



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, July 12, 2022

3:00 PM

WebEx

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

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

I. Call to Order

HPC Advisory Session

II. Adoption of Agenda

III. Approval of Minutes

June 7 & June 14, 2022 Meeting Minutes

IV. Public Comment

V. Junaluska Heritage Association - Request Related to the Historic Black Cemetery in Town of Boone

Request Related to the Historic Black Cemetery in Town of Boone - Memo

VI. Historic District/Landmark Design Standards

Public Art Standards in the Historic District - Draft Text Amendment

The following is a draft staff report that is being prepared for the next Public Hearing/Planning Commission meeting on July 25, 2022. Planning Staff and the Town Attorney may make additional revisions.

Demolition Standards in the Historic District - Draft Text Amendment

The following is a draft staff report that is being prepared for the next Public Hearing/Planning Commission meeting on July 25, 2022. Planning Staff and the Town Attorney may make additional revisions.

VII. Discussion of Existing Cafe Portofino Building - Town Council Request for Consensus by the HPC on Historic Value/Additional Facts of Building**VIII. Downtown Boone Walking Tour Updates****IX. Project Updates by Planning Staff****Minor/Major Work - COA Revision - UDO Text Amendment**

Planning Staff presented the text amendment to Town Council on June 8, 2022. Town Council approved the text amendment as presented with no further revisions. The text amendment has been incorporated into the most recent update of the Unified Development Ordinance (UDO), which is available on the Planning & Inspection page of the Town's website (www.townofboone.net).

Certified Local Government (CLG) Application Status Update

Planning Staff has received an update on the draft CLG application. Staff is addressing the revisions as the suggestions were minor revisions. NC State Historic Preservation Office (SHPO) informed staff of the process in which, following final submission, there will be 45 days for review and await comments. Following notification from SHPO, Staff will send materials to the National Park Service for review; the time frame for that review is to be determined.

Status of Digital Watauga Project and Proposed Local Landmark Designation Reports***Status of Historic Markers (Hayes-Bryan-Greene Cemetery, Council's Store)*****X. Project Updates by HPC Members****Watauga County Jail Local Landmark Designation Report (Revised Report 6/23/2022)**

Planning Staff Note: On June 7, 2022, the HPC made a motion to send the revised report to Town Council. Planning Staff will present the report to Town Council at the July 13, 2022, meeting. Upon approval by Town Council, Planning Staff will inform the NC SHPO of the designation report and begin the local landmark designation review process. Review time and comments will take place within 30 days of submitting to SHPO.

For the HPC's information, attached is the revised and latest Designation Report.

Boone 150 Project Updates

Boone Cemetery Interpretative Panels

Stoneman's Raid Interpretative Panels

XI. Other Discussion

XII. Recess of HPC Advisory Session

Historic Preservation Commission

3:00 pm, July 12, 2022

WebEx, Remote Meeting Software

XIII. Call to Reconvene

HPC Quasi-Judicial Session

XIV. Case Z05606-032422 River Street Ventures-COA

Z05606-032422 - Exhibit A - Applicant Submitted Report - Acme Historical Documentation Survey Report

Z05606-032422 - Exhibit 1 - Application

Z05606-032422 - Exhibit 2 - Project Narrative

Z05606-032422 - Exhibit 3 - Existing Site Photos

Z05606-032422 - Exhibit 4 - Applicant Submitted Photos

Z05606-032422 - Exhibit 5 - Floor Plans and Elevations

Z05606-032422 - Exhibit 6 - Elevations

Z05606-032422 Exhibit 11 Revised Site Plan

Z05606-032422 - Exhibit 7 - Staff Report

Z05606-032422 - Exhibit 8 - Howard Street Plans

Z05606-032422 - Exhibit 9 - Howard Street Plans

Z05606-032422 - Exhibit 10 - Historic Photos

XV. Case Z05738-052522 Watauga County Parking Deck-COA

Z05738-052522 - Exhibit 1 - Application

Z05738-052522 - Exhibit 2 - Project Description

Z05738-052522 - Exhibit 3 - Existing Site Photos

Z05738-052522 - Exhibit 4 - Applicant Submitted Photos

Z05738-052522 - Exhibit 5 - Site Plans & Elevations

Z05738-052522 - Exhibit 6 - 3-D Modeling of Parking Structure

Z05738-052522 - Exhibit 7 - Applicant Response to Staff Comments

Z05738-052522 - Exhibit 8 - Staff Report

Z05738-052522 - Exhibit 9 - Historic Photos

XVI. Case Z05737-052522 Howard Street Ventures (Wilcox Warehouse)-COA

Z05737-052522 - Exhibit 1 - Application

Z05737-052522 - Exhibit 2 - Project Description

Z05737-052522 - Exhibit 3 - Existing Site Photos

Z05737-052522 - Exhibit 4 - Applicant Submitted Photos

Z05737-052522 - Exhibit 5 - Engineer Report

Z05737-052522 - Exhibit 6 - Staff Report

Z05737-052522 - Exhibit 7 - Historic Photos

XVII. Adjournment**WebEx Video Conferencing Information**

WATCH OR PARTICIPATE IN THE MEETING: Individuals who wish to give testimony/evidence with respect to this case may do so through WebEx either online (by computer or smartphone) or by telephone. To do so, please email Jane Shook, Director of Planning & Inspections at jane.shook@townofboone.net or call 828-268-6960 and you will be provided with an email invitation to the meeting. All requests for participation must be completed by 2 pm on the day of the meeting.

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

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

CONCERNS REGARDING PARTICIPATION: Please contact Jane Shook, Director of Planning and Inspections by phone at 828-268-6960 as soon as possible if you are concerned about your ability to participate through the options listed above (online or by telephone) in the "To participate in the meeting" section above.

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JUNE 7, 2022, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

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

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, and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney and Mark Freed-Director of Cultural Resources

Call to Order

Chair Eric Plaa called the Boone Historic Preservation Commission meeting, held via WebEx, to order at 3:00 pm.

Adoption of Agenda

Ms. Allison Meade, Town Attorney, requested to add, after Public Comment, the topic of "Discussion of June 14, 2022, Quasi-Judicial Hearing Process". Chair Plaa requested to add the topic of "Downtown Boone Walking Tours Brochure" after Ms. Meade's requested topic.

With no other requested changes to the agenda, Member Brantz made a motion, seconded by Vice-Chair Bond, to adopt the agenda as amended.

Vote: Aye – All

Nay – None

The motion passed.

Approval of Minutes

Chair Plaa made the following proposed changes to the May 3 and May 10, 2022 meeting minutes:

- Page 14, in the second paragraph and the second line, remove the "e" and "s" from evaluations
- Page 19, in the last paragraph and the sixth line, change "this building" to "the interior of this building"
- Page 21, in the second paragraph and the fifth line, change "flipping" to "footprint"

Vice-Chair Bond made the following proposed change to the May 3 and May 10, 2022 meeting minutes:

- Page 10, in the first paragraph in the second line, change "who's" to "who has"

Vice-Chair Bond made a motion, seconded by Member Brantz, to approve the amended May 3 and May 10, 2022 meeting minutes.

Vote: Aye – All

Nay – None

The motion passed.

Public Comment

Chair Plaa opened the floor for public comment.

No individuals requested the opportunity to speak during public comment. Ms. Mitchell mentioned that an individual contacted the Planning and Inspections Department to speak at this meeting, but that individual did

Communication: June 7 & June 14, 2022 Meeting Minutes (Approval of Minutes)

not join the meeting. Chair Plaag confirmed with Ms. Mitchell that there were no written comments for public comment.

Chair Plaag closed the floor for public comment.

Interim Town Manager Amy Davis joined the meeting at approximately 3:15 p.m.

Discussion of June 14, 2022, Quasi-Judicial Hearing process.

Ms. Meade explained that the applicant for Case Z05606-03242022 River Street Ventures – Certificate of Appropriateness for Major Work had contacted the Planning Staff to request to continue this case from the May 10, 2022 hearing date. Ms. Meade explained that at the June 14, 2022 hearing, Chair Plaag would need to attend the hearing without the other members of the HPC to provide technical notice of the continuance of this case to the July 12, 2022, quasi-judicial hearing. She said this allows the courtesy to not have to re-publish the hearing notice at the expense of the applicant. Chair Plaag noted that he could attend the June 14, 2022 hearing. He asked the HPC if they had any objections to him attending the hearing alone; there were no objections. Ms. Meade noted the case had been on the agenda for the June 14, 2022 hearing and a continuation had been requested for July. She suggested that Chair Plaag include that if the case is not heard on July 12, 2022, it would be heard at the next regularly scheduled quasi-judicial hearing.

Ms. Meade noted that the Planning Staff would discuss with the HPC that there are already several cases for the July 12, 2022, quasi-judicial hearing agenda. She said there might be a request for a special hearing in July of 2022 to cover the remaining cases not heard on July 12, 2022. Ms. Meade suggested for future cases that the HPC note during the hearing that cases can be further continued.

Discussion ensued on quasi-judicial hearing procedures. Chair Plaag asked Ms. Meade about the best process to handle situations when he or other HPC members are asked questions about agenda topics. Council Liaison Roseman said that she tells the individuals they are welcome to attend the scheduled hearing and lets them know she appreciates their interest in the agenda topic. Ms. Meade noted that the individual could be told that they can call the Planning Staff to get additional details on a particular topic. She advised the HPC that if they do hear any information from anyone, she said it would be best for the HPC member to disclose what they heard, but the HPC member does not have to recuse themselves. She said this would allow the other side to object, which is unlikely.

Downtown Boone Walking Tours Brochure

Discussion ensued on the HPC making proposed changes to the brochure. Chair Plaag suggested that the HPC review the brochure and send their proposed changes to the Planning Staff to organize and send to Mr. Mark Freed, Director of the Cultural Resources Department. Chair Plaag said he did not think there needed to be a belabored discussion in an HPC meeting, but he wanted to ask Ms. Meade her thoughts on it. Ms. Meade said she agreed with the process, and she felt it was appropriate for the HPC to give their feedback on the brochure.

Ms. Meade asked if the Planning Staff was authorized to help with the brochure. She asked if reviewing the brochure was part of the charge of the HPC or the Cultural Resources Department. Chair Plaag explained that in early 2000 the Town began to work on a Downtown Boone Walking Tour. He said that the HPC had previously talked about being part of the discussion on helping make the brochure the best possible product, since the HPC is vested in interpreting our Town's history. He noted that Mr. Freed and the previous Director of the Cultural Resources Department had agreed that the HPC's feedback would be helpful to the success of the brochure. Vice-Chair Bond agreed with Chair Plaag.

Mr. Freed explained that the Cultural Resource Department staff is happy to consider the proposed changes for the brochure to be included in the next reprint. He said it would be easier for the proposed changes to come through the Cultural Resources Department. Chair Plaag set a July 1, 2022, deadline for the HPC to get their

proposed changes into the Cultural Resources Department. Mr. Freed pointed out that there is an expense associated with the reprinting of the brochure, and that amount is not explicitly budgeted at this time. He said the Cultural Resources Department staff plans to look for sponsors to help cover the reprinting costs. As a result, Mr. Freed noted that a reprint of the brochure would not be soon.

Historic District/Landmark Design Standards

Public Art Standards in the Historic District – Draft Text Amendment

Chair Plaag pointed out suggested changes to C. (9) and C. (10) based on his research from other jurisdictions. He noted that he had recently sent that draft information to Ms. Meade to review. Ms. Meade confirmed that she had not had time to review the information from Chair Plaag.

Ms. Meade asked the HPC about the draft public art standards process. She asked the HPC if they wanted to review another draft of the standards or would the HPC want Ms. Meade and Ms. Mitchell to review them. Chair Plaag suggested that Ms. Meade and Ms. Mitchell continue to review what they have and the additional information he has submitted. He suggested that they look for information that would strengthen or clarify what has already been proposed by the HPC. He said the final draft document could be presented at the July 5, 2022, HPC meeting for a final vote, and to allow for the HPC to make more proposed changes at that meeting date, if needed. Ms. Meade and Ms. Shook agreed that if the HPC voted on the draft standards on July 5, 2022, there would be time to advertise for a July public hearing.

Discussion on Section D. of the Public Art Standards. Ms. Meade explained that she had proposed the following recommendation: to carve out for historical markers, interpretative signage, or public art that is to be actively sponsored by the Town of Boone or located on the Town of Boone property. She explained that the idea is for the HPC to not consider Town sponsored art under the Certificate of Appropriateness (COA) quasi-judicial process but instead, they would be asked to weigh in its full advisory capacity to Town Council. She said this would be important because if the HPC is to hear a COA case as a quasi-judicial role, they could not weigh-in through its advisory capacity. She said for the HPC and the Council's sake, it would be better for the HPC not to be tied down with only looking at the Town's public art in its quasi-judicial capacity. She pointed out that it is not good for the Town's committees to end up in cross purposes with each other. She said she felt the HPC should be able to advise about Town public art. Chair Plaag agreed with Ms. Meade's recommendation. Ms. Meade noted that county property is not subject to her proposed recommendation; it would apply to property controlled or owned by the Town. She confirmed that county property would need to go through the COA process.

Member Watkins referred to Section A of the Public Art Standards. He expressed his concern that the HPC has no control over the things listed in this section on any work of art sponsored privately. Ms. Meade said the proposed recommendation would not apply to public works of art sponsored privately. Ms. Meade said there is a fundamental legal difference between when the Town regulates the speech of others versus what is to be considered Town speech. She also said the Town's speech would include Town sponsored public art, which is not subject to such first amendment constraints.

Chair Plaag concluded that the HPC is defining its quasi-judicial powers under the general statute. He said the proposed recommendation means that the HPC, outside of its quasi-judicial authority, and when it comes to town public art, the HPC retains its advisory capacity as town art does not have to go through the quasi-judicial process. He said the HPC does not have the authority to tell a private property owner what words they can paint on a mural on the side of their building that otherwise meets the architectural standards of the district. He said the proposed recommendation allows the HPC, where they are already permitted under the law, to function in their advisory capacity.

Ms. Meade spoke to Member Watkins concern regarding COA standards with the proposed art and whether the art is good. She explained that the answer to this is the ex-parte rule for when the HPC acts as a quasi-judicial

body, the HPC cannot make statements about the topic outside of the quasi-judicial hearing. She said if this occurs, it suggests bias.

Discussion ensued on the Council Family Monument and HPC Decision. Ms. Meade informed the HPC about an item on the June 8, 2022, Town Council agenda for a proposed Boone 150 statue. She described it as a four-head figured monument proposed to be placed near the Downtown Boone Post Office. She expressed concern that the HPC has not had a chance to weigh in on it. She stated she believed it was premature to be presenting it to Council. She said she had tried to contact the Director of the Watauga Arts Council to express her concerns. She said she would try to contact Ms. Amber Bateman, Director of the Watauga Arts Council, again to discuss it. Ms. Meade said she would also discuss it at said Council meeting. She asked the HPC if they wanted to discuss it at this meeting. She told the HPC they could amend their agenda to discuss this topic which would help to articulate to Council the HPC's stance, or the HPC could attend the Council meeting to express their possible concerns.

Council Liaison Roseman said she is a member of the newly formed committee approved by the Council to work on preferred locations for preferred art. She said part of the reason they proposed the monument is for the Boone 150 Celebration and all of the people backing it. She said it would need to be confirmed by Ms. Bateman, but it was Council Liaison Roseman's understanding that the individuals involved thought that historians would be actively participating in their committee. She said the hope was that any verbiage on the proposed monument would be presented to the HPC for their review and approval. She said Council approved the committee, and the committee wants the proposed monument to be approved by the HPC for accuracy. Ms. Meade confirmed that the said committee is not a Town committee, and the Town is interested in hearing from such a committee. She noted that the Watauga Arts Council has formed the committee, chosen its members, and is leading it.

Ms. Meade noted that she thought that Council wanted a broad policy or vision of where public art should be placed in the whole area of the historic district, understanding there might be tradeoffs and opportunity costs. She said her concern is that there is already an apparent approval for this particular piece of art that has been proposed, and there is no policy or broader vision in place for it, nor has it been discussed by the HPC.

Council Liaison Roseman added that the committee felt it was premature to propose the monument project, but they felt obligated to propose the monument for the Boone 150 Celebration.

Vice-Chair Bond noted that she had received two phone calls regarding the proposed monument. She said part of the information from the calls included that Ms. Brenda Council wanted the proposed monument to be placed in the front of the Downtown Boone Post Office. Vice-Chair Bond said she felt it was too quick to allow the proposed monument just because of the Boone 150 Celebration. Chair Plaag said he did not know information about the Council family in 1872. He said if there is to be some monument to be placed at the said site in recognition of the Council family, he said he didn't think it necessarily has to happen in 2022 or it cannot occur after this year. He said that the HPC needs to be involved in the discussions of the proposed monument to be placed on a historical landmark in our community or on Town-owned property.

Ms. Shook pointed out that the modification to the ordinance has not been adopted. She asked should this topic be discussed with the HPC or should the discussion on this topic wait until the ordinance has been adopted. Ms. Meade responded and said that Ms. Shook was probably correct that we should wait for the ordinance to be adopted, but it would be the Town applying for the COA application. Ms. Meade noted that the Council was informed of the proposed carve-out recommendation last month, and they were all in favor of it. She felt that we would need to proceed on the assumption that Council would support the HPC's recommendation on this topic.

Ms. Meade left the meeting at approximately 4:10 pm.

Chair Plaag suggested amending the agenda to add a discussion on the proposed Council Monument to be located on the Downtown Boone Post Office Property.

Motion and Vote:

Chair Plaag made a motion, seconded by Member Watkins, to amend the meeting agenda to add the discussion on the Council Monument.

Vote:

Aye – All

Nay – None

The motion passed.

Discussion ensued on the proposed Council Monument Discussion. Chair Plaag explained that he would recommend to Council that since there has been no input from the HPC on the monument to be located on town property within the historic district, he would like for the HPC to be allowed to review the proposal and make a recommendation to Council at such time when it is appropriate. Member Watkins asked if there was an image of the proposed monument. Ms. Shook said the image is in the June 8, 2022, Council packet.

Motion and Vote:

Chair Plaag made a motion, seconded by Member Brantz, that the Historic Preservation Commission recommends to Council that the HPC would be allowed to review the Council Monument proposal at such time when it is appropriate.

Vote:

Aye- All

Nay – None

The motion passed.

Chair Plaag asked Council Liaison Roseman to let the Council know about the HPC's recommendation to review the proposal for the Council Monument. Council Liaison Roseman noted that Ms. Meade had mentioned to the Watauga Arts Council committee about the proposed carve-out in Appendix D. and that committee said they wanted the HPC to have the ability to give feedback on public art because there are no historians on that committee.

Chair Plaag disclosed that he had seen the information on the proposed monument in the April 2022 Council packet. He indicated that he did not have a formed opinion on it. He reiterated that he would like for the HPC to have the ability to review the proposal for the said monument. Council Liaison Roseman noted that she would like the HPC to review the information proposed on the plaques.

Chair Plaag pointed out the following proposed changes in the meeting packet for the Public Arts Standards:

Discussion ensued on a possible statement to Council regarding the Public Art Standards. Chair Plaag made the following proposed changes in the meeting packet for said standards:

- Packet Page 26 under Section B. (d.), add a serial comma after scale
- Packet Page 26 under Section C. (1), add a serial comma after design

Chair Plaag asked the HPC if they had other proposed changes in the meeting packet regarding the Public Art Standards other than the two proposed changes he previously made. He said this would include the request for the HPC to make other proposed changes at their next HPC meeting.

Member Watkins said he is concerned that there is no control over what goes on at private buildings on private property. Chair Plaag said the HPC has the right to evaluate buildings' mass, scale, and height.

Chair Plaag said there are some restrictions on signage. He explained that political signage is restricted to a certain size throughout the Town. Member Watkins said he is not referring to political signage and that some public art could be viewed as political or cultural expression. Chair Plaag explained that in the United States, there is a lengthy history of the Supreme Court of the United States (SCOTUS) not allowing restraint on speech. He noted that there is a lot of guidance from the Supreme Court on this topic. Ms. Shook confirmed that Ms. Meade had informed the HPC that they do not have the authority to regulate content.

Ms. Mitchell informed the HPC that upon further review of Appendix D, she found the following areas that briefly mentioned public art: Sections 1.3, 3.8, and 11, under the Landscape Monuments and Other Resources District subsection. She noted that the review of these sections might be revised to clarify them, and these potential revisions will be seen in the next draft.

Chair Plaag suggested that the HPC allow Ms. Meade and Ms. Mitchell to work on the proposed changes to be presented at the July 5, 2022 HPC meeting and for the HPC to consider doing a formal vote on them at that time. There were no objections from the HPC to the request for the Planning Staff to work on the possible revisions.

Demolition Standards in the Historic District – Draft Text Amendment

Ms. Meade suggested that the HPC review the demolition standards and make any proposed changes, and the Planning Staff can revise the final draft standards to be reviewed at the next HPC meeting.

Chair Plaag made the following proposed changes in Article 8, Historic Preservation Procedures:

- Add Article 8.08.01(2) and include the proposed language sent to the Planning Staff on June 7, 2022: “In cases where a demolition waiting period of less than 365 days is requested, the HPC shall consider requiring the applicant, at the applicant’s cost, to document the exterior and interior design, materials, features, layout, and conditions of the building using Historic American Building Survey (HABS) guidelines. If the HPC requires such documentation, the applicant shall provide a copy of this documentation to Planning and Inspections prior to issuing any demolition permit with a waiting period of fewer than 265 days.”
- Add to Article 8.08.01(B)(1)(a) (after ‘owners’ needs”); ‘including pursuit of federal and state rehabilitation tax credits to offset the cost of such renovation.”
- Change Article 8.8.01(B)(1)(c), (in place of “XX”, which I intended to go back and regroup on): “North Carolina State Historic Preservation Office.”

Chair Plaag said these proposed changes in Article 8 are to be used throughout the draft text where necessary. Ms. Mitchell said the Planning Staff would continue to revise Article 8 and Appendix D.

Ms. Mitchell reiterated that Ms. Meade had not reviewed these proposed changes. She pointed out that her initial research was from the cities of Asheville, Cary, Chapel Hill, Durham, Greensboro, and Wilmington, North Carolina. She also pointed out that she made the majority of proposed changes to Appendix D. She said she still needs to discuss with Ms. Meade the topic of demolition by neglect and some other regulations based on 160D.

Member Watkins referred to the blue-lined language under Article 8.08.01 (B) and suggested that the “verb tenses” be reviewed and changed where appropriate. Ms. Mitchell said that she would review this language for accuracy.

Chair Plaag noted that he had missed reviewing pages 30 through 36. He told Ms. Mitchell that he would review those pages and get any proposed changes to her. He suggested including the (HABS) link in the language. Ms. Mitchell suggested adding it to the end of Appendix D. Chair Plaag agreed with Ms. Mitchell on this topic.

Project Updates by Planning Staff

HPC Rules of Procedures – Revised Rules as Presented at HPC Advisory 05/3/2022 Meeting

Ms. Mitchell said the draft HPC Rules of Procedure revisions were presented and approved by Council at their last meeting. She said she sent out an email with the revised Rules of Procedure, and they are also in the meeting packet. She added that these current Rules of Procedure are posted on the Town website.

Minor/Major Work – COA Revision – UDO Text Amendment

Ms. Mitchell said the revised staff report for the COA text revision in the meeting packet. She said the Planning Commission approved it at their May 23, 2022 meeting, and it is on the Council's June 8, 2022, agenda for consideration for approval.

Chair Plaag requested that the Planning Staff let the HPC know every month when Staff approves either repair and maintenance items or minor works. Ms. Shook said that it is easier for the Planning Staff to report on minor works, and that repair and maintenance might be more difficult to capture because of the way the permitting works. Chair Plaag and Ms. Shook agreed for the HPC to receive a monthly report on the minor works approvals.

Ms. Shook pointed out that there are permits that were issued prior to the adoption of the Historic District. She said that due to the pandemic, the state legislature had extended the life of these permits to about 150 days after the Governor's Executive Order 116. She said the proposed work that was approved with issued permits might take place relatively soon due to the executive order. She noted that the Planning Staff could give out the information on said permits.

Certified Local Government (CLG) Application Status Update

Ms. Mitchell said she had submitted a draft CLG application to the State Historic Preservation Office (SHPO). She said she is waiting on them to review the application and give their feedback on it. She said that when she makes the final application, she will ensure that the current HPC Rules of Procedure are included. She noted that she would continue to work on the CLG application process.

Ms. Mitchell said she would be working with SHPO to finalize the Architectural Survey. She said SHPO had contacted her regarding their concerns about the survey. Chair Plaag noted that he still has the architectural folders because he is still working on the content for the folders, which may be a concern for SHPO. He said this survey work is on his work plan to complete. She noted that she would continue to work with SHPO on the survey.

Chair Plaag noted that when the CLG status is achieved, it will open up grant opportunities for the Town.

Project Updates by HPC Members

Watauga County Jail Local Landmark Designation Report

Chair Plaag pointed out that the draft report was in the meeting packet and asked the HPC if they had any proposed changes. Ms. Mitchell pointed out a few minor grammar changes in the draft report. Chair Plaag noted that he would make those corrections, and get it to Ms. Mitchell in the next ten days. Since no other proposed changes were made, he asked the HPC to make a motion to present the draft designation report to Council for their consideration for approval and, after their approval, send the draft report on to SHPO for their review. Ms. Turner confirmed that SHPO has a 30-day review period.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Member Brantz for the HPC, to recommend that the draft Watauga County Jail Local Landmark Designation report be presented to Town Council for approval, and the draft report would be sent to the State Historic Preservation Office (SHPO) for their 30-day review.

Vote:

Aye – All

Nay – None

The motion passed.

HPC Part-Time Intern

Discussion ensued on an HPC Part-Time Employee for Historic Landmark Designation Reports. Ms. Shook explained that at last month's HPC meeting, Chair Plaag suggested that we look at hiring an individual to work on the next two designation reports. She said that Mrs. Amy Davis, the Interim Town Manager, had budgeted funds for a Town Hall intern for the next budget year. Mrs. Davis said the HPC could utilize Ms. Davis's intern for the designation reports. She pointed out that it would start in July of 2022.

Discussion ensued on an HPC Part-Time Employee for Digital Watauga Photography Work. Ms. Shook clarified that she is not looking for an HPC Part-Time Employee for the photography project. She explained that the Planning and Inspections Department is looking for ways to make the Historic District successful. She said one of the challenges when meeting with an applicant is that the Planning Staff does not have images on hand to show the applicant. She said that she had spoken with Digital Watauga and Chair Plaag, as part of Digital Watauga, and asked him what we could do to facilitate some changes.

Chair Plaag explained the process and said that the goal is for the Downtown Historic District and any landmarks in the Town to have a folder of images for each property. He said the Planning Staff could upload the images for each property and have them on file when they meet with the applicants. He said this would eliminate the Planning Staff from contacting Digital Watauga and requesting as many images as possible to review a particular case.

Chair Plaag noted that he estimates that there are about 1,700 hours needed, including the watermarking of the images to protect the rights holders. He suggested that Digital Watauga devote 500 hours in the first year, starting with the collections that we know are most likely to be useful, (such as the Historic Boone Collection, Palmer Blair Collection) and others that have images of Downtown Boone. He said there would be a review at the end of the year to see if this position is still needed.

Chair Plaag said that moving forward, the technicians at Digital Watauga will flag known images of Downtown Boone and forward those images to the Town. He noted that this step would be incorporated into their protocol at Digital Watauga.

Ms. Shook said the Town agreed to give Digital Watauga an \$8,000.00 grant for the photography project. She noted that Digital Watauga would get \$500.00 for overseeing this process and \$7,500 for the intern's cost. Ms. Shook explained that she is requesting for these funds to come out of the HPC's budget line item reserved for the HPC. She said that she believes this is a valuable project and will help the Planning Staff, when working with applicants by giving them access to the images and making the historic district more successful.

Ms. Shook asked the HPC to recommend to Council to approve an \$8,000.00 grant to Digital Watauga for this particular project.

Chair Plaag explained that he would recuse himself for appearance's sake from voting on this case since he is involved with Digital Watauga.

Motion and Vote:

Member Brantz made a motion, seconded by Vice-Chair Bond, for the HPC to recommend to Council to approve an \$8,000.00 grant to be taken from the Historic Preservation Commission's budget line item and be sent to Digital Watauga for their photography work for the Downtown Historic Boone images.

Vote:

Aye – All

Nay – None

The motion passed.

Chair Plaag rejoined the meeting after his recusal for the last motion and vote.

Chair Plaag asked Ms. Shook how the Planning Staff plans to handle acquiring the Town Intern position for the work on the designation reports. Ms. Shook said she would discuss it with Ms. Davis and get back to the HPC at their July meeting. Chair Plaag noted that he has someone in mind that he would like to encourage to apply.

Interim Town Manager, Amy Davis left the meeting at approximately 4:45 p.m.

Other Discussion

Ms. Shook pointed out there are three cases scheduled for the July 12, 2022, quasi-judicial hearing agenda. She said that due to the subject matter of the cases, she did not think the HPC would be able to get through all three of the cases at that hearing. She asked the HPC if it would be possible to have a special public hearing later in July to hear the remaining cases.

Discussion ensued on a special public hearing in July of 2022. Chair Plaag, Vice-Chair Bond, Member Brantz, and Member Watkins stated they were available on July 19 and 26 for a 3 pm special public hearing, if needed. Ms. Shook noted that on July 26, a Community Appearance Commission meeting is scheduled at 5:30 pm, and the HPC hearing would need to try to stop before that meeting. Ms. Shook said a decision would be made at the July 12 HPC hearing as to when a special public hearing would be scheduled.

Ms. Shook informed the HPC that Member Izabela Willis had chosen not to re-apply for another term on the HPC.

Recess of HPC Advisory Session

Vice-Chair Bond made a motion, seconded by Member Brantz, to recess the meeting at 5:13 pm.

Vote: Aye - All

Nay – None

The motion passed.

**Town of Boone
Historic Preservation Commission
Meeting Minutes
June 14, 2022, 3 pm
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag

Town Staff in Attendance:

Jane Shook-Director of Planning & Inspections, and Marlene Crosby-Board Secretary

Call to Reconvene on June 14, 2022, at 3:00 pm.

Chair Eric Plaag reconvened the Boone Historic Preservation Commission meeting, held via WebEx, at 3:07 pm.

Case Z05606-032422 Rivers Street Ventures – Certificate of Appropriateness for Major Work

John Winkler, on behalf of Rivers Street Ventures, LLC, is requesting a Certificate of Appropriateness (COA) for Major Work for the demolition of the existing building (currently Café Portofino) at 970 Rivers Street (Watauga County PIN: 2900-78-7965-000) in the Downtown Boone Local Historic District and proposed new construction of a one-story hotel.

Chair Plaag said by a request from the applicant this case is being granted a continuance from May 10, 2022 to the July 12, 2022 Quasi-Judicial Hearing at 3 p.m. via WebEx, or to such other date as mutually agreed upon by the applicant and the Historic Preservation Commission Chair.

At 3:17 p.m. Chair Plaag continued the hearing to the next Historic Preservation Commission hearing.

Eric Plaag, Chair

Marlene Crosby, Board Secretary



Town of Boone Planning and Inspections Department

Memorandum

To: Historic Preservation Commission

From: Planning Staff

Date: 6/13/2022

Subject: Junaluska Heritage Association Request for Historic Black Cemetery in Town of Boone

Staff received the attached memo from the Junaluska Heritage Association.

June 10, 2022

Memo to Boone Historic Preservation Commission:

The Junaluska Heritage Association is requesting permission to place fieldstones on the unmarked graves in Boone's Historic Black Cemetery. This cemetery was used by the Junaluska community until the mid-1950s and contains the remains of slaves and free Blacks. Graves in the Town Cemetery were commonly marked with fieldstones, probably obtained from nearby Howard's Knob. These fieldstones were largely removed from the graves during the 1990s without their living relatives and descendants' permission. Our research has not been able to indicate specifically which graves were marked and which were not, and so we would like to place stones for as many individuals as is possible, as has been done in other historic cemeteries.

Dr. John Callahan (ASU Geology Professor Emeritus) has helped us to identify the type of stone originally used at the cemetery as several examples of the fieldstone remain on the cemetery grounds. The stone is a black Ashe amphibolite which is found under Howard's Knob. After doing some research, he suggests we purchase Midnight Blue, an Ashe amphibolite similar to that found at Howard's Knob and available at Wood Masonry on Hwy 421. Photos of the available stone are attached. He also suggests purchasing sand for a 2" base under the stones to prevent uplifting. The stones would be laid at ground level to allow for easy mowing.

Dr. Alice Wright (ASU Archaeology Professor) and her students have volunteered to do another GPR survey at the cemetery so that each unmarked grave can be flagged. She will consult with Dr. Keith Seramur (ASU Geology Department) before the survey, which should be done after mowing is finished for the year. This work would best be scheduled in October.

Once obtaining permission, the JHA will be fundraising for the project which is projected to cost approximately \$800 for materials. Dr. Wright and her students have volunteered to place the stones correctly on the unmarked graves at ground level. The Anthropology Department has the necessary equipment (shovels, wheelbarrows, GPR survey equipment) to complete the work.

Thank you for considering this request.

Roberta Jackson
Facilitator, Junaluska Heritage Association



Existing fieldstone in the Historic Black Cemetery

New fieldstone dimensions



**STAFF REPORT
PUBLIC HEARING
JULY 25, 2022**



Case PL05671-042722 Public Art Standards in the Historic District - UDO Text Amendment

Request

To modify the UDO Appendix D, Downtown Boone Design Guidelines and Handbook, Section “Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District” to develop public art standards within the local historic district addressing concerns of public art, provide direction for future public art projects, and fill gaps currently written in the historic standards.

These standards were written following initial (1) the Historic Preservation Commission beginning to hear Certificate of Appropriateness cases, (2) conversations with local art advocates, and (3) Town Council creating a Public Arts commission.

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.

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.

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

Comprehensive Plan Policies: 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 Commission and Council 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.

COMPREHENSIVE PLAN POLICIES

2.1 THE ECONOMY

2.1.1 Economic Development

- 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.
 - A.1 Continue to evaluate and amend development regulations to help insure aesthetic quality in the area and preserve the natural beauty of the area.
 - ...
 - A.3 Support the Arts Council, Jones House, ASU and others in attracting quality cultural events to Boone.
- 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.
 - E.1 Continue to look for ways to make development regulations and permit procedures more predictable and timely. Evaluate opportunities for administrative review and permit issuance for development projects which, due to their small size or relatively minor impacts, may not require review by a formal public commission or board.

2.1 THE ECONOMY

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.
 - ...
 - A.4 Establish specific architectural and design standards for downtown consistent with its location, setting, and various functions.
- D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.
 - D.1 Consider the placement of public art (including murals and statuary) at appropriate locations in the downtown area.
 - D.2 Support the development and enhancement of cultural facilities, e.g. art and antique galleries.
- 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.
 - E.1 Evaluate the need for additional sidewalks and crosswalks and make physical improvements to existing sidewalks and crosswalks in the downtown area.
 - E.2 Evaluate the needs of bicyclists and take appropriate action regarding bicycle travel and storage needs in the downtown area.
 - E.3 Incorporate transit stops into the downtown area for the convenience of the bus riders.
 - E.4 Planned improvements shall emphasize needs of the pedestrian.
- 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.
 - F.1 Support events throughout the year that promote the downtown area as the cultural center of Boone.
 - F.2 Continue to support the efforts of the Downtown Boone Development Association, the North Carolina Main Street Program and the Boone Area Chamber of Commerce.

F.3 Encourage private investment and see public funding opportunities for downtown revitalization projects.

F.4 Given the proximity of Appalachian State University to downtown, engage the University in both planning and implementation actions.

2.3 THE COMMUNITY

2.3.2 Community Character

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.

...

A.2 Seek out locations of historical merit in the community, and prepare an action plan for their enhancement, rehabilitation, or relocation as may be necessary.

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

B.1 Amend development regulations to offer flexibility for restoration and active use of historic structures and other resources.

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

C.1 Consider the placement of public art at appropriate locations in downtown, including murals.

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

2.3 THE COMMUNITY

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.

...

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.

PLANNING BOARD REPORT/RECOMMENDATIONS

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

Vote 1: The proposed amendment to the Town's zoning ordinance ☐is OR ☐is not consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

Vote 2: The Planning Commission recommends ☐approval OR ☐denial of Ordinance # PL05671-042722 and believes ☐approval OR ☐denial is reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

TOWN COUNCIL ACTION – Adoption of Ordinance

Per NCGS 160D-605, when adopting or rejecting any zoning text or map amendment, the Town Council shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan.

ORDINANCE # PL05671-042722

AN ORDINANCE TO REVISE APPENDIX D OF THE TOWN OF BOONE UNIFIED DEVELOPMENT ORDINANCE RELATING TO PUBLIC ART STANDARDS IN THE DOWNTOWN BOONE LOCAL HISTORIC DISTRICT

WHEREAS, the Boone Town Council desires to modify, clarify and include public art standards within the local historic district; and

WHEREAS, the Boone Town Council held a duly-noticed public hearing on May 23, 2022 with respect to this ordinance; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing; and

WHEREAS, this Town Council has reviewed the written recommendations of the Town of Boone Planning Commission; and

WHEREAS, the Town Council finds that it is in the best interest of the Town and its citizens that Town Council directly consider and, with input from the public as deemed appropriate by Council; and

WHEREAS, the Boone Town Council is authorized to enact this Ordinance pursuant to its zoning authority under G.S. Chapter 160D, Article 6;

NOW THEREFORE, BE IT ORDAINED BY THE BOONE TOWN COUNCIL THAT:

SECTION 1. Appendix D of the Town of Boone Unified Development Ordinance (“UDO”) is hereby revised as set forth in the attached **Exhibit A** to this Ordinance, which is incorporated by reference, with deletions and additions shown in **red** and **blue** respectively:

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this ordinance.

SECTION 4. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this the ____th day of _____, 2022.

The Honorable Tim Futrelle, Mayor

Attest:

Nicole Harmon, Town Clerk

Vote 1: The proposed amendment to the Town's zoning ordinance ☐is OR ☐ is not consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town:

Note 1

Vote 2: The Town Council ☐approves OR ☐denies PL05671-042722 to the Town's zoning ordinance and believes ☐approval OR ☐denial is reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent. Town Council members may reference the comprehensive plan policies in the Planning Commission's recommendations, or use the other comprehensive plan policies as the Council member see relevant and pertinent to the case.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

PLEASE NOTE: This text is a draft version that Planning Staff and the Town Attorney are still reviewing. The language may undergo additional revisions by Planning Staff. This draft will show changes to existing language in Appendix D of the Town of Boone Unified Development Ordinance with deletions and additions shown in ~~red~~ and blue, respectively.

EXHIBIT A

UDO Appendix D Downtown Boone Design Guidelines and Handbook

...

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

Staff Note: Areas of text that are not in track changes, i.e., shown in blue or red, are areas originating from Appendix D that address public art. Specifically, the areas of text are from Section 9 and 11 from the subheading listed above.

...

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

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

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

12.2 The HPC will be focused on the following factors:

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

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

- Artwork should be placed only in locations that do not compromise or detract from the architectural integrity or historic character, design, or materials of the building, site, or district.
- Artwork should be placed only in locations that do not materially obstruct or otherwise interfere with the view of historic structures or vistas.

- Artwork should ~~will~~ not permanently or irreversibly alter the historic character of nearby historically significant buildings or landscapes.
- Wall-mounted artwork, including murals, mosaics, or metal installations, should be placed only in locations that do not compromise or diminish the overall design, architectural features, or pattern of the building, site, or district. Wall-mounted artwork may be placed on previously unpainted surfaces by methods of attaching the art to the surface without causing harm to the structure.
 - Murals may not be placed around or on windows, doors, pilasters, cornices, building trim, roof lines, and other recessed or projecting features. Murals are appropriate for expanses of wall surfaces otherwise without significant architectural detail. The top of the mural shall not be higher than the roofline of any building.
 - Murals are permitted only on flat walls where a reasonable amount of open space is available to accommodate an appropriately-sized mural.
 - Previously unpainted surfaces should not be painted. Murals may be painted directly onto a wall surface only if the surface was previously painted. Consideration of the type of paint material that may be required will be location- and district-specific and considered on a case-by-case basis.
 - It is preferred that wall-mounted artwork be installed on non-historically significant structures. Non-historically significant structures are those that were constructed after the local historic district period of significance from 1918 to 1964.
- Artwork should be installed so that it does not conceal, result in damage to, or remove historical details or features.
- Artwork should have an appropriate massing in relation to the building, site, or district, and scaled appropriately for the intended space.
- The colors and color palette of artwork is not regulated, except that neon colors are not allowed.
- Artwork should consist of traditional materials including wood, stone, masonry, or metal that are durable for exterior installation and compatible with the character of the building, site, or district. It is not appropriate to introduce artwork in contemporary materials including plastic or resin.
- Installation of artwork should include methods of stabilization or attachment that are fully reversible and do not cause damage to historic buildings, sites, or materials.
- Installation of artwork that includes additional features such as signage, mounting hardware, or lighting should be of compatible materials and should, as appropriate, be installed to be unobtrusive and screened from view as much as possible.
 - Historic signs, such as ghost ads or those painted of side walls, should be preserved in the historic district.

- Artwork should be maintained and repaired as required by the nature of the materials to preserve the appropriate appearance and safety of the artwork. Artwork should be regularly inspected ~~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.~~
- Previously-approved and installed artwork may be replaced with another piece of similar artwork (e.g., a statue replacing a statue, or one mural design replacing another) without need for further approval, so long as general features including mass, scale, durability, method of installation, and placement of the art are not significantly altered and the replacement artwork does not include any new feature that is inconsistent with the standards set forth in this section.
- Any removal of artwork will be evaluated to determine if such removal will damage any historic features artwork is directly placed on, or historic features in close proximity.

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

- However, at least 30 days prior to consideration for approval by the Town Council, the proposed historical marker, interpretive signage, and/or public art shall have been considered by the HPC in its advisory capacity with respect to (i) applicable district or landmark standards regarding size, form, massing, materials, and placement, (ii) historical accuracy and appropriateness of the content, and (iii) any other factors, including but not limited to aesthetic considerations, that the HPC deems relevant. The HPC shall forward the results of its review to Town Council. Town Council may consider approval of such historical marker, interpretive signage, or public art within 45 days of consideration by the HPC, regardless of whether or not HPC has submitted the results of its review by that date.
- For purposes of this section, (1) “public property and public right-of-way” refer to any interest in real property held by the Town and/or dedicated for general use of the public; and (2) “public art” means any installation of art viewable from a public place such as a public street or sidewalk.

Staff Note: The language below is existing language from Section 9 regarding monuments. In revising Appendix D for Public Art standards, staff is suggesting to move those standards and incorporate them into these proposed public art standards.

12.5 In order to protect, preserve, and maintain existing monuments ~~these often overlooked but important cultural resources~~ located on both public and private property, both the Town of Boone and private property owners should:

- Preserve, protect, and maintain the existing historic landforms, topography, and landscape features—including fences, walkways, gates, trees and other plantings, memorials, monuments, and markers—associated with these resources.
- Avoid the use of chemical treatments, landscape equipment, fertilizers, and earth-moving devices that are known or likely to result in damage to the historic fabric of these monuments.
- Stabilize leaning or loose monuments and prioritize the appropriate restoration of damaged or missing elements of these resources using standards developed by the Secretary of the Interior for the preservation of such resources.
- Before treating any type of masonry, correctly identify the materials and document their condition. During treatment, avoid the use of hard mortars on weathered masonry, and treat corroding metal anchors and fences to avoid further damage to masonry elements.
- When vandalism occurs, store broken or damaged elements on site or in a secure location nearby until restoration can occur. Take care to label the broken or damaged elements (without further damaging them) to ensure that they are not misplaced or forgotten.
- If cleaning of monuments is pursued, use the gentlest procedures available and consult a masonry conservator before using any chemical cleaners. Household products, including bleach, lye, ammonia, and similar items, should never be used.
- ~~Over the arc of Boone's history, several monuments have been erected to the memory of significant residents or events in the community. Responsibility for ownership and maintenance of these resources has not always been clear, resulting in unfortunate and often problematic disagreements about the best practices for handling these resources. One such example is the Daniel Boone Monument, presently located on Town property at the west end and on the south side of Rivers Street, just outside the District. While this monument remains significant to the Town's history and is presently stabilized, past practices have resulted in the loss of many of the materials and some of the integrity of the original monument. Other monuments exist along the public ways of the District, including the Ned Austin monument and a recently installed war memorial.~~

**STAFF REPORT
PUBLIC HEARING
JULY 25, 2022**



Case PL05718-051822 – Demolition Standards - Historic District – UDO Text Amendment

Request

To modify the UDO Article 8 Subsection 8, and Appendix D, Downtown Boone Design Guidelines and Handbook, Subsection “Standards For Relocation and Demolition” to revise language for relocation and demolition of structures in the historic district, modifying existing standards to provide guidance to the applicant of the preservation processes, clarify the role of the Historic Preservation Commission, and elaborate on standards for the historic district.

These standards were written following initial (1) the Historic Preservation Commission beginning to hear Certificate of Appropriateness cases, (2) need for modifying the recently adopted standards (adopted October 2021), and (3) continued preservation concerns in the historic district.

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.

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.

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.

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.

Comprehensive Plan Policies: 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 Commission and Council 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.

COMPREHENSIVE PLAN POLICIES

2.1 THE ECONOMY

2.1.1 Economic Development

- 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.

- A.1 Continue to evaluate and amend development regulations to help insure aesthetic quality in the area and preserve the natural beauty of the area.

...

- A.4 Balance the benefits of economic development projects with special concern for environmental quality issues.

2.1 THE ECONOMY

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.

- A.1 Prepare an overall landscape strategy for the public right-of-way in coordination with private sector landscape treatments, e.g. street trees, planter boxes, planting beds.

...

- A.4 Establish specific architectural and design standards for downtown consistent with its location, setting, and various functions.

...

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

- C.1 Examine zoning ordinances and revise as necessary to encourage construction of buildings with residences over ground-floor businesses.

- C.2 Develop strategies that will assist in providing a diversity of commercial and service businesses more reflective of the town's economic and demographic profile.

...

2.3 THE COMMUNITY

2.3.2 Community Character

- 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.

- A.1 Conduct on-going assessments of critical locations in community deserving special attention by the zoning ordinance, in light of their high visibility, traffic impact, strategic location, or other unique features. Continue to encourage significant new public buildings and outdoor spaces to

locate in these and other positions of visibility and strategic prominence. Encourage the private sector to do likewise.

- A.2 Seek out locations of historical merit in the community, and prepare an action plan for their enhancement, rehabilitation, or relocation as may be necessary.
- B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.
 - B.1 Amend development regulations to offer flexibility for restoration and active use of historic structures and other resources.
- C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.
 - C.1 Consider the placement of public art at appropriate locations in downtown, including murals.
- D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.
 - D.1 Carefully scrutinize proposed road widening to ensure that such actions do not destroy community and neighborhood character.
 - D.2 Continue to support the Town's tree preservation standards. Evaluate the effectiveness of the tree regulations since their establishment and amend them as necessary.
- 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.

PLANNING BOARD REPORT/RECOMMENDATIONS

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

Vote 1: The proposed amendment to the Town's zoning ordinance ☐is OR ☐is not consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

Vote 2: The Planning Commission recommends ☐approval OR ☐denial of Ordinance PL05718-051822 and believes ☐approval OR ☐denial is reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

TOWN COUNCIL ACTION – Adoption of Ordinance

Per NCGS 160D-605, when adopting or rejecting any zoning text or map amendment, the Town Council shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan.

ORDINANCE # PL05718-051822

AN ORDINANCE TO REVISE ARTICLE 8 AND APPENDIX D OF THE TOWN OF BOONE UNIFIED DEVELOPMENT ORDINANCE RELATING TO RELOCATION AND DEMOLITION STANDARDS IN THE HISTORIC DISTRICT

WHEREAS, the Boone Town Council desires to modify, clarify and streamline the requirements for demolition standards in the historic district, clarifying the requirements, standards, and expectations of the applicant; and

WHEREAS, the Boone Town Council held a duly-noticed public hearing on July 25, 2022 with respect to this ordinance; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing; and

WHEREAS, this Town Council has reviewed the written recommendations of the Town of Boone Planning Commission; and

WHEREAS, the Town Council finds that it is in the best interest of the Town and its citizens that Town Council directly consider and, with input from the public as deemed appropriate by Council; and

WHEREAS, the Boone Town Council is authorized to enact this Ordinance pursuant to its zoning authority under G.S. Chapter 160D, Article 6;

NOW THEREFORE, BE IT ORDAINED BY THE BOONE TOWN COUNCIL THAT:

- SECTION 1.** Article 8 and Appendix D of the Town of Boone Unified Development Ordinance (“UDO”) is hereby revised as set forth in the attached **Exhibit A** to this Ordinance, which is incorporated by reference, with deletions and additions shown in ~~red~~ and [blue](#) respectively:
- SECTION 2.** All provisions of any Town ordinance in conflict with this ordinance are hereby repealed to the extent of such conflict.
- SECTION 3.** In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this ordinance.

SECTION 4. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this the ____th day of _____, 2022.

The Honorable Tim Futrelle, Mayor

Attest:

Nicole Harmon, Town Clerk

Vote 1: The proposed amendment to the Town’s zoning ordinance ☐is OR ☐ is **not** consistent with the Town’s comprehensive plan and any other adopted plan(s) of the Town:

Note 1

Vote 2: The Town Council ☐approves OR ☐denies Ordinance PL05718-051822 to the Town’s zoning ordinance and believes ☐approval OR ☐denial is reasonable and in the public interest because:

Note 2

Note 1: describe elements of controlling land use plans and how the amendment is or is not consistent. Town Council members may reference the comprehensive plan policies in the Planning Commission’s recommendations, or use the other comprehensive plan policies as the Council member see relevant and pertinent to the case.

Note 2: briefly explain why, factors may include (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

PLEASE NOTE: This text is a draft version that Planning Staff and the Town Attorney are still reviewing. The language may undergo additional revisions by Planning Staff. This draft will show changes to existing language in Article 8 or Appendix D of the Town of Boone Unified Development Ordinance with deletions and additions shown in ~~red~~ and blue, respectively.

EXHIBIT A

Article 8 Historic Preservation Procedures

...

8.08 Delay in Demolition of Landmarks and Buildings Within Historic District.

8.08.01 An application for a Certificate of Appropriateness authorizing the relocation, demolition or destruction of a designated landmark or a building, structure or site within the district may not be denied except as provided in Subsection 8.08.03.

A. However, the effective date of such a Certificate may be delayed for a period of up to 365 days from the date of approval.

1. The period of delay authorized by this Section shall be reduced by the Historic Preservation Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay.
2. If the Historic Preservation Commission finds that a building or site within a district has no special significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal.
3. The Historic Preservation Commission may consider waiving or reducing the delay period on condition that the applicant, at the applicant's cost, document the historic exterior and interior design, materials, features, layout, and conditions of the building using Historic American Building Survey (HABS) guidelines and the services of a historic preservation consultant or professional listed by the North Carolina State Historic Preservation Office.

Staff Note: It is upon Planning Staff's consideration that the text mentioned in item 3 above should be revised to require documentation even if a delay is not waived or reduced. Planning Staff is seeking HPC consideration of this topic.

Additionally, the language used in the section above has a similar purpose as the language proposed in Appendix D. Relocation standards included below; however, the proposed language is written differently. Planning Staff is asking for HPC consideration, in terms of documenting the building, which proposed language should be used in both sections. For instance, the language proposed in UDO 8.08 above includes using HABS guidelines, while the language proposed in the Relocation section does not.

- B. During such delay period, the Historic Preservation Commission shall negotiate with the owner and with any other parties in an effort to find a means of preserving the building or site.
1. When considering demolition of a historic building, the property owner is encouraged to seek all alternatives prior to this course of action. While the following list is not intended to be comprehensive and cannot cover every circumstance that could be encountered in the project, alternative possibilities may include:
 - a. Adapting or renovating the property to suit the owner's needs including pursuit of federal and state rehabilitation tax credits to offset the cost of such renovation.
 - b. Selling the property to someone willing to preserve the building.
 - c. Consulting a historic preservation professional or the North Carolina State Historic Preservation Office for suggestions of alternative possibilities.
 - d. Statewide significance is determined, under General Statute 160D-949, as an approved application to the State Historic Preservation Office, or by a property's (or properties') listing in the National Register of Historic Places.
 2. The applicant shall document all alternatives that are investigated and/or attempted as part of the applicant's COA application.
 - ~~1.3.~~ If the applicant contends that a historic structure lacks structural integrity and cannot reasonably be repaired or reconstructed, the applicant should submit competent evidence of the same, which may require the analysis and testimony of one or more experts in the relevant fields. Applicants are encourage to seek legal advice as to such matters.

Ⓒ

- 8.08.02** If the Historic Preservation Commission has voted to recommend designation of a property as a landmark or designation of an area as a district, and final designation has not yet been made by the Council, the demolition or destruction of any building, site, or structure located on the property of the proposed landmark or in the proposed district may be delayed by the Historic Preservation Commission for a period of up to 180 days or until the Council takes final action on the designation, whichever occurs first.
- 8.08.03** An application for a Certificate of Appropriateness authorizing the demolition or destruction of a building, site, or structure determined by the State Historic Preservation Officer as having statewide significance as defined in the criteria of the National Register of Historic Places shall be denied except where the Historic Preservation Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

(Ord. PL04727-050721, 07-01-2021)

Appendix D Downtown Boone Design Guidelines and Handbook

...

Note: The section included below references “demolition” but does not have any standards associated to it. This section is included for reference as to materials existing in Appendix D that include “demolition.”

Design Review Process

Except for minor work eligible for a Statement of Conformity, the Town of Boone Historic Preservation Commission (HPC) is responsible for the design review of all proposed changes to the exterior of structures, demolition of structures, moving of structures, new construction, and signage in the District. The design review process for changes in the District requires application for a **Certificate of Appropriateness (COA)**. This process is designed to ensure proposed work is compatible with the nature of the property and the character of the surrounding properties in the historic district. The HPC is assisted by Town of Boone Planning and Inspections Staff, who prepare HPC agendas and minutes and perform other administrative and design review duties as required.

The District overlay requires an applicant to meet design standards set forth herein, in addition to all other codes and laws. Applicants in the District are first required to obtain a COA as a preliminary step before obtaining zoning and building permits, if such permits are required for the proposed work. The issuance of a COA indicates that, in the opinion of the HPC, the proposed alterations, improvements, new construction, or demolition is consistent with the Standards and reflects the historic character of the District. Any repair or replacement that involves a change in exterior design, materials, or general appearance is defined as an alteration and requires an approved COA before work can begin. In addition, properties that are subject to interior review (either publicly owned properties or those whose owners have requested interior review) must have an approved COA for alterations affecting historically significant interior features. Some landscaping, streetscaping, and archaeological projects also require a COA.

...

Standards For Relocation and Demolition

[Standards applicable to any relocation or demolition of a structure in a historic district are set forth at UDO section 8.08. Additional guidance is included below.](#)

1. Relocation of Buildings

[Relocation is considered to be a “last resort” to demolition. Most historic buildings are strongly associated with the original site; therefore, relocation could threaten the integrity of a landmark property. Relocation requires the Historic Preservation Commission’s consideration, especially in the circumstance if it is the only alternative to demolition.](#)

~~1.1 Choose relocation only as a “last resort” to demolition.~~

1.2 ~~In consultation with the Planning Department, the Cultural Resources Department, and the SHPO,~~ The owner is to record the structure thoroughly with photographs and other documentation, including identifying and recording the interior and exterior of the building or structure, any special architectural features of the building(s), important landscape features, streetscapes, other structure(s) on site, and archeological significance of the site. ~~document the original site through drawings and photographs prior to relocating the historic resource.~~ Planning Staff will provide the owner, the applicant, or the legal representative a list of consultants provided by the North Carolina State Historic Preservation Office or preservation affiliates. Documentation should be kept on record with the applicant or owner, and shall be submitted to Planning and Inspections Staff.

Staff Note: The language used in the section above has a similar purpose as the language proposed in UDO Article 8 Section 8 above; however, the proposed language is written differently. Planning Staff is asking for HPC consideration, in terms of documenting the building, which proposed language should be used in both sections. For instance, the language proposed in UDO 8.08 includes using HABS guidelines, while the language proposed in the Relocation section above does not.

Additionally, Planning Staff is considering an additional revision to this language proposing a procedural order for when an applicant completes such a report, as detailed in the language above. Staff is considering language and seeking HPC consideration regarding how the report should be considered by the HPC.

1.3 Work with reputable and experienced contractors to accomplish the relocation.¹ Assess the structural condition of the building prior to relocation.

1.4 Plan the relocation route thoroughly. Contact Town staff, local utility providers, and building officials to secure necessary permits and discuss a work plan for the move. Coordinate efforts to ensure minimum delays en route.

1.5 Secure the structure to be moved to protect from weather damage and water infiltration, to minimize damage during the move, and to deter vandalism.

1.6 Review the compatibility of the proposed relocation site with respect to building spacing, setback, orientation, height, scale, massing, the new site’s topography, and distance from other buildings. Consider if the new site is compatible in character with the original site location. Choose a site within the historic district when possible. ~~Choose a site for a relocated building that corresponds proportionally to the size of the structure.~~

1.7 Position the building on the new site in such a manner that its orientation to the street, ~~setback, and~~ shape, mass, scale, and lot coverage is compatible to and harmonious with

¹ The North Carolina SHPO maintains a list of qualified preservation consultants and building movers with experience working on North Carolina historic properties.

the existing structures on the block to which it is moved. The new foundation of the building or structure should match the original in height, design, and materials.

~~1.8 — Ensure that the shape, mass, and scale of the building to be moved conforms to the existing structures on the block to which it is moved.~~

1.9 Move a building as a single unit in order to prevent the unnecessary loss of historic building fabric or any important architectural features. Partial or complete disassembly is only acceptable when absolutely necessary.

1.# Protect original and significant site features, features of the new site, and of the route during the relocation.

A. Preserve important site features within the historic district, or employ measures to keep important features on current site, such as large or historic trees.

B. If disassembly must be undertaken measured drawings and photographic documentation of the structure shall be completed with written plan detailing the disassembly as part of the COA application for HPC approval.

C. Elements that are removed should be reassembled accurately. To do so, any parts of the building or structure should be marked with a non-destructive method that can be removed after reassembly.

1.# In the circumstance that the approved relocated building is disassembled for moving and the physical condition is different than reported during the COA case, any change of physical condition should be documented. Documentation of changed physical conditions includes on-site photographs, written notes of the structure including dimensions, finish quality, texture, or color. The applicant, owner, or the one documenting the physical appearance should report any change to Planning and Inspections staff.

1.# In the circumstance a structure is being relocated to the historic district, the HPC is to consider if the relocated building fits into the era of the district in architectural style and scale. The structure is to be harmonious with the adjacent buildings according to the guidelines for new construction. Relocating within the historic district shall not diminish the overall character of the historic district or damage existing historic buildings.

1.# Additional considerations include siting orientation, building spacing, setbacks, height, scale, massing, distance from other buildings, landscaping, and other site features as included in the guidelines for new construction. The list above is not intended to be comprehensive and cannot cover every circumstance that could be encountered in the project.

Staff Note: Upon further review, the drafted demolition standards proposed above for UDO Article 8 Section 8 are restated in the current Appendix D standards. For clarification purposes, it is proposed to remove the language existing in Appendix D and modify Article 8.08 above. Additionally, Article 8.08 provides guidance for not only the historic district, but also landmark properties within Town limits.

2. Demolition

~~2.2 — When considering demolition of a historic building, the property owner is encouraged to work closely with the HPC in reviewing all alternatives prior to this course of action.~~

~~2.1 — In reviewing a request to demolish a building in the district, the HPC also considers whether the proposed demolition will adversely affect other buildings in the district or the overall character of the district. 2.3 An application for a Certificate of Appropriateness (COA) authorizing the relocation, demolition, or destruction of a designated landmark or a building, structure, or site within the District may not be denied except if the State Historic Preservation Officer determines that the structure has statewide significance as defined in the criteria of the National Register of Historic Places. This decision may be overturned in instances where the HPC finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.~~

~~2.4 — The effective date of such a certificate for relocation, demolition, or destruction of a resource within the District may be delayed up to 365 days from the date of approval. This period shall be reduced by the HPC where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay.~~

~~2.5 — If the HPC has voted to recommend designation of a property as a landmark or designation of an area as a district, and final designation has not yet been made by the Town Council, the demolition or destruction of any building, site, or structure located on the property of the proposed landmark or in the proposed district may be delayed by the HPC for a period of up to 180 days or until the Town Council takes final action on the designation, whichever occurs first.~~

BOONE HISTORIC PRESERVATION COMMISSION
Local Landmark Designation Report, Final Draft

WATAUGA COUNTY JAIL

**142 BURRELL STREET
BOONE, NC**



Prepared by
Dr. Eric Plaag, Carolina Historical Consulting, LLC
June 23, 2022

**Cover Image: Watauga County Jail as a restaurant, October 2021,
image courtesy of Eric Plaag**

**Local Historic Landmark Designation Report
Watauga County Jail
Boone, Watauga County, North Carolina**

I. General information

1. Common and Historical Property Names

Watauga County Jail

2. Physical Address or Location

142 Burrell St., Boone, NC 28607

*3. Tax Parcel Identification Number (PIN)**

2900-79-5419-000 (Jail Building)

4. Current Owner(s) Name(s)

Samuel F. Furguele, Jr., and Peggy Mendel Furguele

5. Current Owner(s) Mailing Address(es)

169 Gragg St., Boone, NC 28607

6. Appraised Value of the Property (a copy of the most recent tax card will suffice)

\$347,500 combined; \$128,800 (Building) and \$218,700 (Land)

7. Date of Construction

1889

8. Historical Significance

Areas of Significance: Criterion A: Politics/Government, Law, and Social History

Period of Significance: 1889-1927

II. Brief Statement of Significance

The Watauga County Jail is significant at the local level under Criterion A in the areas of Politics/Government, Law, and Social History for its association with the early correctional institution history of Watauga County from 1889 to 1927. The fourth of Watauga County's early jails, it is the only extant, nineteenth-century, governmental building within the county's boundaries. The Watauga County Jail was in use at a key transition point in Boone's history during the early 1920s, when Boone rapidly and radically transformed from a sleepy, backcountry, county seat to a vibrant commercial and tourist hub in northwestern North Carolina. Indeed, it was the success of Boone's booming economy and the area's rapid growth that ushered in the end of the building's use as the local jail.

The Watauga County Jail retains an impressive degree of exterior integrity, given its changes in ownership and function since the 1920s. The jail retains its general original form and appearance, and in those few cases where newer exterior materials have been applied, the original materials are known to survive underneath. While there are also important interior elements that are reflective of the Watauga County Jail's period of significance, these elements tend to be mere vestiges of the original interior layout and design, and modern alterations of and damage to some of these elements have had an adverse impact on their integrity. While these interior elements are noted here for their historical importance, the proposed local landmark designation applies only to the exterior elements of the building.

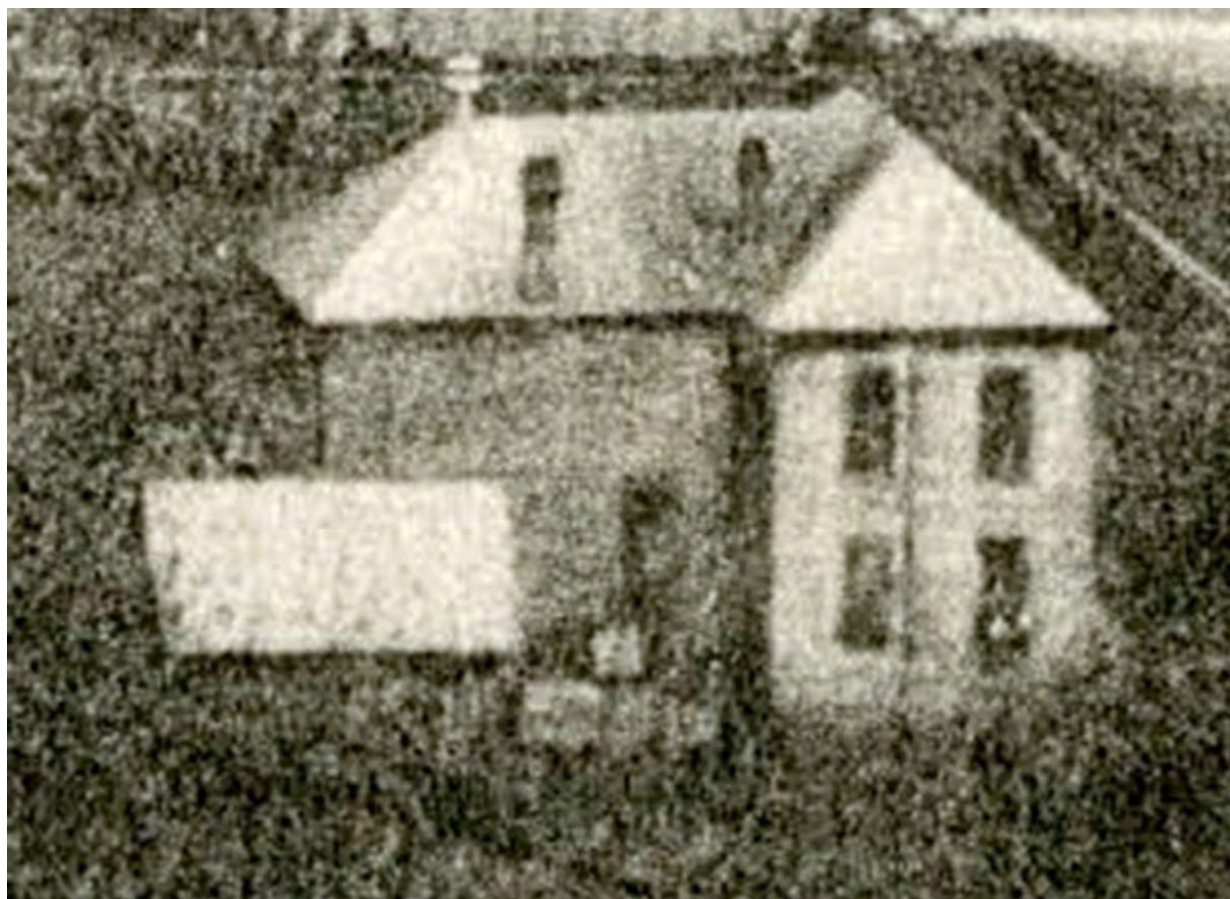
The property to be designated includes the entire current parcel containing the Watauga County Jail, including the steps and pathway leading from the Burrell Street sidewalk to the front porch, the driveway access located to the southwest of the building, and the two small parking areas to the southwest and northwest of the building.

III. Architectural Description¹

The former Watauga County Jail is a classic example of a Folk Victorian-style home adapted to rural institutional needs. Originally "T" shaped in design, with a hipped roof on its two-story main block that resembles an I-house and a hipped roof, two-story, rear (west) extension, the building is constructed of six-course, common bond, red brick that was kilned by builder William Stephens of Mayfield, Kentucky, on site. Sturdy brick pilasters separate the three main bays of the front (east) façade and are present at the corners, with the east elevation terminating in a quadruple-tier, English bond, corbelled cornice that is interrupted at irregular intervals by brick brackets. Stunted brackets are centered on the pilasters, while a pair of elongated brackets frames each window opening of the second floor. A second, alternating corbel line separates the first and second floors but is mostly

¹ This architectural description is taken largely from Eric W. Plaa, "Comprehensive Architectural Survey of Downtown Boone, North Carolina, Final Report," February 2021, Revised September 2021, (Boone, NC: Carolina Historical Consulting, LLC, 2021), 93-96, with some minor revisions to architectural descriptions reflecting present conditions and new information.

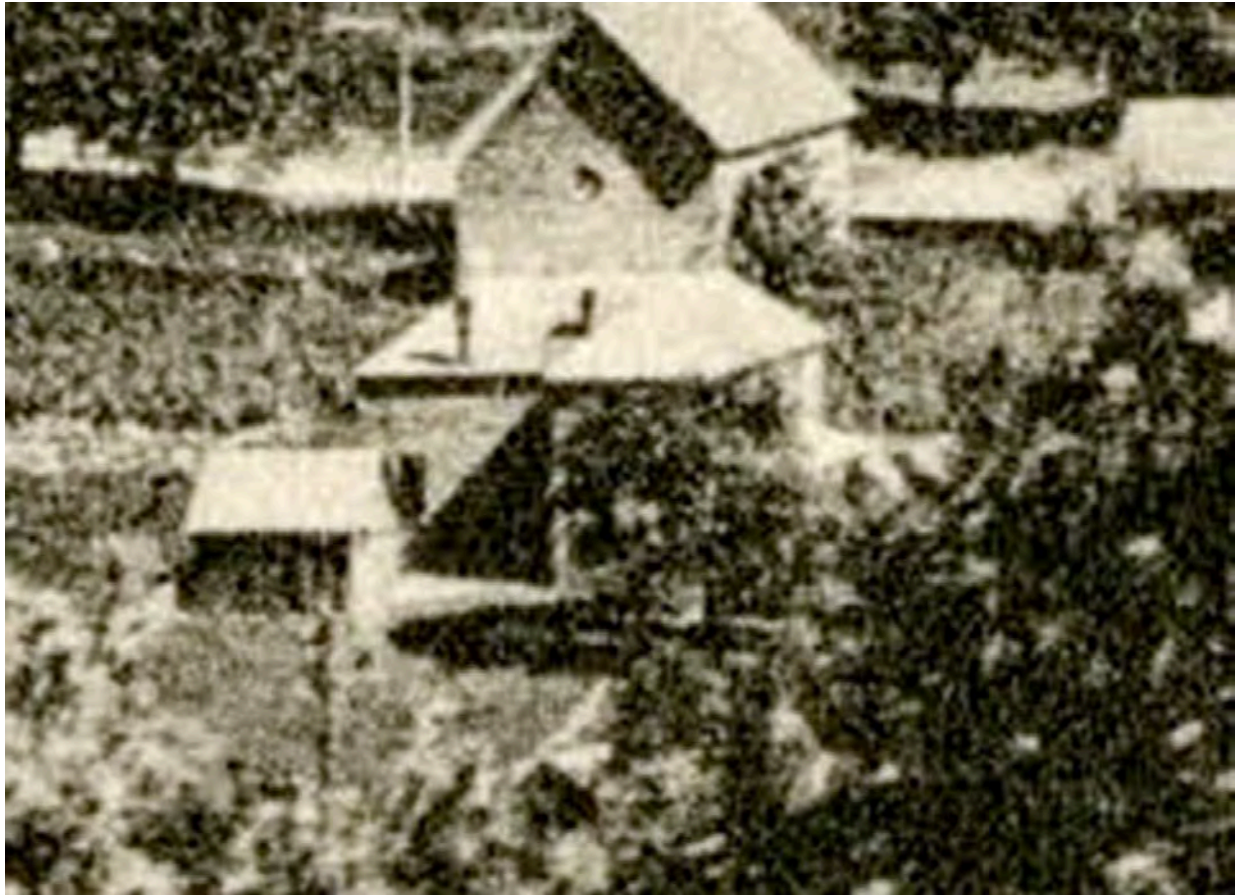
obscured by the front porch. The roof is clad in small, metal shingles that may be original to the building.



Detail crop from a 1905 postcard showing the south elevation of the Watauga County Jail from the southwest. A shed-style, angled bracket appears to be visible projecting from the east elevation of the jail, suggesting the presence of a front porch as early as 1905. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.

A large, one-story porch runs three-quarters of the width of the first floor of the east elevation. Some past accounts of this house have suggested that the house did not originally have a front porch, but images from circa 1905 (Bob-Bre-02-117) and 1915 (Bob-Bre-02-114) clearly show a porch of this approximate massing was present relatively early in the building's history. A wooden, one-story porch is also visible on this building on the 1928 Sanborn map of Boone. By 1940, this porch was supported by four tapered, wooden posts rising from square, brick piers with cement caps (Dav-Wyk-01-007). At that time, the roof of this porch was a stunted hip of metal shingles with a flat top, capped by a wooden balustrade on three sides. The area underneath the porch appears to have also been a wooden floor resting on a brick foundation with a centered, three-step, concrete stoop with low brick cheek walls. It's possible that this Craftsman-influenced version of the porch was an updated form completed as part of renovations known to have taken place in 1926.

By the late 1980s, the wooden balustrade was removed, and by the early 2000s the flat portion of the porch roof had been built up and clad in standing seam metal. The area



Detail crop from a 1915 postcard showing the south and east elevations of the Watauga County Jail from the southeast. A hipped-roof porch clearly appears to be visible projecting from the east elevation of the jail, confirming the presence of a front porch as early as 1915. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.

underneath the porch, meanwhile, was enclosed several years ago using salvaged material from a 1920s Blowing Rock home to create a three-season porch; as part of this change, the brick piers and wooden posts disappeared as supports for the porch roof, although the brick porch foundation, steps, and cheek walls remain. A cut-stone pathway trimmed by a cut-stone, low cheek wall extends to a small set of concrete stairs with concrete cheek walls and iron banisters that descend to the sidewalk on Water Street; this walkway and cheek wall feature dates at least to 1940. Meanwhile, a native stone retaining wall in a random rubble pattern used to descend along the Burrell Street sidewalk and wrap into the driveway area at the southeast corner of the property. This stone retaining wall also dated to at least 1940, and a portion of it survives at the upper end of the driveway. The remainder was either covered or removed and replaced with a poured concrete retaining wall. A wrought iron fence—possibly salvaged from elsewhere and not installed until sometime between 1988 and the 2002 resurvey—forms a perimeter around much of the



Detail crop showing Louise Wyke Russell (L) and an unidentified man sitting on the stone wall in front of the Watauga County Jail building during the 1930s. Image courtesy of the David Wyke Collection, Digital Watauga Project.

front yard of the Jail. Just to the northwest of the retaining wall, on the lawn southeast of the house, is a patio composed of concrete block pavers with a brick perimeter line.² The center bay of the first floor of the east elevation contains an entrance with a single, eight-light, wooden door with a transom above; this transom was originally divided into two horizontal lights but now is a single light. The north and south bays each contain a tall, narrow, four-over-four, wooden window with a brick rowlock sill. This general configuration is repeated on the second floor of the south elevation. The north and center bays each contain a tall, narrow, four-over-four, double-hung sash, wooden window identical to the ones found on the first floor, each with a brick, rowlock lintel. The south bay, however, has a four-over-four, double-hung sash, wooden window that is substantially shorter than the other two on the second floor for reasons that are unclear. It possesses a brick header lintel and has been this size since at least 1940, but irregular brickwork in the area above the window suggests that this opening may have been changed at some point between 1889 and 1940.



The Watauga County Jail underwent significant renovations in 1985 and 1986 following its acquisition by Don and Mary Dunlap. This image, taken near the completion of renovations, shows the building circa March 1986. Image from the *Watauga Democrat*, courtesy of the Historic Boone Collection, Digital Watauga Project.

² For all past survey documentation in a single folder, see WT0067 Watauga County Jail, Architectural Survey File, North Carolina State Historic Preservation Office, Asheville ("Western") Office.



Circa 1982 image showing the south porch prior to its enclosure. Image courtesy of the NC SHPO.

The south elevation of the main block repeats many of the details of the east elevation, including the quadruple-tier, English bond, corbelled cornice and the six-course, common bond brick for the main masonry, and stunted brick brackets are found near each corner below the roofline. Window openings contain long and narrow, four-over-four, double-hung sash, wooden windows with aluminum storms and are arranged symmetrically with two openings on each floor. Here, though, lintels are an intriguing double-tier comprised of angled sailors capped by a band of brick rowlocks, while sills are brick rowlocks. A coal

chute is visible at the lower end of the elevation. The corbelled cornice treatment wraps from the south elevation of the main block onto the south portion of the west elevation of the main block, but this wall is otherwise featureless.

The south elevation of the west extension, meanwhile, reveals two symmetrically spaced, four-over-four, double-hung sash, wooden windows with aluminum storms and brick rowlock lintels and sills on the second floor. The image from circa 1905, when this part of the building was still being used as a jail, shows no window openings on the second floor of the west extension, suggesting that these were added when the building was converted to a residence in the 1920s. The first floor of the south elevation of the west extension, meanwhile, has been almost entirely obscured by a wooden, enclosed porch addition clad in weatherboard and covered with a hipped, asphalt shingle roof. A large kitchen exhaust vent occupies a portion of the roof. This porch area was a relatively early addition to the building, as it is visible on the 1928 Sanborn map illustration of the property, but the present owner indicates that a restaurant tenant enclosed the once-open south porch several years ago, probably in 2002, when the resurvey images showed that the open porch was just beginning to be enclosed. Two large door openings along the original brick wall of the south elevation of the west extension (one of which was originally a double window opening, based on 2002 survey images) are still visible from the interior and provide access to this enclosed porch area. Meanwhile, a tall but narrow, brick boiler stack rises from the joint between the west face of the main block roof and the south face of the west extension roof. A third chimney visible in the 1905 photograph along the south face of the west extension roof—probably in service to the former kitchen—is no longer extant.

The west elevation of the west extension includes a single, modern, storm door entry to the enclosed wooden porch on the south elevation. The remainder of the west elevation of the west extension, however, is almost entirely featureless, consisting purely of the six-course, common bond brick with the same corbelled cornice treatment and thus preserving the original, completely windowless design of this west extension that served as jail space. Reports from past surveys suggest these walls range in thickness from twelve to eighteen inches, no doubt because this area served as the enclosure for prisoners of the jail. The north elevation of the west extension continues the English bond and corbelled cornice treatments found elsewhere. At the north end of the west extension is a large, steel staircase rising to the north entrance to the second floor apartment. This north elevation entrance is intriguing, as it appears to contain an iron, cased opening within which sits a modern doorframe and door. It's possible that this iron casing may have been salvaged from one of the jail spaces inside, given that the 1986 survey images clearly show this opening as a four-over-four, double-hung sash window. A defect in His-Boo-1-19-001 (1907), which offers the best pre-1927 view of this side of the building, obscures this part of the building, so it cannot be confirmed, but it appears that this opening may have been an early access point to the upper story of the jail area. To the east of this doorway is a tall, narrow, four-over-four, double-hung sash, wooden window with an aluminum storm and header lintel. The east end of the first floor of the west extension, meanwhile, features a tall, narrow, four-over-four, double-hung sash, wooden window with an odd, Adams-style, brick rowlock lintel and brick rowlock sill. The brick above this window has clearly been altered, as the original sailor lintel for the original opening here is still hanging out of place

about two feet above the Adams-style lintel over the window. To the west of this is a former opening, even larger than the window but now bricked in, suggesting that it may have been a doorway at one time. This doorway is visible in the 2002 survey images, at which time the exterior steel balcony was self-contained, with no staircase descending to the rear. Meanwhile, the 1986 survey images show this now-sealed opening as a four-over-four, double-hung sash window with the same odd lintel issues as the window immediately to the east.



Circa 1982 survey image showing the north elevation prior to the addition of the steel balcony and staircase, with both northwest corner windows intact. Image courtesy of the NC SHPO.

The north end of the west elevation of the main block, meanwhile, is featureless aside from the corbelled cornice, English bond, and brick stunted bracket treatments found elsewhere. The north elevation of the main block continues these features and includes one tall, narrow, four-over-four, double-hung sash, wooden window with brick rowlock sills and angled sailor lintels on both the first and second floor at the west end of the elevation. A rectangular, interior chimney stack with concrete cap rises above the center of this north elevation.

While the interior of the former Watauga County Jail has been much altered since its use as a jail ceased in 1927, a number of important design elements remain in the interior. Many of the original interior brick walls associated with the rear jail space are up to 18 inches

thick, purportedly to make escape much more difficult, and these walls survive to this day. In addition, the steel doorjamb and lintel of the doorway leading into the jail area on the first floor is still intact. During renovations in 1986, a new buyer removed stucco from the walls in the first-floor jail cell area and uncovered decades of graffiti from former inmates; while much of this original graffiti survives, uncovering these historic artifacts allowed the various college students and fraternity members who lived in the building over the next fifteen years to add their own graffiti to the mix.

Other notable changes to the interior include the repeated reconfiguration of what was the original interior staircase. Now no longer extant, this staircase descended from the second floor, south to north, in undated survey images (possibly 1988) taken during the building's use as a fraternity house. This stair configuration was still intact at the time of the 2002 survey, suggesting that it was removed for the building's renovation into a restaurant shortly thereafter. Prior to 1988, however, as indicated in a floor plan displayed in undated (1982?) survey notes, the staircase originally rose from east to west at the center of the house, then turn to the south for a short rise to the second floor. At that time, the second floor apartment offered an interior arrangement that was completely different from what is found today, and it has been altered on at least two occasions since then.

The former Watauga County Jail was added to the North Carolina State Historic Preservation Office's Study List in 1984. It is currently under evaluation for nomination to the National Register of Historic Places. The property is at significant risk from planned, large-scale developments immediately to the south and east.

III. Historical Background

The Watauga County Jail in a Politics/Government, Law, and Social History Context

The North Carolina legislature first created Watauga County in 1849. The county's first jail, built for \$400 by a Mr. Dammons, was located on the lot at the northwest corner of Howard and Depot Streets. According to early county historian John Preston Arthur, this first building was of brick with a steel cage built inside, but the locally kilned brick was so poor in quality that inmates quickly figured out how to erode the brick around the windows and doorways to escape. A few years later, a second jail was built, this time using white pine logs erected by Elisha Green, with the original cage moved to the interior of this new jail. Union troops burned that jail building during Stoneman's Raid in March 1865. Following the American Civil War, Jack Horton—who had built the original Watauga County Courthouse that would burn in 1873—received the contract to construct a third jail on the same site as the first two. Two stories in height, this new jail was also of heavy logs.³ It stood for many years past its use as a jail, until it was finally demolished in 1908.⁴

³ John Preston Arthur, *A History of Watauga County, North Carolina*, (Richmond: Everett Waddey Co., 1915), 126-27.

⁴ "Local News," *Watauga Democrat*, June 11, 1908: 3.

The county's fourth jail was built in 1889 on land acquired by the Watauga County Commissioners for \$200 from Thomas J. Coffey and his wife Mollie E. Coffey, and William C. Coffey and his wife Carrie L. Coffey. Described as being on Lot 6 from the original 1849 plat of the Town of Boone, this parcel faced on what was then called Burnsville Street (present-day Burrell Street), totaled "one half acre, more or less," and ran from King Street all the way to the then-unnamed street we now know as Poplar Grove Road, sometimes called Burnsville Road.⁵ Completed in December 1889 by William Stephens (1870-1945) of Mayfield, Kentucky (*Watauga Democrat*, May 22, 1889, sometimes reported in error as William Stephenson of Mayesville, Kentucky), for \$5,000, the Watauga County Jail is Boone's only surviving local government building from the nineteenth century.⁶ Like many small-town jails of the period, this building was actually a mixed-use space, with both floors of the rear half of the building being used for jail purposes and the front half set aside for the residence of the jailer and his family. Sources disagree on how the jail spaces were divided. Survey records from the early 1980s indicate that the women's quarters were on the first floor, while men's quarters were on the second floor, but a later survey narrative suggests that "the men's cell was downstairs" and "the women and the jailer were housed upstairs."⁷

By 1925, local disdain for the condition of the 1889 jail reached a fever pitch, heightened in part by local racist sentiment and a focus on segregation during this period in Boone, following a report from the local court's grand jury that viciously critiqued the existing jail:

We have visited the jail and find it inadequate to meet the present needs of the county, being entirely too small, badly arranged, being no provision to keep the whites and colored separate, they having to use the same toilet. The water works are out of commission, having to flood the stool by hand, and the sanitary conditions it does not appear could be worse, being dark, sunlight excluded, with very little ventilation, appearing to us more like an ancient dungeon than like a modern prison. The female department we find a little more sanitary, but being heated only by an oil stove and lighted only by an oil lamp, and being shut off from ventilation and having no water system. We find the only way for a bath in either department is no better than an ordinary wash basin.

We recommend that the jail and lot upon which it stands be sold at the discretion of the county commissioners and the proceeds be applied on the building of a new and modern jail, the new site to be back of the court house,

⁵ T. J. Coffey and wife Mollie E., and W. C. Coffey and wife Carrie L., to J. E. Finley, W. W. Presnell, and Joseph Mast, County Commissioners, May 22, 1889, Deed Book N, Page 47, Watauga County Register of Deeds. All subsequent deed records are from this source unless otherwise noted. On Burnsville Road, see Arthur, *Watauga County*, 147.

⁶ *Watauga Democrat*, May 22, 1889: 3; "Actions of the Board of Co. Commissioners," *Watauga Democrat*, December 5, 1889: 2; Arthur, *Watauga County*, 127.

⁷ WT0067 Watauga County Jail.

on the county's property, and we further recommend that the old jail be given immediate attention.⁸

In response, the Watauga County Commissioners voted to sell bonds totaling \$60,000 for the construction of a new jail. Noting that the old "jail has long been a disgrace to the county," the *Watauga Democrat* announced that "the present jail property, which is valuable, will be sold as a whole, not even the building is to be torn down."⁹ In December 1926, county officials moved forward with the sale of the 1889 jail building, conveying a roughly 78' X 229' lot—presumably the remainder of the original jail lot, which had been subdivided in 1895—to T. S. Watson for \$6,000.¹⁰ The long edge of this land ran along what was then known as Jail Street (present-day Burrell Street) from the rear (southwest) boundary of the E. F. Lovill Law Office parcel at the west corner of King and Jail Streets to approximately the south corner of the present property. That same month, Sheriff L. M. Farthing appointed Poly Wyke as a deputy sheriff for Boone township and announced that Wyke would be moving into the old jail, "the new one not being ready for occupancy by quite a good deal," apparently as a result of bad weather hampering W. H. Gragg's efforts to complete the new jail.¹¹

Additional Historic Context

As noted above, W. H. Gragg was contracted to complete the new jail. Once the 1889 jail closed two years later, many of the interior jail-related elements were disassembled and sent elsewhere. In March 1927, for example, an article in the *Watauga Democrat* proclaimed that "the cage and equipment of the old Watauga County jail will be moved to Blowing Rock and installed as the town jail." Mayor G. F. Sudderth of Blowing Rock explained that his town purchased the equipment "to save the expense of taking minor offenders to the county seat."¹² All that was left behind was the aforementioned door casing of the northeast jail room on the first floor and the graffiti that adorned the walls of that cell.

Other changes appear to have been made to the interior as well. Following T. S. (Thomas Sherman) Watson's purchase of the property in 1926, Watson apparently renovated the

⁸ "Grand Jury Asks for New Prison," *Watauga Democrat*, April 2, 1925: 1. As a testament to heightened race conflict during the mid-1920s in Boone, it should be noted that the Ku Klux Klan ran advertisements in the *Watauga Democrat* in late 1924, offering a reward for the capture of an individual; hired a Linville River Railway excursion train from Boone to accommodate Boone citizens flocking to Johnson City for a Klan rally in November 1924; and held a "grand parade and march in full regalia" in the streets of Boone on July 23, 1925. By 1926, the former courtroom in the 1875 courthouse had been renamed "Ku Klux Klan Hall." See "\$50—Reward--\$50," *Watauga Democrat*, November 13, 1924: 1; "Local Happenings," *Watauga Democrat*, November 27, 1924: 5; "Local Klansmen Will Stage Celebration," *Watauga Democrat*, July 9, 1925: 1; and "Notice," *Watauga Democrat*, April 8, 1926: 5.

⁹ "\$60,000.00 Prison Will Be Erected," *Watauga Democrat*, May 21, 1925: 1.

¹⁰ S. C. Eggers, et al, County Commissioners, to T. S. Watson, December 4, 1926, Deed Book 36, Page 263. For the subdivision of the jail lot and sale of the northernmost portion along King Street, see W. F. Coffey, Chairman of the Board of Commissioners, to J. C. Fletcher and E. F. Lovill, September 16, 1895, Deed Book S, Page 349.

¹¹ "Local Affairs," *Watauga Democrat*, December 2, 1926: 5.

¹² Quotations from "Happenings in and about Blowing Rock," *Watauga Democrat*, March 31, 1927: 1.

building for use as a boarding house, which was operated under the management of a Mrs. Hall of Ashe County.¹³ Watson fell ill in early 1928 and was hospitalized at Lenoir.¹⁴ Following his death on February 10, 1928, his wife Susan V. Watson, was named as administratrix of his estate.¹⁵ Forced by the local probate court to sell the jail property to raise funds for outstanding debts, Susan Watson relied on S. C. Eggers, the local county commissioner, to auction the property, which occurred on August 18, 1928. The auction included not only the jail house but also eight lots located around the jail. The jail house was described as “rebuilt so as to make one of the most modern homes in the city. The house is of brick construction and is in excellent repair and is modern.”¹⁶ M. C. Cook was the winning bidder at \$3,865, acquiring the jail and four of the eight lots—Lots 7, 8, 9, and 10—as part of his bid.¹⁷ Curiously, the jail lot in this instance was described as just 129 feet in length along Jail Street, the northern portion (Lots 3, 4, 5, and 6) having been sold separately to A. W. Hodgson on the same date.¹⁸

Like Watson’s, Cook’s ownership of the building was startlingly brief. In August 1929, M. C. Cook and his wife Geneva sold Lots 7, 8, 9, and 10 to G. W. Sebastian (sometimes spelled “Sebastin”), a local minister, and his wife.¹⁹ Just two months later, the Sebastians sold Lot 7—“the lot upon which is located the brick building known as the old Jail Building”—to George N. Cook.²⁰ The Cooks (George, who also apparently went by “Niley G.,” and his wife Maude) apparently also operated the building as a boarding house, as evinced by several local articles noting that various new residents in Boone were staying there temporarily.²¹ The Cooks held onto the property until 1937, when they sold Lot 7 to nineteen-year-old Louise Wyke, daughter of David Pinkney Wyke and Ethel Agnes (Aldridge) Wyke.²² Several months later, Louise Wyke also acquired Lots 8 and 9 of the old jail tract from D. L. Wilcox and his wife Florence.²³ A short time later, a blurb appeared in the *Watauga Democrat* announcing that “David Wyke, local grocery merchant, has purchased the old jail property and is thoroughly remodeling the building, which will be, when completed, one of the

¹³ “Local Affairs,” *Watauga Democrat*, May 19, 1927: 4.

¹⁴ “Local Affairs,” *Watauga Democrat*, February 9, 1928: 4.

¹⁵ “Thomas S. Watson,” Caldwell, February 1928, Ancestry.com, *North Carolina, US, Death Certificates, 1909-1976*, database online, (Provo, UT: Ancestry.com Operations, Inc., 2007); “Notice of Administration,” *Watauga Democrat*, March 8, 1928: 8.

¹⁶ “Auction Sale of Lands,” *Watauga Democrat*, August 9, 1928: 5.

¹⁷ S. C. Eggers, Commissioner, to M. C. Cook, September 1, 1928, Deed Book 37, Page 188. This parcel was described as consisting of “Lot numbers 7, 8, 9, and 10 in the old Watauga County Jail tract, which is of record in the office of the Register of Deeds for Watauga County, North Carolina.” This plat has not yet been located.

¹⁸ S. C. Eggers, Commissioner, to A. W. Hodgson, September 1, 1928, Deed Book 37, Page 471. This parcel was described as consisting of “Lot numbers 3, 4, 5, and 6, in the plat of the old Watauga County Jail property.”

¹⁹ M. C. Cook and Geneva Cook to G. W. Sebastian and M. E. Sebastian, August 9, 1929, Deed Book 38, Page 527

²⁰ Rev. G. W. Sebastian and M. E. Sebastian to George N. Cook, October 7, 1929, Deed Book 39, Page 12.

²¹ For examples, see “Local Affairs,” *Watauga Democrat*, January 23, 1930: 6; and “Palmer Increases Population by 13,” *Watauga Democrat*, April 19, 1934: 1.

²² Niley G. Cook and Maude Cook to Louise Wyke, January 1, 1937, Deed Book 46, Page 432. David Pinkney Wyke’s mother, named Louisa (Hodges) Wyke, died in 1894.

²³ D. L. Wilcox and Florence Wilcox to Louise Wyke, September 13, 1937, Deed Book 47, Page 393.

modern homes of the town.”²⁴ In December 1940, Louise Wyke sold the property (Lots 7, 8, and 9) to her parents, who continued to live in the house until Ethel Wyke sold the property back to her daughter, by that time known as Louise (Wyke) Russell, in 1981.²⁵



This October 2021 image shows various graffiti applied to the east wall of the first floor jail area by a combination of early twentieth-century prisoners and late twentieth-century fraternity brothers, among others. Image by Eric Plaag.

Louise Wyke Russell held the property for a relatively short period of time, selling it to a local developer, Donald B. Dunlap, and his wife Mary M. Dunlap, in December 1985.²⁶ Shortly thereafter, the Dunlaps completed some renovations to the building—primarily updating of electricity and similar infrastructure—before renting it out as a fraternity house. As part of the renovations, the Dunlaps removed stucco from the walls of the first floor jail cell area, thus exposing graffiti left by various prisoners on the exposed brick during the building’s use as a jail. As a result, the subsequent fraternity tenants added their

²⁴ “Local Affairs,” *Watauga Democrat*, January 21, 1937: 5.

²⁵ See Louise Wyke (Single) to D. P. Wyke and Ethel Wyke, December 17, 1940, Deed Book 56, Page 378; and Ethel Wyke to Louise Wyke Russell, July 22, 1981, Deed Book 211, Page 1142.

²⁶ Louise W. Russell to Donald B. Dunlap and Mary M. Dunlap, December 6, 1985, Book of Record 28, Page 59.

own graffiti to the same walls, essentially obliterating the integrity of the walls as a chronicle of its jailhouse residents.²⁷

In 1989, the Dunlaps officially transferred the Jail property to Don Dunlap Construction, Inc., including the Jail lot (0.22) and approximately 1.08 acres of land located to the northwest, as depicted on Dunlap's subdivision plat for the property created in August 2000.²⁸ By that point, the Jail was in serious danger of being demolished as Dunlap pursued plans to erect a large student housing building on the lot to the northwest of the Jail. Fortunately, local residents Samuel F. Furgiuele, Jr., and his wife Peggy Mendel-Furgiuele convinced Dunlap to sell them the Jail property in August 2000 in the interest of preserving local history.²⁹ Thereafter, the Jail building was renovated once again to house a restaurant (the Old Jail Restaurant). The building is presently home to Proper Southern Dining, another restaurant.

IV. Historical Significance

The Watauga County Jail is significant at the local level under Criterion A in the area of in the areas of Politics/Government, Law, and Social History for its association with the early correctional institution history of Watauga County from 1889 to 1927. The fourth of Watauga County's early jails, it is the only extant, nineteenth-century, governmental building within the county's boundaries, and it remains a popular local symbol of Boone's early history as a sleepy county seat prior to Boone's rapid commercial development in the 1920s shortly after the arrival of the Linville River Railway connection in 1918.³⁰ The pressures of that commercial development, coupled with ongoing concerns about the safety and suitability of the Watauga County Jail for a modernizing county seat, prompted local officials to secure funding and community support for construction of a new jail behind the 1905 Watauga County Courthouse about a block away on King Street. In many respects, the old jail was a victim of Watauga County's early twentieth-century emergence as a commercial hub in the mountains of northwest North Carolina.

The jail's transformation into a boarding house first, then a permanent family residence, following its decommissioning as a jail in 1927 also fits the prevailing pattern in Boone during this period to encourage the adaptive reuse of historic structures. Other examples

²⁷ For information on the Dunlaps' renovations, see Jeni Gray, "Old Watauga Jail Soon to Have New Life, Look, and 'Guests,'" [Watauga Democrat], undated clipping [March 19, 1986, 6A] in WT0067 Watauga County Jail, Architectural Survey File, North Carolina State Historic Preservation Office, Asheville ("Western") Office. For a description of the damage caused by fraternity residents, see Betsy Lawson, "Abandoned, Abused, and Adapted: Old Buildings of Watauga County," paper for History 4575 course at Appalachian State University, included in WT0067 Watauga County Jail.

²⁸ Donald B. Dunlap and Mary M. Dunlap to Don Dunlap Construction, Inc., March 15, 1989, Book of Record 118, Page 41. For the subdivision plat, see Municipal Engineering Services, Inc., Subdivision Plat prepared for Don Dunlap Construction, Inc., August 15, 2000, Plat Book 15, Page 117.

²⁹ Don Dunlap Construction, Inc., to Samuel F. Furgiuele and Peggy Mendel-Furgiuele, August 15, 2000, Book of Record 582, Page 156.

³⁰ For a discussion of the impact of the Linville River Railway's arrival on the development of Boone, as well as the Watch Boone Grow campaign of the early 1920s, see Plaag, "Comprehensive Architectural Survey," 33-51.

included the conversion of the former Boone Methodist Church, located opposite the 1905 courthouse, into a retail establishment in the early 1920s; adaptive reuse of the 1875 courthouse, located at the northwest corner of King and Water Streets, into the home of the Watauga County Bank and later into a meeting hall; and the repurposing of the original tack and harness operation and stables of the Coffey brothers, located on the south side of King opposite the J. Walter Jones Building (presently Mast General Store), into a cheap annex for the Critcher Hotel in the early twentieth century. By 1950, most of these repurposed nineteenth-century buildings of old Boone were gone. Today, other than a few residences on the north side of King, the Watauga County Jail is the lone survivor of Boone's old, pre-1920s downtown, and it is the only known governmental resource from nineteenth-century Watauga County that still stands.

The Watauga County Jail retains an impressive degree of exterior integrity, given its changes in ownership and function since the 1920s. The jail retains its general original form and exterior appearance, and in those few cases where newer exterior materials have been applied, the original materials are known to survive underneath. While there are also important interior elements that are reflective of the Watauga County Jail's period of significance, these elements tend to be mere vestiges of the original interior layout and design, and modern alterations of and damage to some of these elements have had an adverse impact on their integrity. While these interior elements are noted here for their historical importance, the proposed local landmark designation applies only to the exterior elements of the building. In short, the Watauga County Jail, taken as a whole, retains a startlingly high degree of integrity in terms of design, setting, workmanship, materials, feeling, and association.

V. Property Included in the Local Landmark Designation

The property to be designated includes the parcel containing the original Watauga County Jail, which essentially consists of the land that for many decades was referred to as "the jail lot" in deed references. The Watauga County Jail remains at its original site and has undergone minimal exterior alterations in the years since it ceased functioning as the county jail.

VI. Bibliography/Source Citations

Ancestry.com, *North Carolina, US, Death Certificates, 1909-1976*, database online, (Provo, UT: Ancestry.com Operations, Inc., 2007)

Arthur, John Preston. *A History of Watauga County, North Carolina*. Richmond: Everett Waddey Co., 1915.

Bobby Brendell Postcard Collection. Digital Watauga Project.

David Wyke Collection. Digital Watauga Project.

Digital Watauga Project. Online. Available at <http://digitalwatauga.org/>.

Historic Boone Collection. Digital Watauga Project.

Plaag, Eric W. *Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT*. Boone, NC: Boone Historic Preservation Commission, February 2021.

Revised September 2021.

Watauga County Register of Deeds.

Watauga Democrat.

WT0067 Watauga County Jail. Architectural Survey File. North Carolina State Historic Preservation Office, Asheville (“Western”) Office.

VII. Photographs

Eric Plaag took the attached images during a resurvey of the property on October 4, 2021.



WT0067_142BurrellSt_10-21_EP-001.JPG



WT0067_142BurrellSt_10-21_EP-002.JPG



WT0067_142BurrellSt_10-21_EP-003.JPG



WT0067_142BurrellSt_10-21_EP-004.JPG



WT0067_142BurrellSt_10-21_EP-005.JPG



WT0067_142BurrellSt_10-21_EP-006.JPG



WT0067_142BurrellSt_10-21_EP-007.JPG



WT0067_142BurrellSt_10-21_EP-008.JPG



WT0067_142BurrellSt_10-21_EP-009.JPG



WT0067_142BurrellSt_10-21_EP-010.JPG



WT0067_142BurrellSt_10-21_EP-011.JPG



WT0067_142BurrellSt_10-21_EP-012.JPG



WT0067_142BurrellSt_10-21_EP-013.JPG



WT0067_142BurrellSt_10-21_EP-014.JPG



WT0067_142BurrellSt_10-21_EP-015.JPG



WT0067_142BurrellSt_10-21_EP-016.JPG



WT0067_142BurrellSt_10-21_EP-017.JPG



WT0067_142BurrellSt_10-21_EP-018.JPG



WT0067_142BurrellSt_10-21_EP-019.JPG



WT0067_142BurrellSt_10-21_EP-020.JPG



WT0067_142BurrellSt_10-21_EP-021.JPG



WT0067_142BurrellSt_10-21_EP-022.JPG



WT0067_142BurrellSt_10-21_EP-023.JPG



WT0067_142BurrellSt_10-21_EP-024.JPG



WT0067_142BurrellSt_10-21_EP-025.JPG



WT0067_142BurrellSt_10-21_EP-026.JPG



WT0067_142BurrellSt_10-21_EP-027.JPG



WT0067_142BurrellSt_10-21_EP-028.JPG



WT0067_142BurrellSt_10-21_EP-029.JPG



WT0067_142BurrellSt_10-21_EP-030.JPG



WT0067_142BurrellSt_10-21_EP-031.JPG



WT0067_142BurrellSt_10-21_EP-032.JPG



WT0067_142BurrellSt_10-21_EP-033.JPG



WT0067_142BurrellSt_10-21_EP-034.JPG



WT0067_142BurrellSt_10-21_EP-035.JPG



WT0067_142BurrellSt_10-21_EP-036.JPG



WT0067_142BurrellSt_10-21_EP-037.JPG



WT0067_142BurrellSt_10-21_EP-038.JPG



WT0067_142BurrellSt_10-21_EP-039.JPG



WT0067_142BurrellSt_10-21_EP-040.JPG



WT0067_142BurrellSt_10-21_EP-041.JPG



WT0067_142BurrellSt_10-21_EP-042.JPG



WT0067_142BurrellSt_10-21_EP-043.JPG



WT0067_142BurrellSt_10-21_EP-044.JPG



WT0067_142BurrellSt_10-21_EP-045.JPG



WT0067_142BurrellSt_10-21_EP-046.JPG



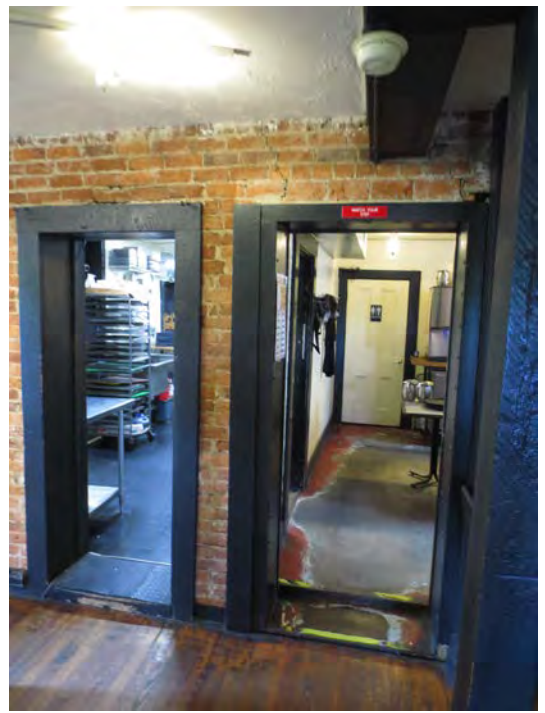
WT0067_142BurrellSt_10-21_EP-047.JPG



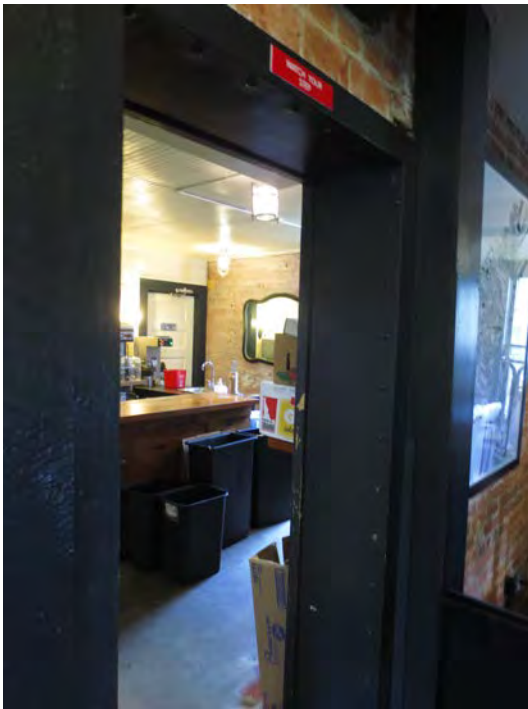
WT0067_142BurrellSt_10-21_EP-048.JPG



WT0067_142BurrellSt_10-21_EP-049.JPG



WT0067_142BurrellSt_10-21_EP-050.JPG



WT0067_142BurrellSt_10-21_EP-051.JPG



WT0067_142BurrellSt_10-21_EP-052.JPG



WT0067_142BurrellSt_10-21_EP-053.JPG



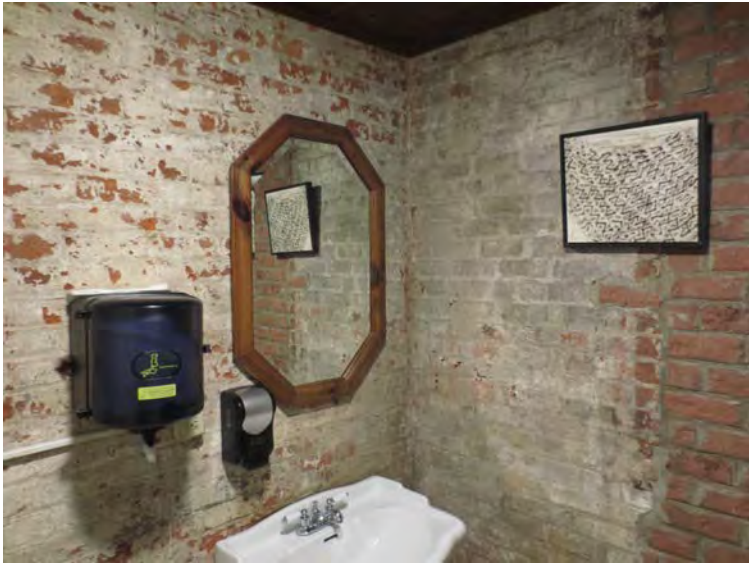
WT0067_142BurrellSt_10-21_EP-054.JPG



WT0067_142BurrellSt_10-21_EP-055.JPG



WT0067_142BurrellSt_10-21_EP-056.JPG



WT0067_142BurrellSt_10-21_EP-057.JPG



WT0067_142BurrellSt_10-21_EP-058.JPG



WT0067_142BurrellSt_10-21_EP-059.JPG



WT0067_142BurrellSt_10-21_EP-060.JPG



WT0067_142BurrellSt_10-21_EP-061.JPG



WT0067_142BurrellSt_10-21_EP-062.JPG



WT0067_142BurrellSt_10-21_EP-063.JPG



WT0067_142BurrellSt_10-21_EP-064.JPG



WT0067_142BurrellSt_10-21_EP-065.JPG



WT0067_142BurrellSt_10-21_EP-066.JPG



WT0067_142BurrellSt_10-21_EP-067.JPG



WT0067_142BurrellSt_10-21_EP-068.JPG



WT0067_142BurrellSt_10-21_EP-069.JPG



WT0067_142BurrellSt_10-21_EP-070.JPG



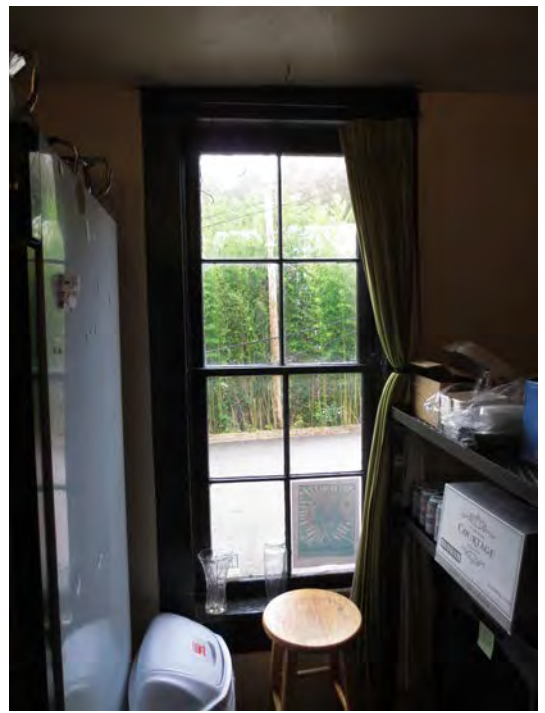
WT0067_142BurrellSt_10-21_EP-071.JPG



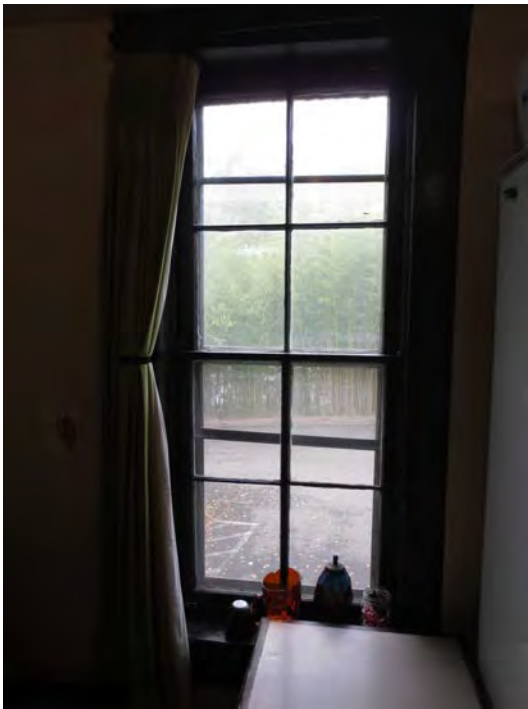
WT0067_142BurrellSt_10-21_EP-072.JPG



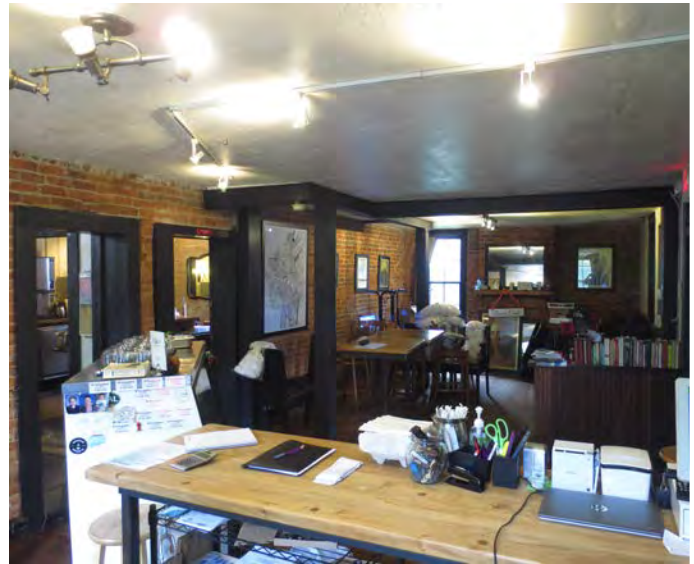
WT0067_142BurrellSt_10-21_EP-073.JPG



WT0067_142BurrellSt_10-21_EP-074.JPG



WT0067_142BurrellSt_10-21_EP-075.JPG



WT0067_142BurrellSt_10-21_EP-076.JPG



WT0067_142BurrellSt_10-21_EP-077.JPG



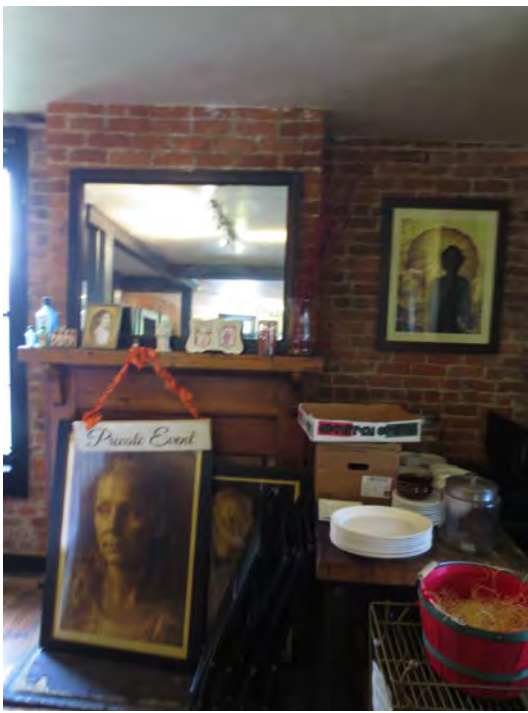
WT0067_142BurrellSt_10-21_EP-078.JPG



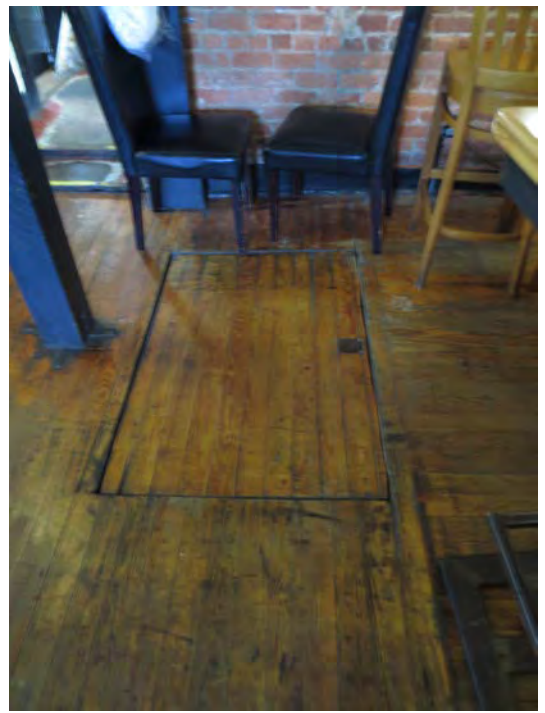
WT0067_142BurrellSt_10-21_EP-079.JPG



WT0067_142BurrellSt_10-21_EP-080.JPG



WT0067_142BurrellSt_10-21_EP-081.JPG



WT0067_142BurrellSt_10-21_EP-082.JPG



WT0067_142BurrellSt_10-21_EP-083.JPG



WT0067_142BurrellSt_10-21_EP-084.JPG



WT0067_142BurrellSt_10-21_EP-085.JPG



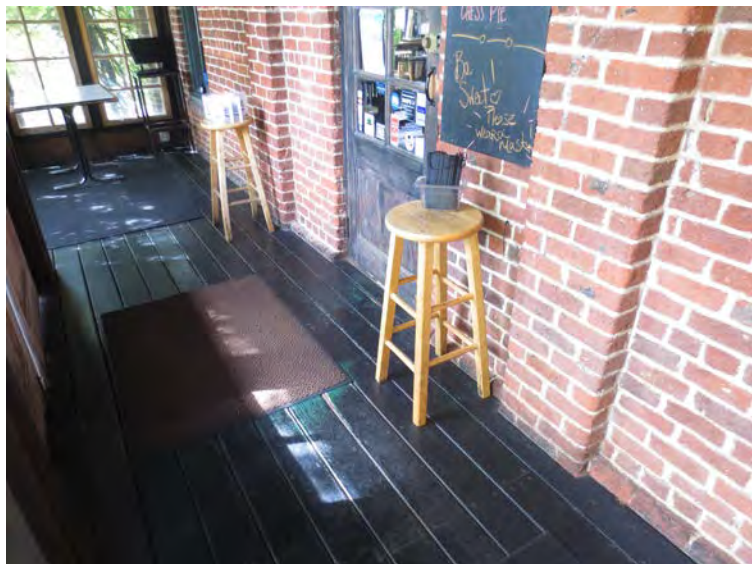
WT0067_142BurrellSt_10-21_EP-086.JPG



WT0067_142BurrellSt_10-21_EP-087.JPG



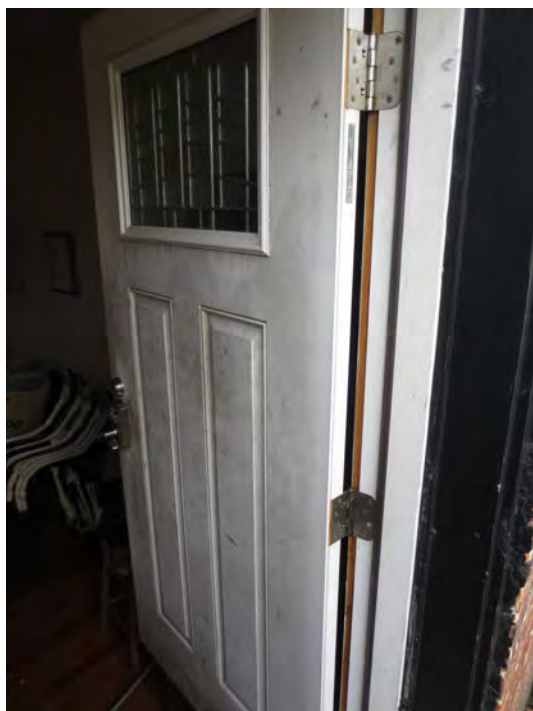
WT0067_142BurrellSt_10-21_EP-088.JPG



WT0067_142BurrellSt_10-21_EP-089.JPG



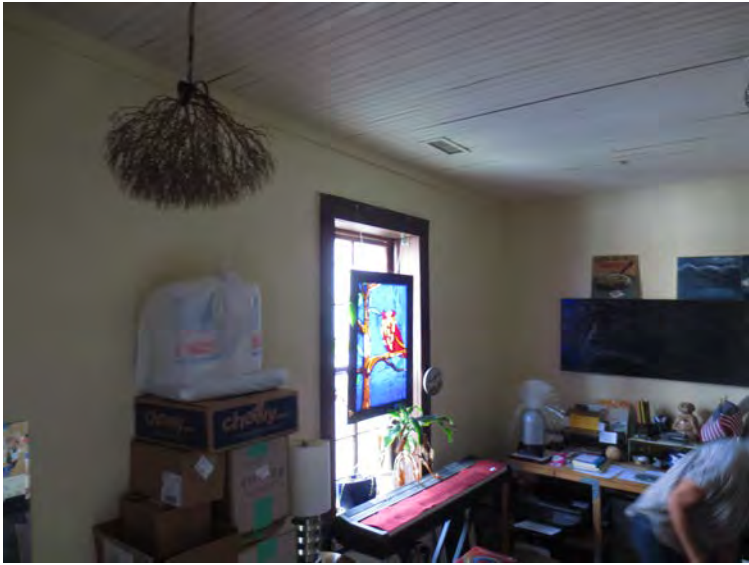
WT0067_142BurrellSt_10-21_EP-090.JPG



WT0067_142BurrellSt_10-21_EP-091.JPG



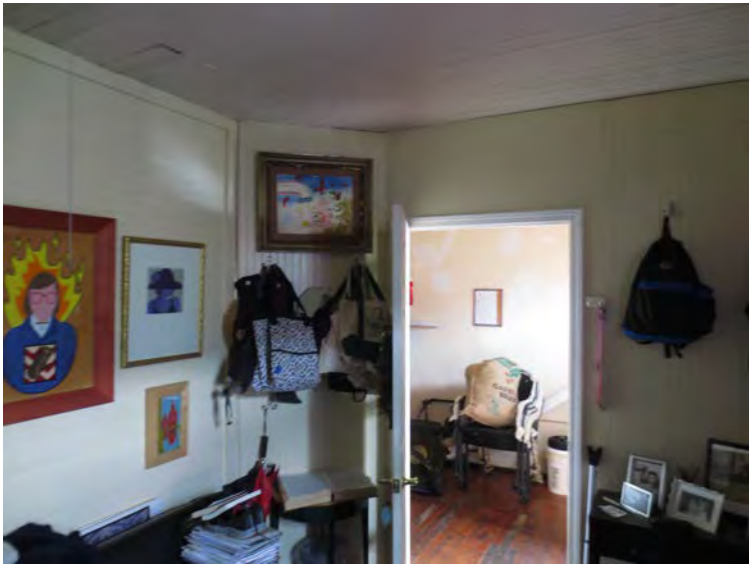
WT0067_142BurrellSt_10-21_EP-092.JPG



WT0067_142BurrellSt_10-21_EP-093.JPG



WT0067_142BurrellSt_10-21_EP-094.JPG



WT0067_142BurrellSt_10-21_EP-095.JPG

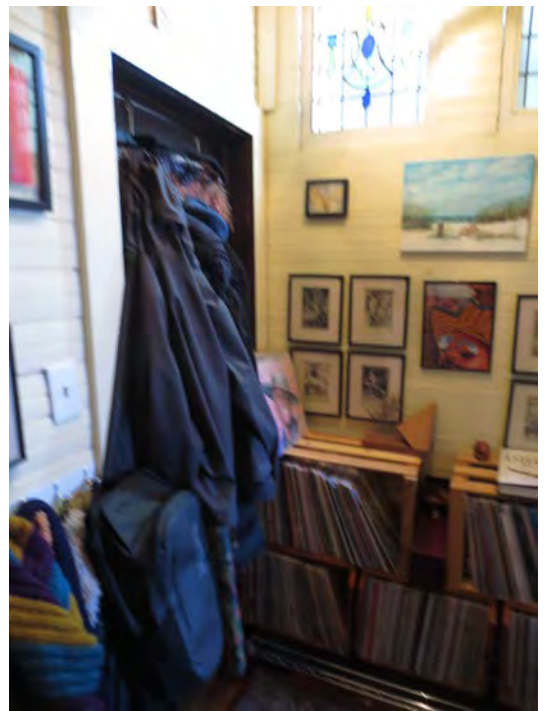


WT0067_142BurrellSt_10-21_EP-096.JPG

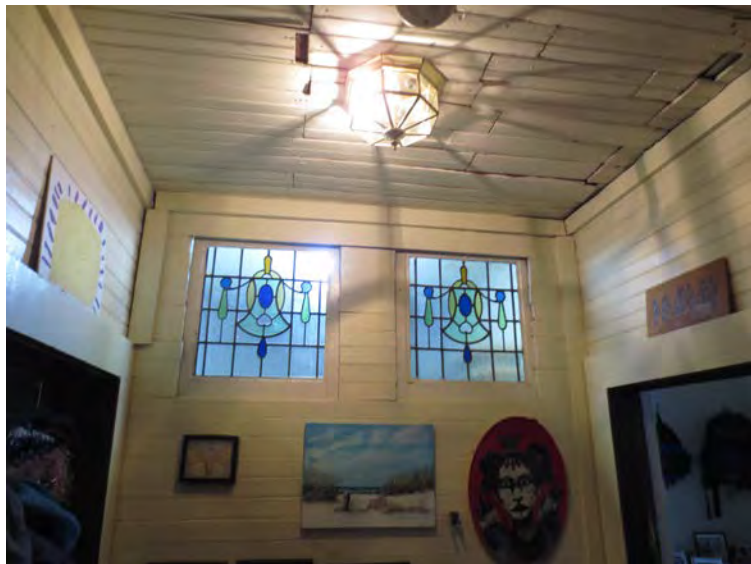
Communication: Watauga County Jail Local Landmark Designation Report (Revised Report 6/23/2022) (Project Updates by HPC Members)



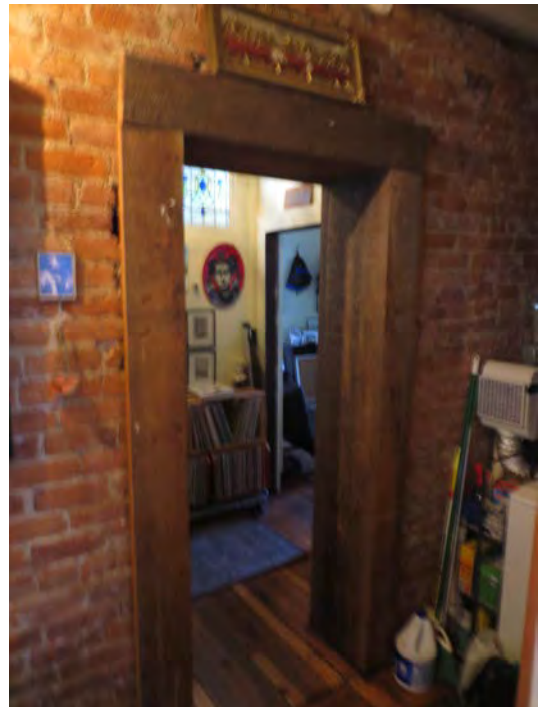
WT0067_142BurrellSt_10-21_EP-097.JPG



WT0067_142BurrellSt_10-21_EP-098.JPG



WT0067_142BurrellSt_10-21_EP-099.JPG



WT0067_142BurrellSt_10-21_EP-100.JPG



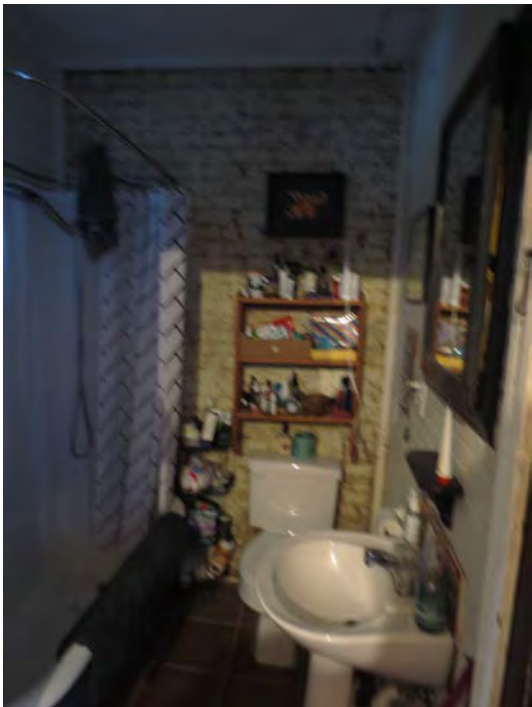
WT0067_142BurrellSt_10-21_EP-101.JPG



WT0067_142BurrellSt_10-21_EP-102.JPG



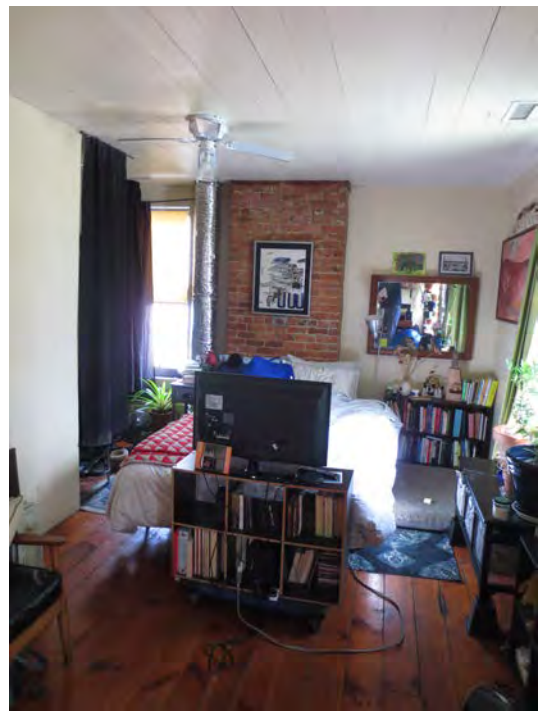
WT0067_142BurrellSt_10-21_EP-103.JPG



WT0067_142BurrellSt_10-21_EP-104.JPG



WT0067_142BurrellSt_10-21_EP-105.JPG



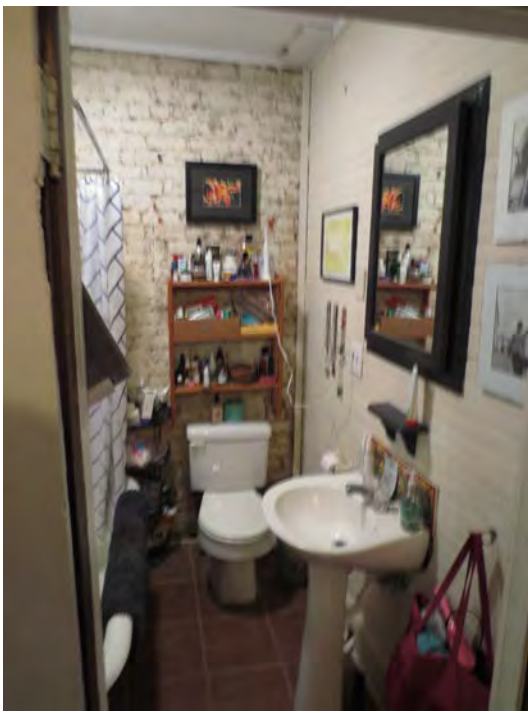
WT0067_142BurrellSt_10-21_EP-106.JPG



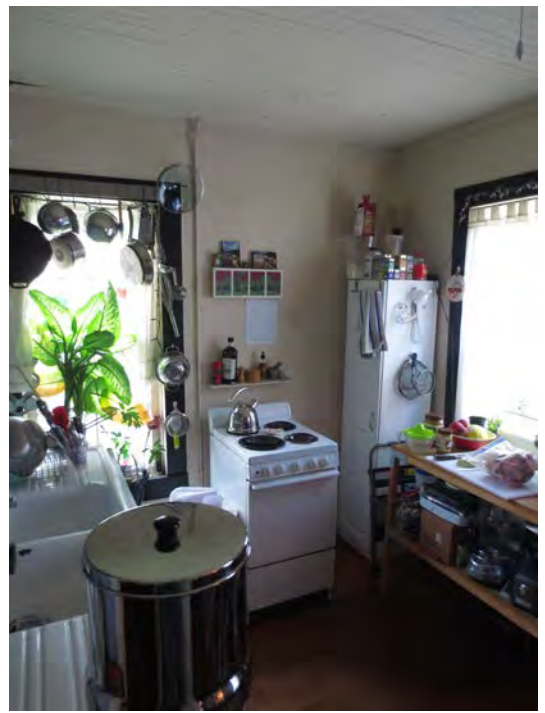
WT0067_142BurrellSt_10-21_EP-107.JPG



WT0067_142BurrellSt_10-21_EP-108.JPG



WT0067_142BurrellSt_10-21_EP-109.JPG



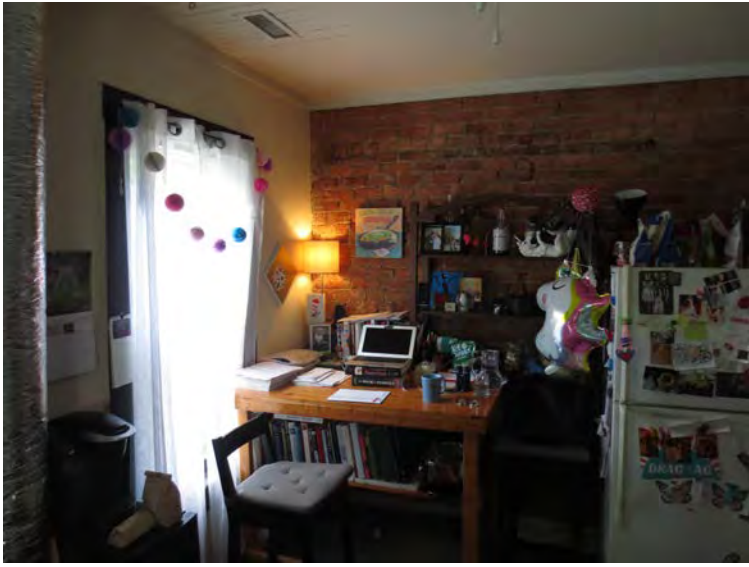
WT0067_142BurrellSt_10-21_EP-110.JPG



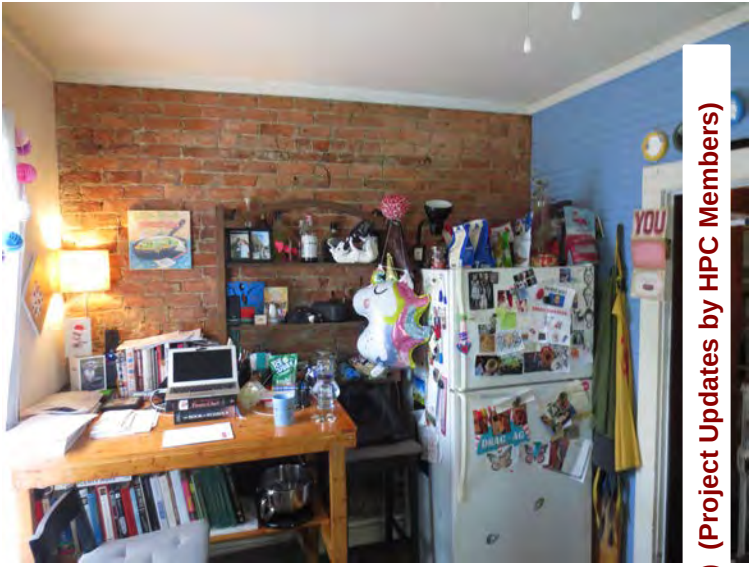
WT0067_142BurrellSt_10-21_EP-111.JPG



WT0067_142BurrellSt_10-21_EP-112.JPG

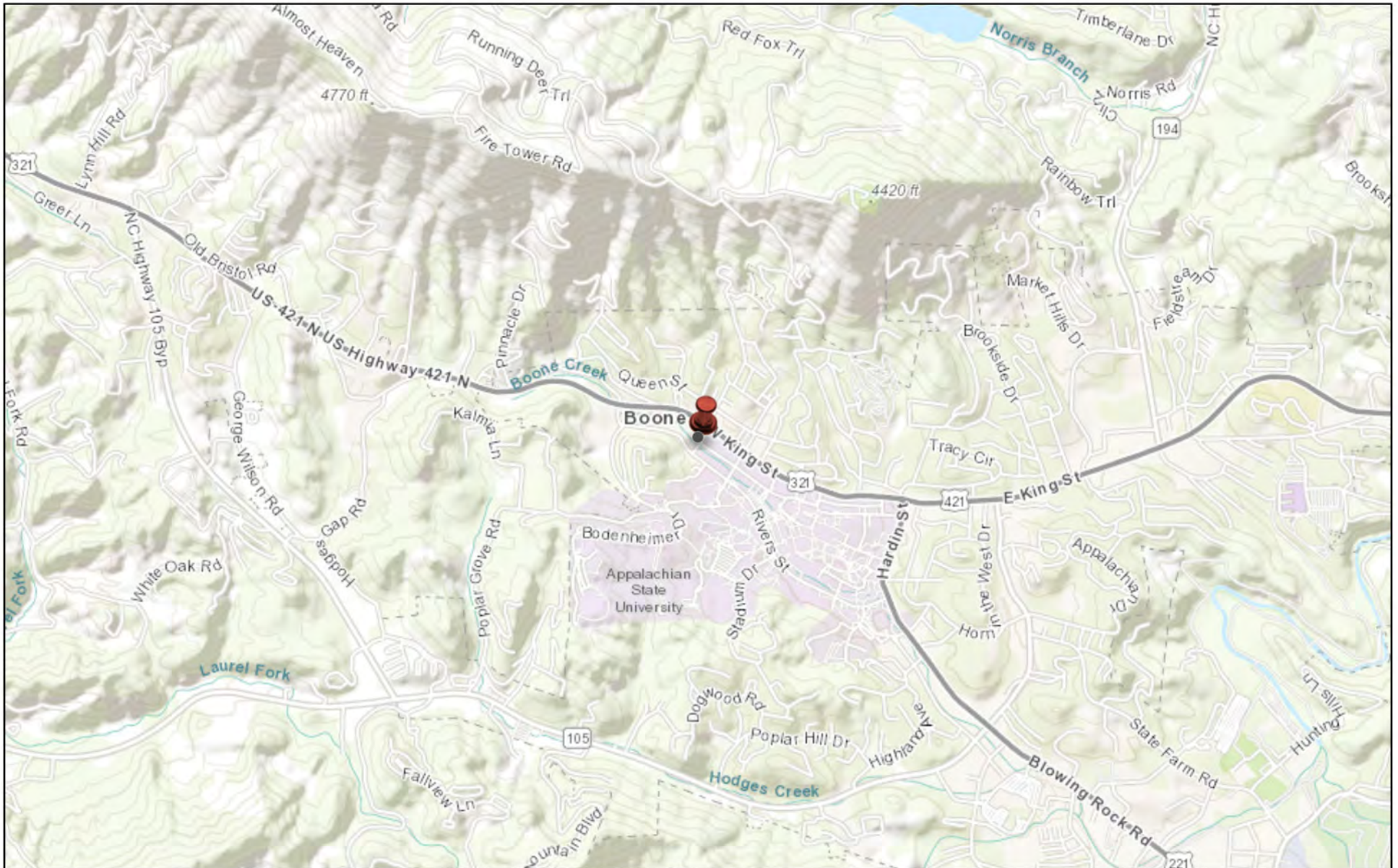


WT0067_142BurrellSt_10-21_EP-113.JPG



WT0067_142BurrellSt_10-21_EP-114.JPG

Local Historic Landmark Location Map



6/23/2022, 2:58:09 PM

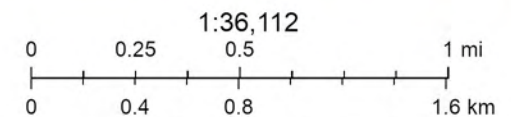
 **WT0067 Watauga County Jail**
36.219428, -81.686729

DATUM=WGS84

Watauga County Jail--Local Landmark Designation Report, June 23, 2022, Final Draft

WT0067 Watauga County Jail
142 Burrell St.
Boone, Watauga County, NC

Map created by Eric Plaag
Carolina Historical Consulting, LLC
June 23, 2022



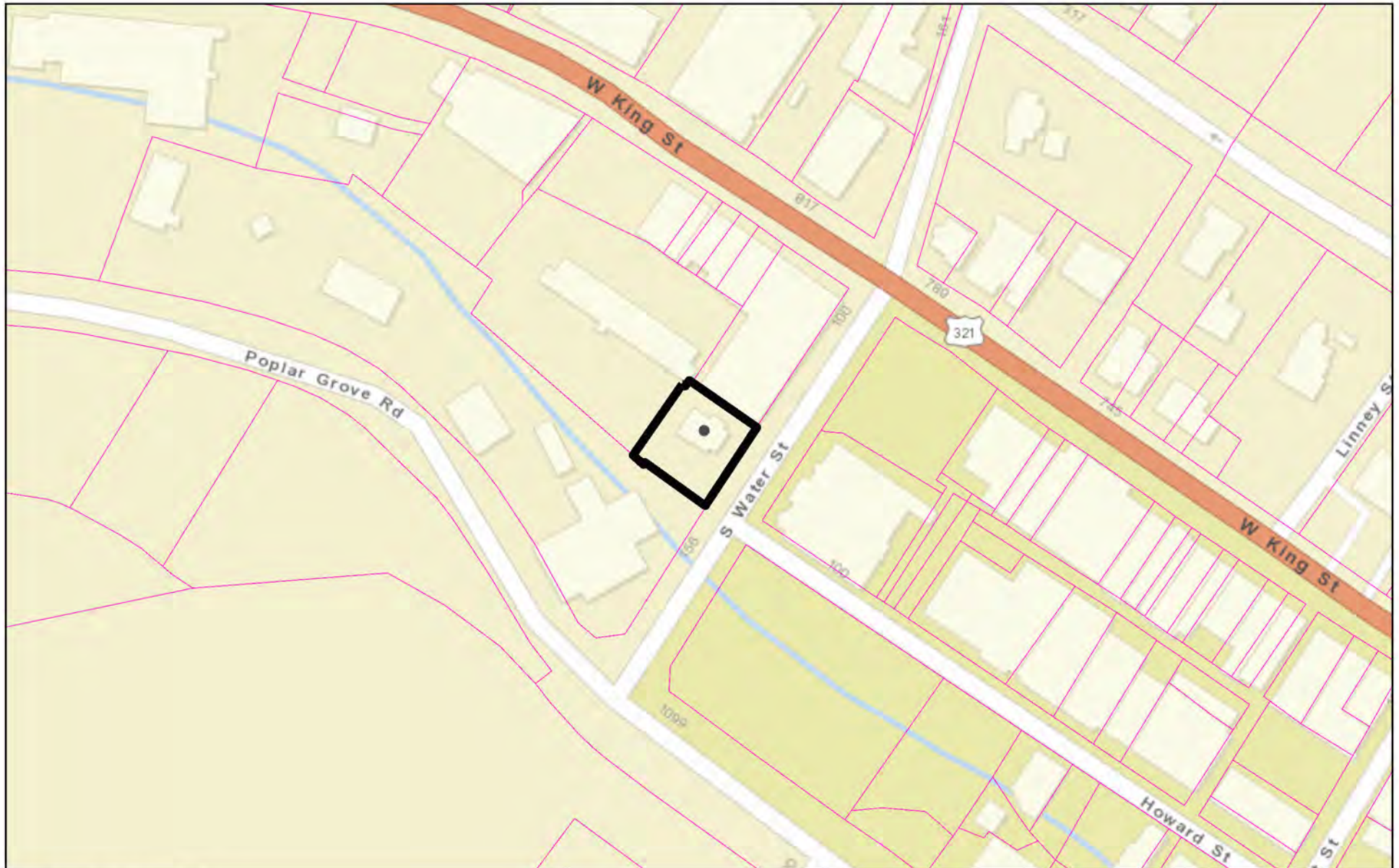
State of North Carolina DOT, Tennessee STS GIS, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

North Carolina State His

Participating NC Counties, NCCGIA, NC OneMap, US EPA | Esri, HERE | State of North Carolina DOT, Tennessee STS GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, M

Packet Pg. 92

Local Historic Landmark Boundary Map



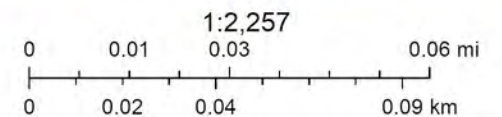
6/23/2022, 3:13:25 PM

 Parcels

 Local Historic
Landmark Boundary
Watauga County Jail--Local Landmark Designation Report, June 23, 2022, Final Draft

WT0067 Watauga County Jail
142 Burrell St.
Boone, Watauga County, NC

Map created by Eric Plaag
Carolina Historical Consulting, LLC
June 23, 2022



State of North Carolina DOT, Esri, HERE, Garmin, GeoTechnologies, Inc.,
Intermap, NGA, USGS, Participating NC Counties, NCCGIA, NC OneMap,

North Carolina State Historical Society

Participating NC Counties, NCCGIA, NC OneMap, US EPA | Esri, HERE | State of North Carolina DOT, Esri, HERE, Garmin, GeoTechnologies, Inc.

Packet Pg. 93

PARID: 2900795419000

FURGUIELE, SAMUEL F JR, MENDEL FURGUIELE,
PEGGY

142 BURRELL ST

Parcel

ParID	2900795419000
Tax Year	2022
SITUS Address	142 BURRELL ST
City, State, Zip	BOONE , NC , 28607
Unit #	
Unit Description	
NBHD	05C6 - DOWNTOWN BOONE BUSINESS
Class	CO - COMMERCIAL
Land Use Code	C21 - RESTAURANT
Living Units	2
CAMA Acres	.22
Zoning	BOB1 - BOB1
Map #	2900-79-5419-000

Jan 1 Values

Land Value.	240,600
Building Value	136,760
=====	=====
Appraisal Total	377,360
Exemptions or Exclusions	0
Land Deferred Value	
	=====
Taxable Total	377,360

Owner Mailing

Tax Year	2022
Sequence Number	0
Owner Number	1571717
Owner	FURGUIELE, SAMUEL F JR MENDEL FURGUIELE, PEGGY
Mailing Address	169 GRAGG ST
City, State, Zip	BOONE NC 28607

Legal Description

Township	05 - BOONE
City Code	
Jurisdiction (Tax Code District)	MS1 - MUNICIPAL SERVICE DIST
Unit Desc	
Unit #	
Book	582
Page	156
Legal Desc 1	PROPER
Deeded Acres	0.22

Sale Date	Book	Page	Sale Price	Grantor	Grantee
17-AUG-00	582	156	145,000		FURGIUELE, SAMUEL F JR

DOCUMENTATION

for

**Austin Tobacco Company Prize Room (WT0877)
970 Rivers Street
Boone, North Carolina
Watauga County**

Prepared for:

**Rivers Street Ventures, LLC
PO Box 2675
Boone, NC 28607**

Prepared by:

**Acme Preservation Services, LLC
825C Merrimon Avenue, #345
Asheville, NC 28804**

June 2022

Documentation for Austin Tobacco Company Prize House (WT0877) 970 Rivers Street, Boone, North Carolina

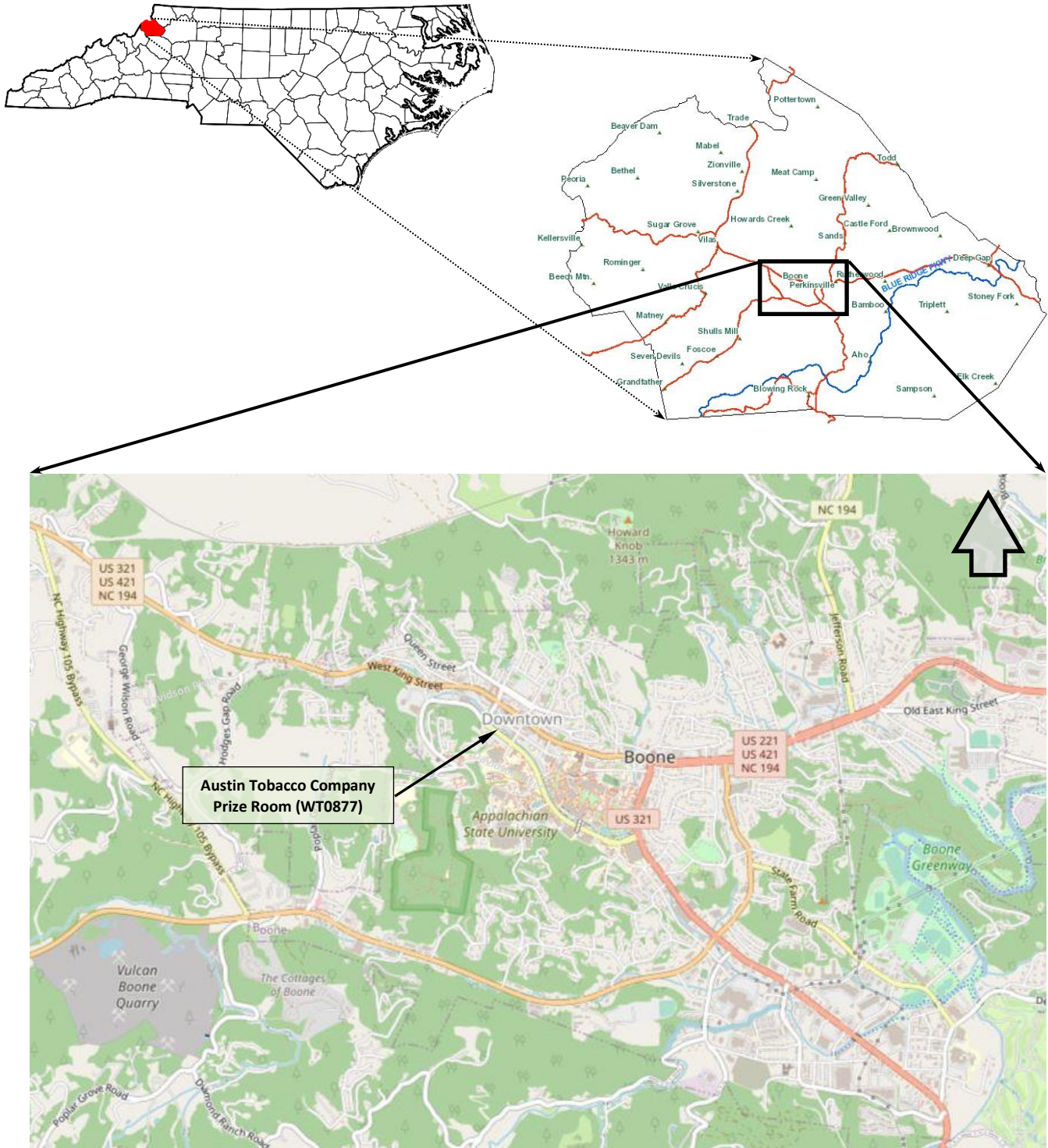
I. Introduction

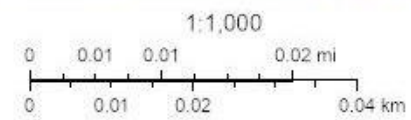
Rivers Street Ventures, LLC, owners of the Austin Tobacco Company Prize Room (WT0877) at 970 Rivers Street in Boone, propose to demolish the building for new construction. The Prize Room is located in the southern section of the Downtown Boone Local Historic District, designated by the Town of Boone Historic Preservation Commission (HPC) in 2021. On May 10, 2022, Rivers Street Ventures applied for a Certificate of Appropriateness (CoA) for Major Work from the HPC. As a condition of issuing a CoA, the HPC requested that the owners document the building through written descriptions and photographs to be submitted to the Commission within 90 days. Rivers Street Ventures engaged Acme Preservation Services (APS), a historic preservation consulting firm, to complete the building documentation for submittal to the HPC. The following summary report, written descriptions, and photographs were prepared to fulfill the requirement of the HPC.

II. Methodology

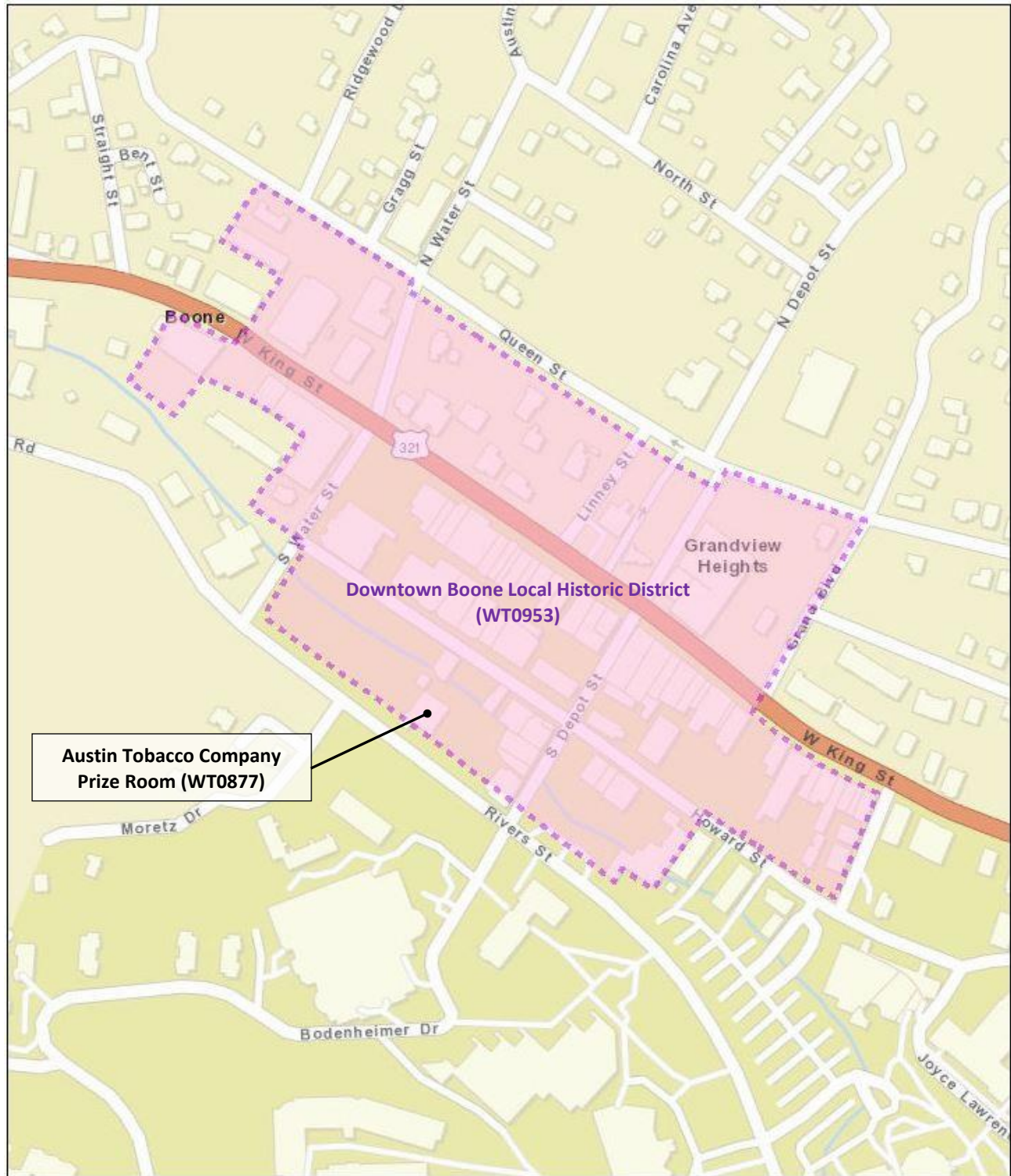
On June 7, 2022, APS architectural historian Clay Griffith conducted a site visit and extensively photographed the property at 970 Rivers Street, which has been occupied by the Café Portofino, a restaurant and bar, for the past 22 years. A full complement of interior and exterior views was taken, as well as photographs showing the building's relationship to the street and adjacent structures. The photographs were captured in a digital format and labeled according to the applicable guidelines of the North Carolina State Historic Preservation Office (HPO). Additional photographs and aerial drone views taken in May 2022 were provided by Judah Goheen of the Winkler Organization. A selection of representative photographs is included as part of this report, while the full set of images is available electronically. APS staff preparing the documentation meet the professional qualifications standards used by the National Park Service and defined in 36 CFR Part 61.

III. Project Location Maps



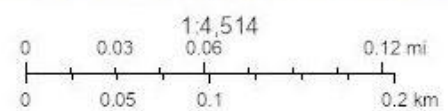


Austin Tobacco Company Prize Room (WT0877), 970 Rivers Street, Boone, NC
 (Source: HPOWEB 2.0)



 Local districts & boundaries

Source: HPOWEB 2.0





Downtown Boone, view to northeast (Rivers Street in foreground)
 (Goheen drone view, May 2022)



Downtown Boone, view to southeast with Howard Street at left and Rivers Street at right
 (Goheen drone view, May 2022)



Austin Tobacco Company Prize Room, 970 Rivers Street, view to northeast
 (Goheen drone view, May 2022)



Austin Tobacco Company Prize Room, 970 Rivers Street, oblique view to east
 (Goheen drone view, May 2022)

IV. Property Description

Resource Name	Austin Tobacco Company Prize Room
HPO Survey Site Number	WT0877
Location	970 Rivers Street, Boone, NC
PIN	2900-78-7965-000
Date(s) of Construction	1939
Eligibility	Downtown Boone Local Historic District



Austin Tobacco Company Prize Room (WT0877), 970 Rivers Street, façade, view to northeast

Located on the northeast side of Rivers Street, the Austin Tobacco Company Prize Room is a one-and-a-half-story frame warehouse built in 1939 by W. H. Gragg, secretary of the Watauga Building and Loan.¹ Gragg demolished an earlier building used to store fertilizers and erected a new 70-foot-by-70-foot warehouse to be used for tobacco sales during market season. The Austin Tobacco Company only used the building a few years before Gragg advertised for a new tenant in 1941. Subsequent owners stored insecticides in the building for many years. In the late twentieth century, new owners opened a retail store in the building and added a one-story shed-roof wing to the front

¹ Background information about the property is adapted from Dr. Eric W. Plaag, "Comprehensive Survey of Downtown Boone, North Carolina – FINAL REPORT," Carolina Historical Consulting, LLC, Boone, NC, February 2021, 310-313.

at the southwest corner. From 2000 until early 2022, Café Portofino, a restaurant and bar, occupied the building.

Roughly square in plan and set back from the sidewalk approximately 20 feet, the building rests on a foundation of wooden posts and is covered with plywood siding. The roof consists of wood decking covered with a rubber membrane. Three square skylights are located on the roof illuminating the central corridor and a small mezzanine at the northeast corner of the building. The narrow area between the building and the street is paved and striped for five parking spaces. A gravel parking area on the northwest side of the building, along with a paved patio, wooden decking, and railings forms an outdoor gathering space on the west side of the property. Boone Creek emerges from a culvert beneath the paved surface parking lot to the west of the Prize Room lot and crosses the northern portion of the property. The northwest corner of the building, supported by wooden posts on natural rock and poured concrete piers, spans the creek as it passes through the property.

The one-and-a-half-story façade of the Prize Room building has a flat parapet, an attached one-story shed-roof porch with metal roofing, and the projecting shed-roof wing added in the 1990s. An attached wooden deck carries across the façade and provides access to the two front entrances. A replacement single-leaf entry door is located near the junction of the façade and front wing; the entrance is flanked to the east by a single replacement one-over-one double-hung window that has been boarded over. The second entrance is located at the east end of the façade and consists of double-leaf multi-light doors with the windows boarded up. A pair of boarded up replacement one-over-one double-hung windows are positioned on the façade between the two entrances. Supported by square wooden posts with diagonal brackets, the attached porch shelters the facade from the front wing to the east entrance. Six irregularly spaced replacement one-over-one double-hung windows are located on the upper façade, and the two windows at the west end have been boarded over. The one-story front wing is similarly finished with plywood sheathing and a rubber membrane roof. A pair of wood-frame casement windows on the east elevation of the wing are boarded over. On the west elevation, the shed roof extends to form an engaged porch with a wooden floor and supported on square wooden posts with diagonal brackets. Double-leaf doors with nine lights above a cross-braced panel enter the wing from the porch. A single, boarded-up plate-glass window pierces the wall to the south of the entrance. A cantilevered wooden counter supported by triangular brackets is positioned beneath the window.

The northwest side elevation of the original Prize Room is relatively plain and clearly exhibits the front-to-back slope of the shed roof. Covered with plywood sheathing, the elevation displays a pair of single-light wood-frame casement windows, a replacement sliding sash window, a square vent with metal louvers, and other exterior utility lines and conduit. A horizontal wooden batten covers the seam of plywood siding and marks the ceiling height at the front of the building, where apartments are located above the main floor. An attached metal stair rises against the exterior wall

to a metal landing supported by metal pipe columns. The landing forms an entry porch for the upper-story apartment, which is accessed through a replacement single-leaf six-panel door. The entrance is sheltered by an attached canopy roof with square wooden posts and a thin metal railing. The porch roof follows the front-to-rear slope of the main roof. Boone Creek passes under the northwest corner of the building at the north end of the elevation, which is supported by thick wooden posts.

The rear elevation of the building has an open eave, plywood sheathing, and a horizontal wooden batten along the seam of the plywood sheets. On the eastern third of the elevation, the siding extends nearly to the ground but stops higher on the western two-thirds where Boone Creek passes under the building. Five window openings are irregularly spaced across the upper portion of the rear elevation and contain replacement one-over-one double-hung sash. A replacement one-over-one window that illuminated a lower-level storage room is boarded over.

The southeast side elevation is similar in appearance and finish to the opposite side elevation. Covered with plywood sheathing, the elevation has an attached metal stair and exterior landing for an upstairs apartment, exterior utility lines and conduit, and two replacement one-over-one double-hung sash windows. A replacement single-leaf six-panel door is positioned at the center of the elevation and is accessible from an attached wooden deck and stairs. The door opening is framed by thin molding, and the deck has a wooden railing.

The interior of the building reflects its use over the past 22 years as Café Portofino, a local restaurant and bar. Interior partitions and material changes signal areas used for the dining room, kitchen, bar, waiting areas, restrooms, office, and storage. The original volume of the warehouse remains visible in portions of the restaurant dining room and the lounge at the rear of the building. Original hardwood floors, flush horizontal plank walls, square wooden posts, and exposed roof joists and rafters are among the few visible vestiges of the original Prize Room, where processed tobacco was packaged and weighed prior to distribution. Additional wooden posts and beams have been added throughout the building to support the two apartments located above the front portion of the building.

The restaurant was entered through the double-leaf doors at the east end of the façade, which open into a vestibule created by partially open partition walls and containing wooden benches and a hostess station. An open doorway connects to main volume of the dining room. A low platform bordered by a metal railing is located to the east where a section of exposed wall boards is visible around a single-leaf door to the exterior. On the west side of the vestibule, the dining room has a low ceiling due to the apartments above and the intimate space features a finished sheetrock ceiling, square wood posts and exposed beams, and wood plank walls. A wooden counter separates the dining room from the kitchen, which extends to the rear wall of the building. The kitchen displays a ceramic tile floor and acoustical tile ceiling. A prep counter divides the kitchen, but the appliances have been removed. A stainless-steel hood and backsplash located along the west wall are the only remnants of the cooking equipment. At the northeast corner of the restaurant, a split-level

mezzanine and office are accessible from wooden steps. A walk-in cooler is located against the east wall of the building and partially framed by wooden partition walls. Open wood steps rise to the mezzanine area, which appears to have been an extension of the dining room with flush plank walls, exposed rafters, and a linoleum tile floor. A single-leaf wood door located adjacent to the mezzanine steps opens onto a second set of steps that descend to an office and storage room. The lower-level space has wood paneled walls, linoleum tile floors, and an unfinished ceiling.

The bar area of the former Café Portofino was entered through the single-leaf entrance at the center of the façade. Opening into a center passage that connects through to a lounge at the rear of the building and to an L-shaped bar to the west. The passage has a low, sheetrock ceiling, wood paneled walls, and vinyl floor coverings. A fixed eight-light window on the east wall overlooks the dining room on the other side of the partition wall. The west wall consists of a large, framed opening to the that accesses the bar area and interior of the front wing. The room occupied by the L-shaped wooden bar is finished with wood paneled wall and vinyl floor coverings. The low ceiling with exposed wooden beams reflects the location of an apartment above this space. Another open passage through the bar area provides connection to the front wing, which consists of a single open room with sheetrock walls and ceiling, vinyl floor coverings, and a single step down into the space. Double-leaf doors on the west wall open to the porch and patio on the northwest side of the building. A single interior wooden post forms the corner of a small, raised stage at the front of the wing, which has a metal railing along its east side.

From the bar entrance, another framed opening connects to central corridor that links the bar with the lounge at the rear of the building and the dining room to the east. Open to the ceiling and lit by a skylight, the interior room has vinyl floors, wood paneled walls, and exposed HVAC ducts in the upper part of the space. Two single-leaf six-panel wooden doors provide access to the bathrooms, and a wooden ladder against the west wall accesses a storage room above the finished ceilings of the bathrooms. A single-leaf wooden door with three horizontal lights over three horizontal panels on the east wall opens into the dining room. Double-leaf hollow-core wood doors on the north wall open into the lounge area at the back of the building, but one of the doors appears to have been removed.

The lounge is a large room at the rear of the building for bar patrons, billiard tables, and darts. Open to the exposed rafters and joists of the ceiling, the lounge is finished with hardwood floors, sheetrock and wood paneled walls, and a skylight. A single interior wooden post supports a wood joist that has been reinforced by steel I-beams attached to either side. A similar wood post and reinforced beam arrangement occurs on the east wall of the lounge, which is a partition wall separating the space from the kitchen. The partition wall is covered with wood paneling below a horizontal batten and wood lattice above.

Apartment A, located on the upper story at the front of the building and accessed from the exterior on the northwest side, consists of a main living room and kitchen area, two bedrooms, and

a bathroom. The L-shaped living room and kitchen area is entered through a replacement single-leaf door from the exterior stair landing and the restroom is located adjoining the kitchen. The interior is finished with sheetrock walls, engineered hardwood flooring, electric baseboard heating units, and a gently sloping ceiling reflecting the building's roof shape. Kitchen cabinets and appliances are located at the north end of the space where the ceiling height is the lowest. A short hallway, located along the front wall of the building, is accessible from the living room by a single step down and opens into the two bedrooms, which are similarly finished with wood floors, sheetrock walls, electric baseboard heat, and a small closet partitioned in the corner of each room.

Located on the upper story at the front of the building and accessed from the exterior on the southeast elevation, Apartment B consists of a main living room and kitchen area, two bedrooms, and a bathroom. The L-shaped living room and kitchen area is entered through a single-leaf wooden door from the exterior stair landing. Composed of six lights over three horizontal panels, the upper portion of the door has been covered with plywood. The interior is generally finished with sheetrock walls, engineered hardwood flooring, electric baseboard heating units, and gently sloping ceiling reflecting the building's roof shape. An exposed wooden roof beam is visible in the kitchen and front bedroom, which is partitioned against front wall of the building. Beyond the kitchen, a short hallway accesses the front bedroom and bathroom opposite before terminating at the door to the second bedroom. The two bedrooms are similarly finished with carpeted floors, sheetrock walls, electric baseboard heat, and small closets. The bathroom has a ceramic tile floor, sheetrock walls, toilet, vanity, and a tub and tile shower.

References:

"Digital Photography Policy." North Carolina State Historic Preservation Office, Raleigh, NC, May 2022.

Plaag, Eric W. "Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, North Carolina." Boone Historic Preservation Commission, Boone, NC, April 2021.

----- "Comprehensive Architectural Survey of Downtown Boone, North Carolina – FINAL REPORT." Carolina Historical Consulting, LLC, Boone, NC, February 2021.

V. Representative Photographs



Façade, view to north



Façade, oblique view to northeast



Southwest corner, view to northeast



Northwest side elevation with Boone Creek below the northwest corner, view to east



Rear elevation, oblique view to west



Southeast side elevation and property boundary, view to southwest



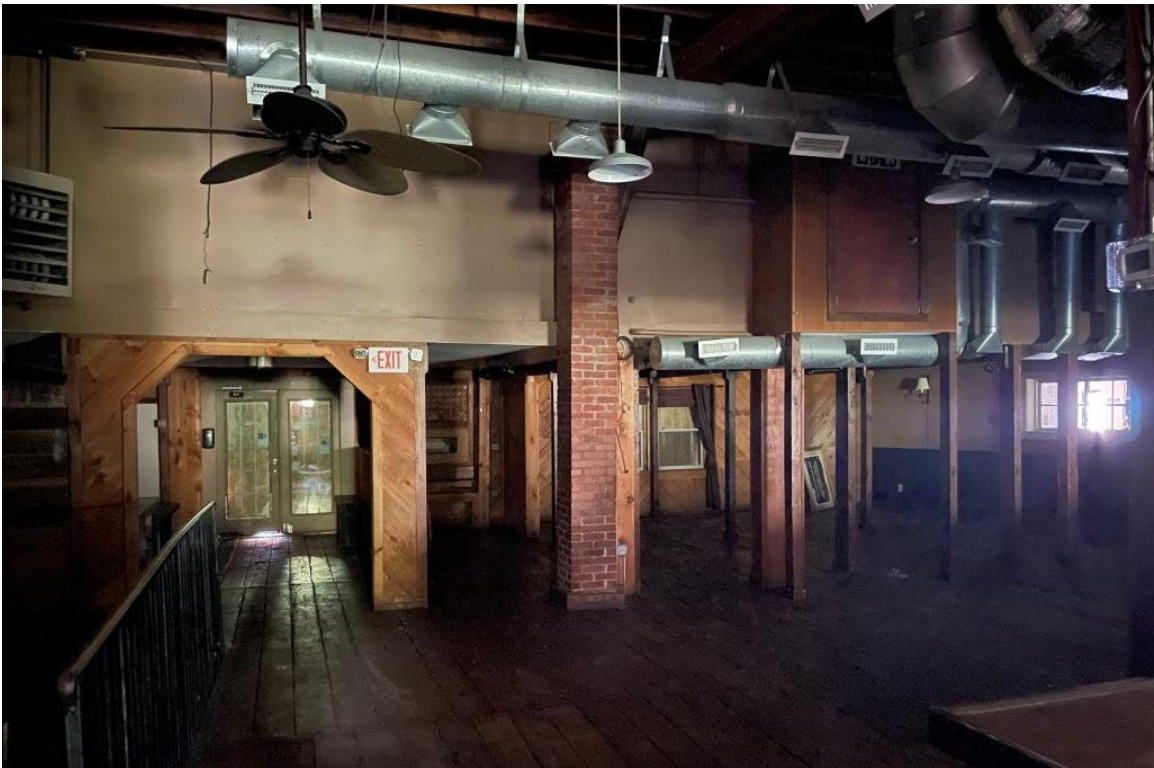
Central entrance door on southeast side elevation, view to north



Entrance to Apt. B on southwest side elevation, view to west



Main dining room, view to southeast



Main dining room (entrance vestibule at left), view to southwest



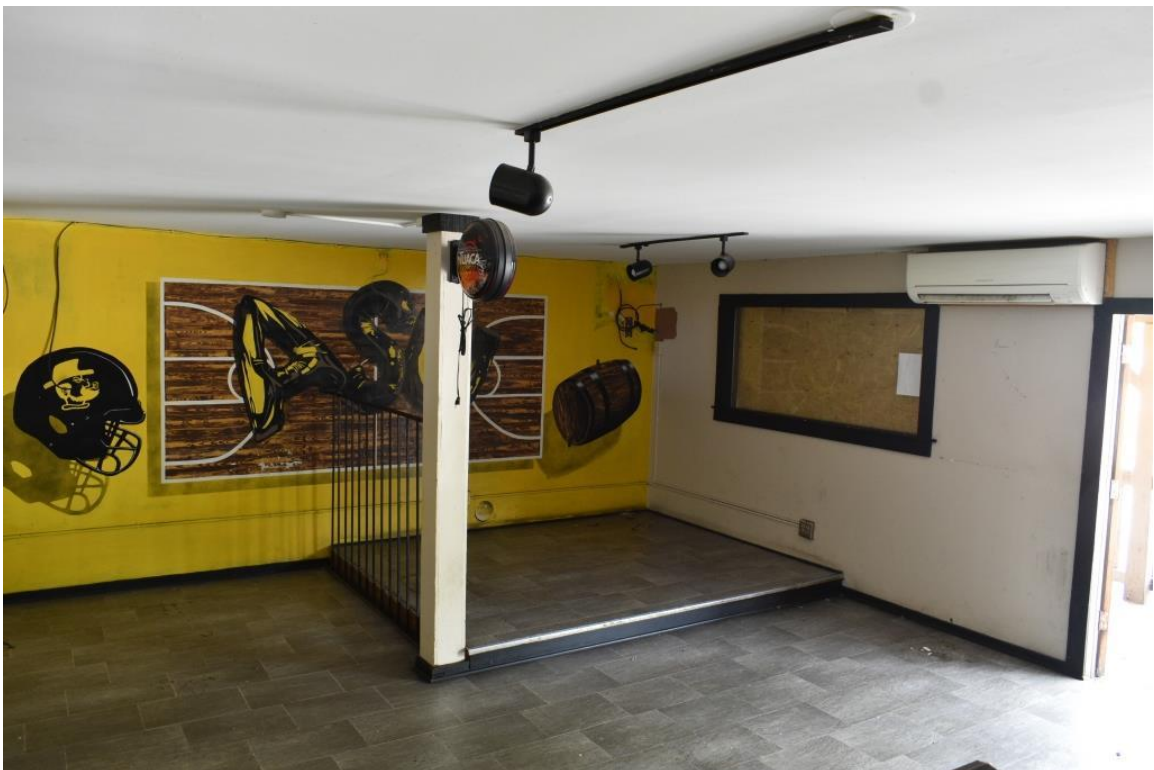
Restaurant kitchen, view to north



Mezzanine at northeast corner, view to northeast



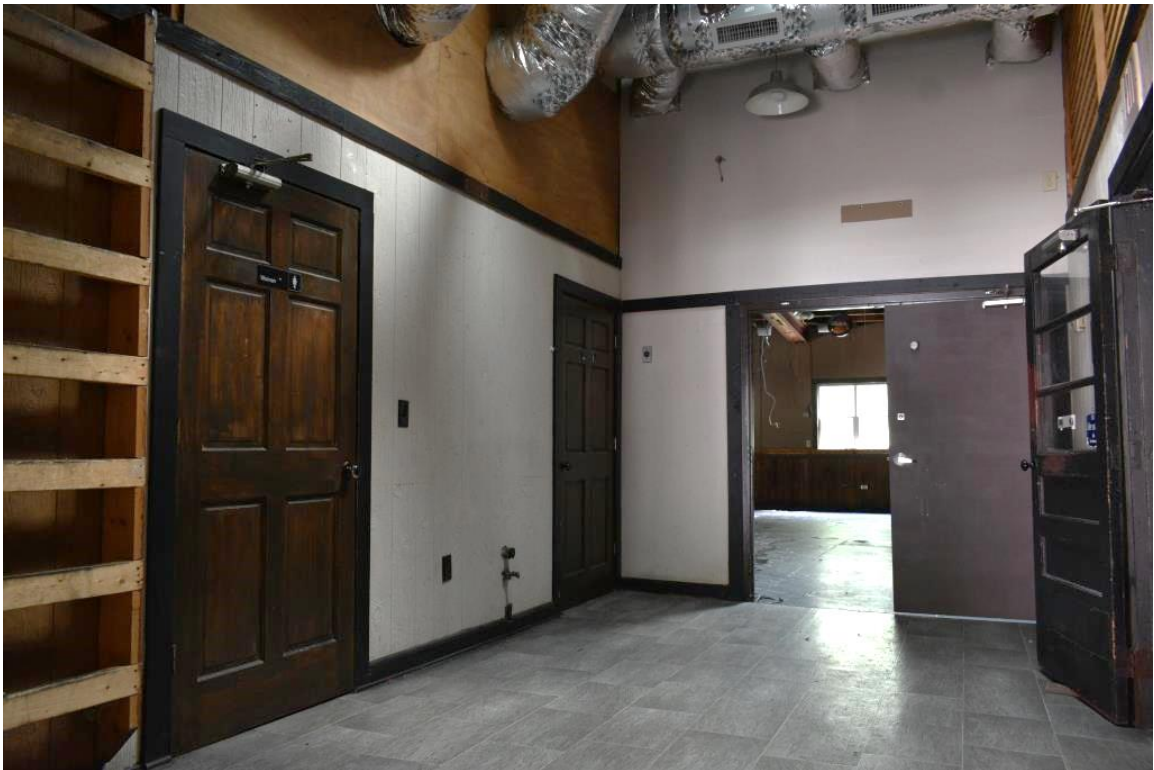
Entrance corridor for bar, view to north



Interior of front wing, including stage, view to southwest



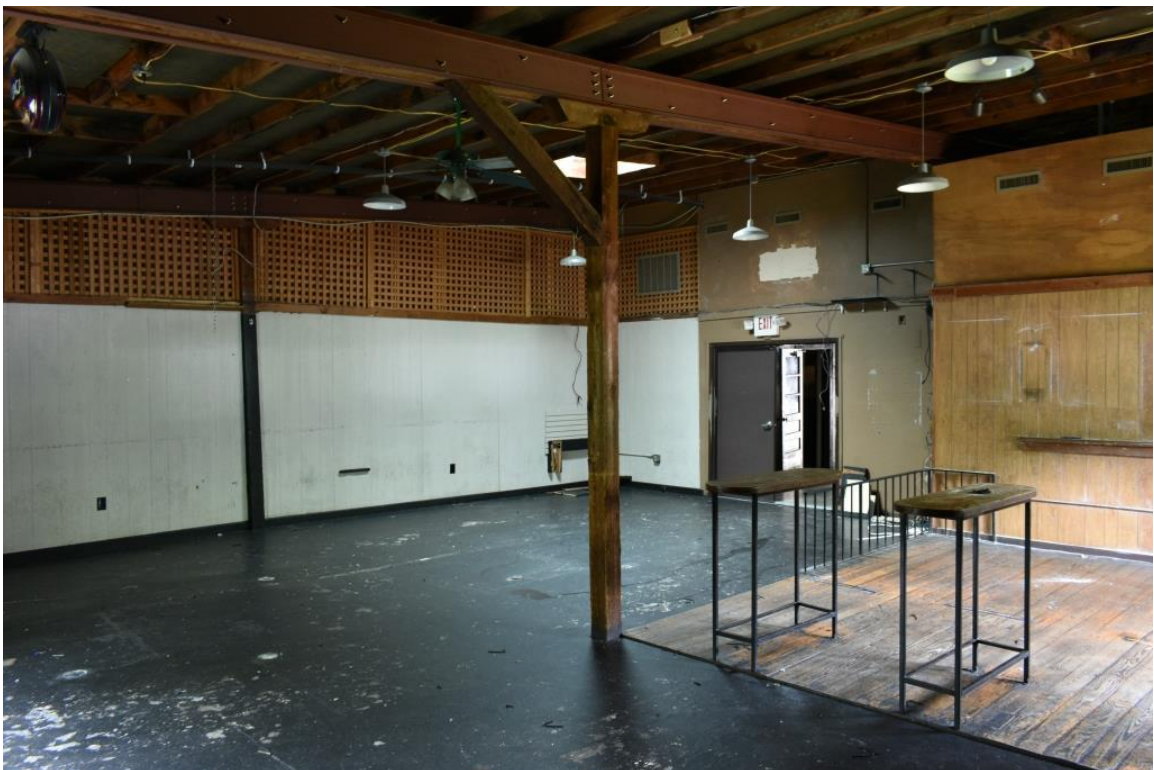
Interior of front wing, view northeast to bar



Central corridor and bathroom, view to north



Lounge interior, view to north



Lounge interior, view to south



Apartment A, living room, view to southwest



Apartment A, bedroom, view to southwest



Apartment B, living room, view to southwest



Apartment B, bedroom, view to southwest



*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: 5/10/22

C. Property Information

Street Address:

970 River Street

Watauga County Parcel Identification Number:

2900-78-7965-000

Existing Zoning District(s):

B-1

Total Land Area:

0.807 ACRES

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

If yes, describe:

D. Applicant Information

Name:

RIVERS STREET VENTURES LLC

Complete Mailing Address (Street, City, Zip):

PO Box 2675 Boone, NC 28607

Phone Number:

828-262-3431

Email Address:

winkheelsfan@yahoo.com

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

E. Property Owner Information

Name:

RIVERS STREET VENTURES LLC

Complete Mailing Address (Street, City, Zip):

PO Box 2675 Boone, NC 28607

Phone Number:

828-262-3431

Email Address:

winkheelsfan@yahoo.com

F. Landmark/District Information

District/Landmark Name:

DOWNTOWN CORE - WATAUGA LUMBER CO

Period of Significance:

(1936) AUSTIN TOBACCO CO. PRIZE ROOM

G. Project Details

Project Cost: \$ 3,500,000.00 \$

Project Type:

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

H. Design Professional Information

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

Name: BRENT DAVIS ARCHITECTURE, VALERIE ENFER (CIV.) Company: _____

Complete Mailing Address (Street, City, Zip):

189 Sally St. Boone, NC 28607

Phone Number:

828-265-4848

Email Address:

bda.arch@yahoo.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 Winkler

Applicant (Print)

[Signature]

Applicant (Signature)

3-22-22

Date

Rivers Street Ventures LLC

Property Owner (Print)

[Signature]

Property Owner (Signature)

3-22-22

Date

Official Use Only

Permit Name:

Rivers Street Ventures - COA

Permit Number: <u>205606-032422</u>				
Date: <u>3-24-22</u>	Fee: <u>\$100.00</u>	Receipt Number: <u>522730</u>	Method of Payment: ☐ Cash ☒ Check Number: <u>30365</u>	Paid By: <u>King Construction of Boone</u>

Public Hearing Meeting Date: 5/10/22

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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

Application: Certificate of Appropriateness

Date: June 23, 2022

Project: Portofino Hotel

Address: River Street, Boone, North Carolina

RE: COA application for Major Work – New Construction

The following changes were made to the building since our first HPC submittal date on April 28, 2022.

April 28, 2022 submittal

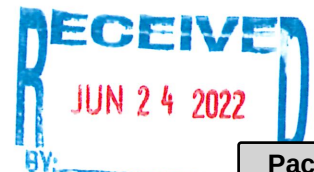
Single story structure
 Building height: 16'-6"
 Building length: 132'-6"
 Total heated building area: 7353 sf
 Guest rooms (17)
 Ceiling height: 9'- ½"
 Brick color: gray/tan range
 Wood siding: mix of wood lap siding and
 wood board and batten
 Fenestration: Storefront (clear anodized
 Aluminum with clear glass)
 Cornice: layered FRT wood trim
 Awning at building entrances: metal frame
 with fire retardant fabric
 Pergola: Douglas fir
 HVAC: PTAC grilles below storefront
 Parapet wall height: 30"
 Flood way: rear portion of the building
 extends into floodway

June 23, 2022 submittal

Two story structure
 Building height: 20'-0"
 Building length: 132'-2"
 Total heated building area: 11,421 sf
 Guest rooms (20)
 Ceiling ht: 9'-0" for 1st/ 2nd floors
 Brick color: red
 Wood siding: omitted
 Fenestration: wood windows
 with metal cladding (white);
 Doors: half glass w/ dec panel
 Cornice: omitted and replaced with
 stacked brick soldier coursing
 Awnings: Added above the rear
 entry door.
 Pergola: omitted
 HVAC: PTAC grilles omitted;
 Roof top condensing units
 Parapet wall height: 42"
 Flood way: the building does not
 extend into floodway

Written Description of Proposed Work

Portofino Hotel is a two-story building consisting of (20) guest rooms and miscellaneous ancillary spaces for support of hotel operations. The first floor has 6,112 sf which includes (11) guest rooms and miscellaneous ancillary spaces. A 10' x 29' veranda is recessed into the first and second floor along River Street. The second floor has 5,309 sf which includes (9) guest rooms and miscellaneous ancillary spaces. A 42" high parapet wall is shown at the roof perimeter to screen roof top HVAC equipment. Exterior walls will utilize Type III construction consisting of light gauge steel stud framing.



Light gauge steel joists will be used for second floor and roof framing. Tapered roof insulation and a TPO membrane will be installed as the roof system.

Exterior finish materials consist of a red wire cut brick. The veranda will be constructed using FRT framing lumber and FRT trim lumber. All exterior wood for the columns, newel post, balusters and rails will be painted white. Brick piers will be installed for column bases. Single hung wood windows with metal cladding will be used for compliance with Type III construction which requires non-combustible materials at exterior wall. Window cladding color will be white.

Brick veneer around the building include triple stacked soldier coursing with 1" corbeling, 16" wide pilasters extending from grade to top of the parapet wall and a brick soldier course above each window. The veranda features 12" square wood columns with brick bases. The balcony railing consists of 8" square newel posts, 3" square balusters and 3" thick wood rails. All wood will be painted white.

The existing building on the site has a height of 16'-8" as measured from the roof peak to the average sidewalk elevation. The height of the proposed new structure is 20'-0" as measured from the top of the roof structure to the average sidewalk elevation. The owner has decided to proceed with a CDR and will be requesting a 5'-0" height increase for the new structure.

Design considerations

Every building type has its own unique character and architectural style. The general public can usually identify a building's purpose and function by its exterior design. When considering the exterior design of the proposed hotel, we were challenged to create a design that met the functional and operational requirements for a building offering hospitality services to visitors and local residents. Because of its location in Downtown Boone, we were further challenged to provide a building design which provided historical significance and was suitable in scale to existing buildings.

Boone has a vibrant hospitality economy as evidenced by the large variety of hotels located within the town limits. In our opinion, none of the local hotel designs are suitable for a downtown location. However, the one which stood out as having significant historical value and character was the Daniel Boone Hotel which was constructed in 1925 and demolished in 1992. It was a two-story brick veneered structure with a grand veranda centered between two opposing hipped roof wings. Although modest in detailing, the large areas of brick presented a sense of luxury. Dormer adorned the various hipped roofs around the building. It had Colonial Revival detailing and a scale much larger than one would expect in a small town like Boone. The opposing wings offered considerable mass and scale to the overall design, but the proportions were balanced by the large columned veranda. A mix of double and single windows provided a pleasing balance and rhythm in the building's fenestration.

For the Portofino Hotel, we are not attempting to duplicate the design but to provide similar design features and perhaps a similar sense of elegance as captured in the Daniel Boone Hotel. Obviously, we were not able to use the high hipped roofs due to height restrictions and the scale of the Daniel Boone Hotel is too large for the current site because it would be overpowering for adjacent buildings. We incorporated a large single level veranda centered between the two-story equally proportioned wings. The veranda has equally spaced wood columns with brick bases. The balcony railing above utilizes equally spaced newel posts to further enhance the building's design and a desired architectural rhythm. Brick pilasters were introduced to break up larger wall surfaces. The pilasters terminate and blend into the triple stacked soldier coursing at the top of parapet walls. A brick soldier course is used to adorn each window head. A mix of double and single windows are used to project a pleasing balance and rhythm in the building's fenestration. The red brick veneer is consistent with other buildings in the downtown area.

Photos of the Daniel Boone Hotel and other local buildings are included in the submittal package to show comparable brick detailing, overall scale, massing, and proportions for the proposed hotel structure.

Proposed Exterior Finishes

Brick: Equal to Taylor Brick Co #317-D-Red, modular, wire cut

Windows: 3' x 5' Equal to Andersen E series, wood window with metal cladding



970 Rivers St (existing property proposed for redevelopment)





178 Howard St



182 Howard St



179, 191, 115 Howard St



208 Howard St



216 Howard St



260, 268, 274 Howard St



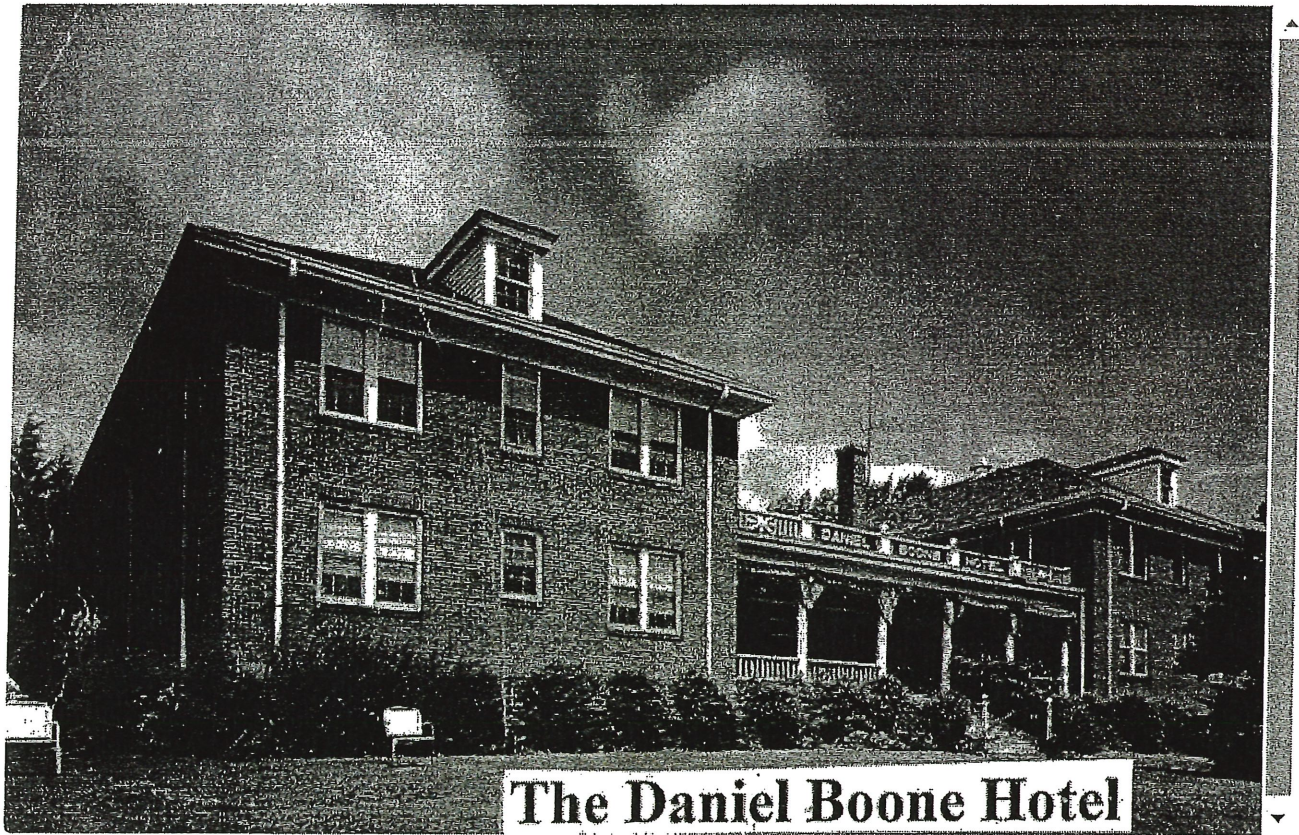
164 Depot St



160 – 184 Depot St



186 Depot St







Daniel Boone Hotel photo postcard from personal

More details

Dankstick at en.wikipedia - Own work Transferred from en.wikipedia

- [skip to Main Navigation](#)
- [skip to Main Content](#)
- [skip to Footer](#)

NC STATE University Libraries

[Toggle navigation](#) [See search box](#) [Rare & Unique Digital Collections](#)
 Search... Search... [Search](#)

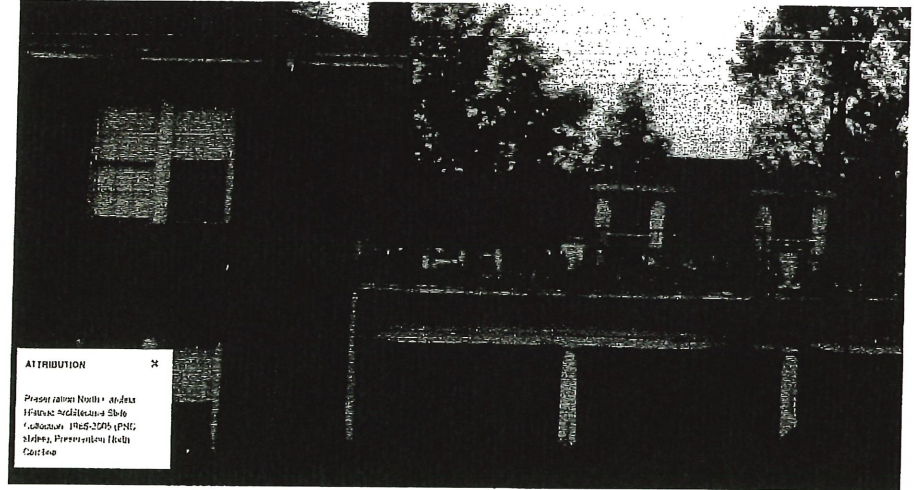
- [About](#)
- [Contact](#)
- [Map](#)

View, Daniel Boone Hotel, Boone, Watauga County, North Carolina

Daniel Boone Hotel (Boone, N.C.)

[Preservation North Carolina Historic Architecture Slide Collection, 1965-2005 \(PNC slides\)](#)

View, Daniel Boone Hotel, Boone, Watauga County, North Carolina



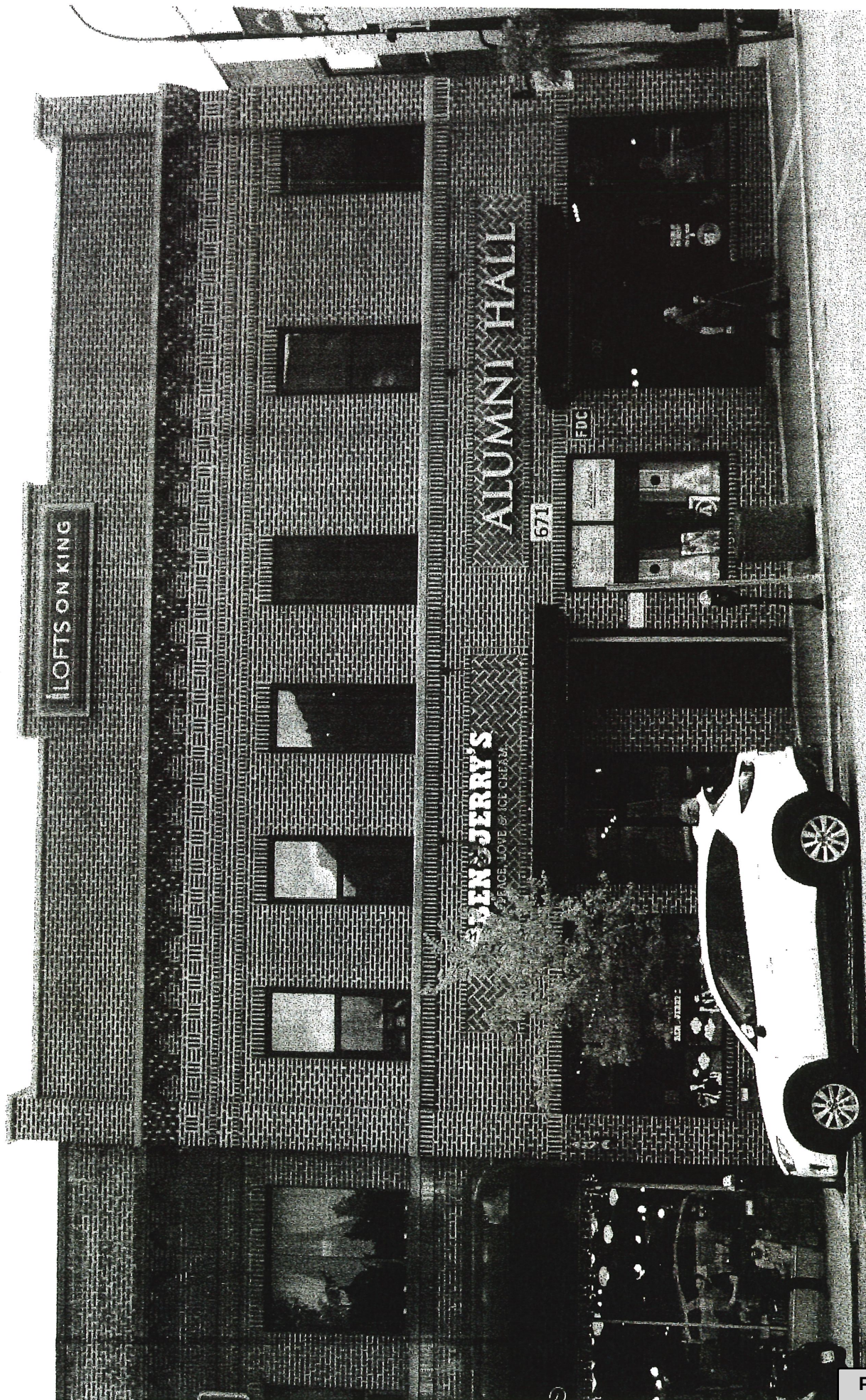
[Contact us about this resource](#)

Please note that some historical materials may contain harmful content and/or descriptions. [Learn how we're addressing it.](#)

Item information

<https://d.lib.ncsu.edu/collections/catalog/bh2112pnc001#?c=&m=&s=&ov=&xywh=1113%2C1351%2C1415%2C761>

1/14



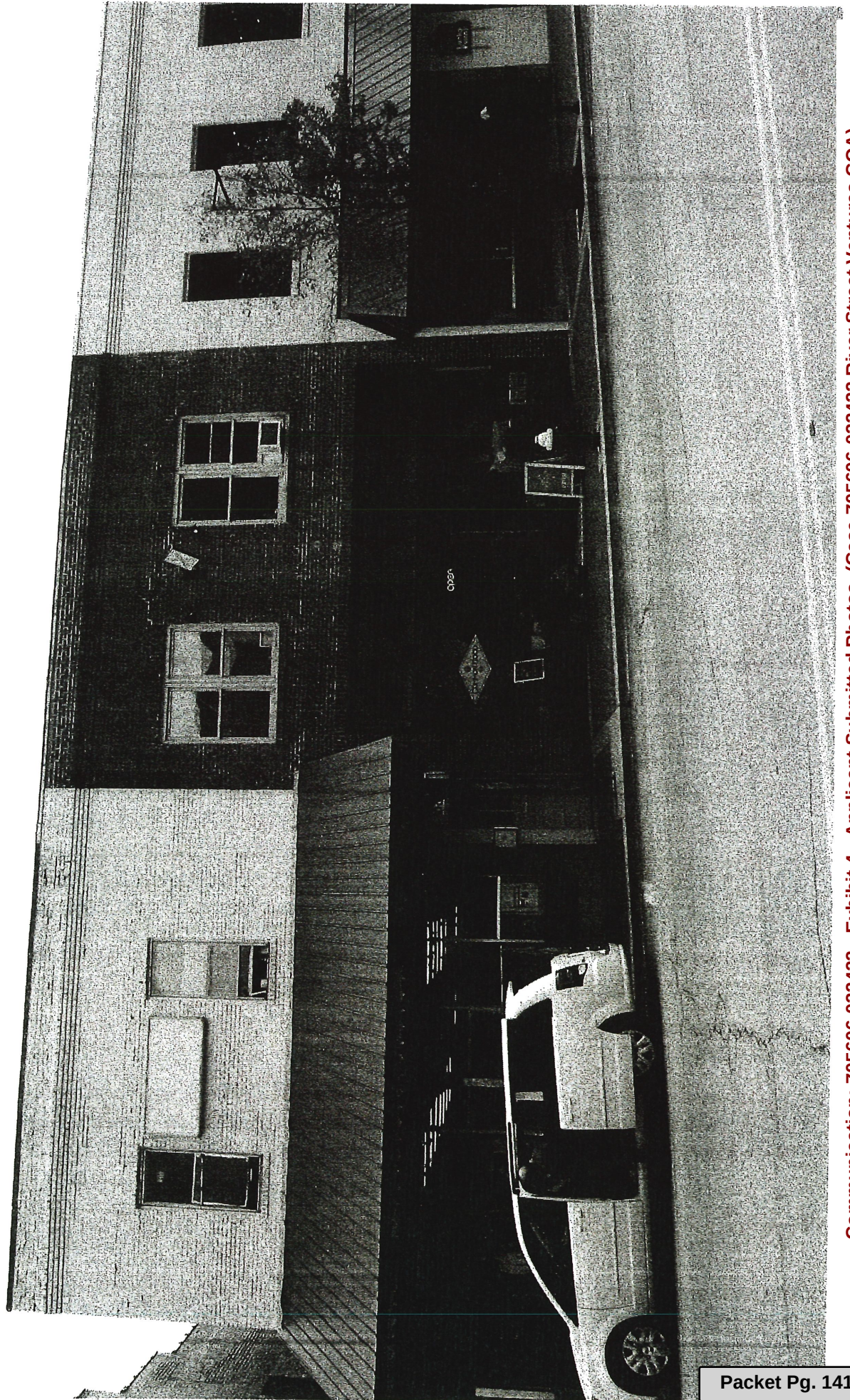
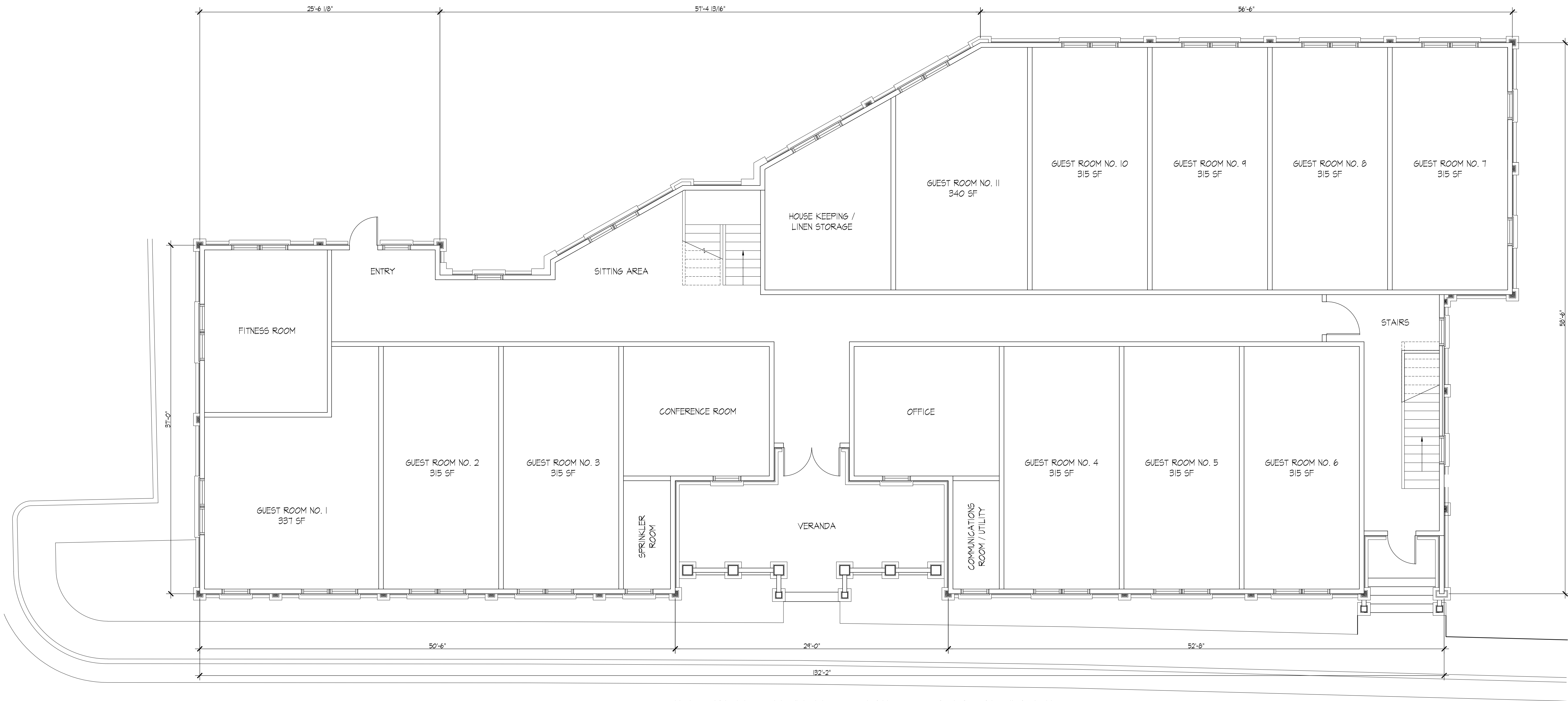


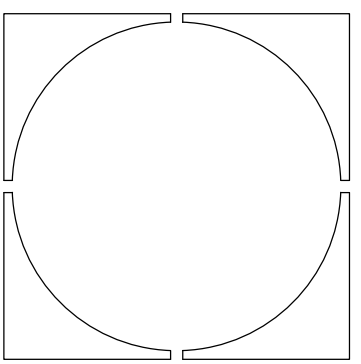
Exhibit 5



CONCEPTUAL FIRST LEVEL FLOOR PLAN
SCALE : 3/16" = 1'-0"

AREA CALCULATIONS	
FIRST LEVEL HEATED AREA:	6,112 SF
SECOND LEVEL HEATED AREA:	5,304 SF
TOTAL BUILDING HEATED AREA:	11,421 SF

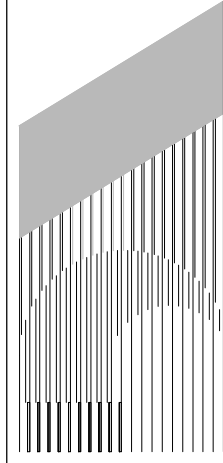
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET
BOONE, NORTH CAROLINA

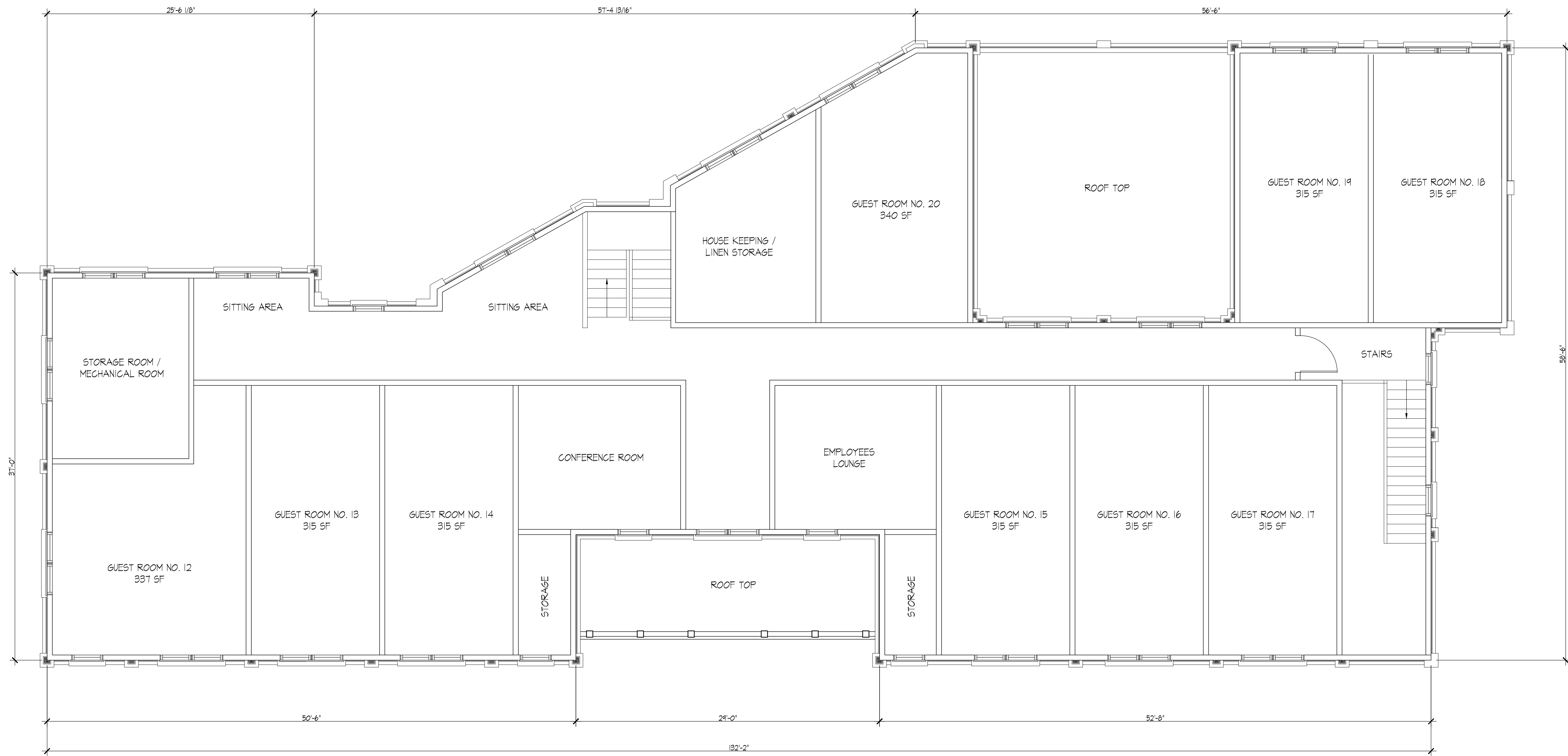
DATE	JOB NO. :
3/15/22	CONCEPTUAL DESIGN
6/16/22	REVISED CONCEPTUAL DESIGN
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL



BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET

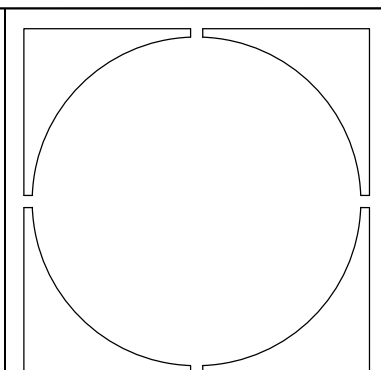
A1.0



CONCEPTUAL SECOND LEVEL FLOOR PLAN
SCALE : 3/16" = 1'-0"

AREA CALCULATIONS	
FIRST LEVEL HEATED AREA:	6,112 SF
SECOND LEVEL HEATED AREA:	5,304 SF
TOTAL BUILDING HEATED AREA:	11,421 SF

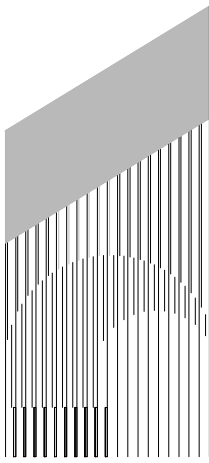
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPER:

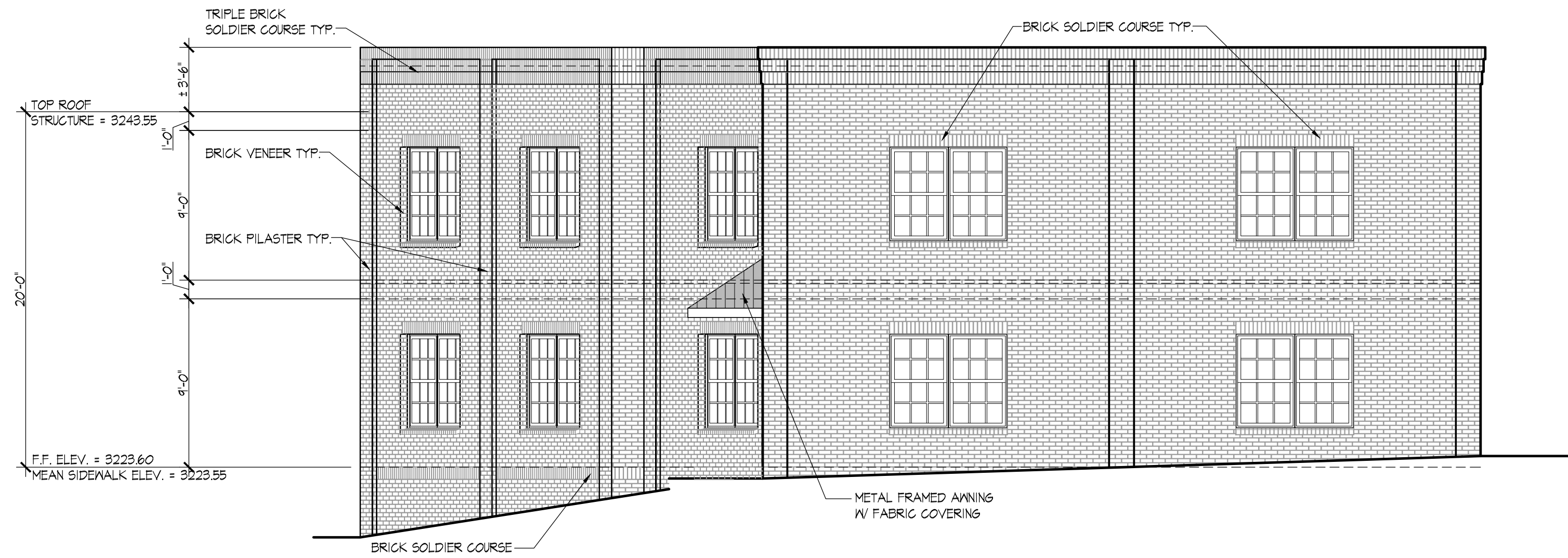
PORTOFINO HOTEL
970 RIVERS STREET
BOONE, NORTH CAROLINA

DATE	JOB NO. :
3/15/22	CONCEPTUAL DESIGN
6/16/22	REVISED CONCEPTUAL DESIGN
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL

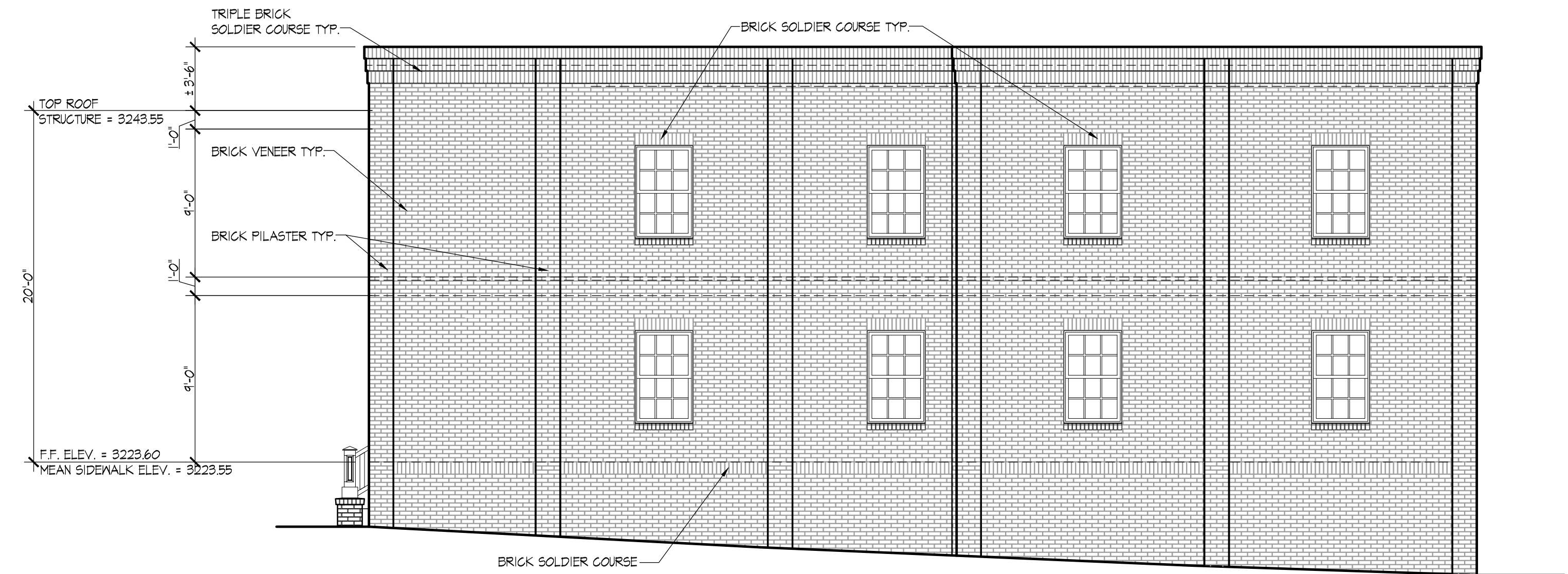


BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

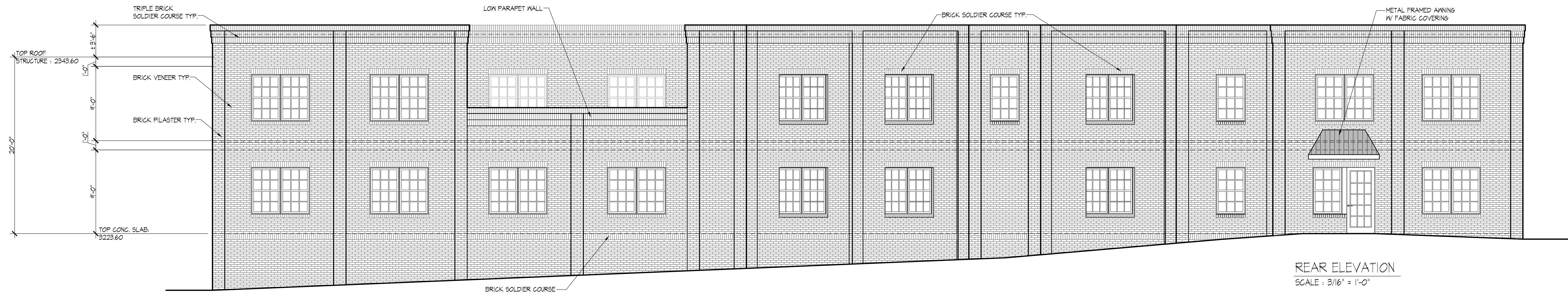
SHEET
A1.1



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

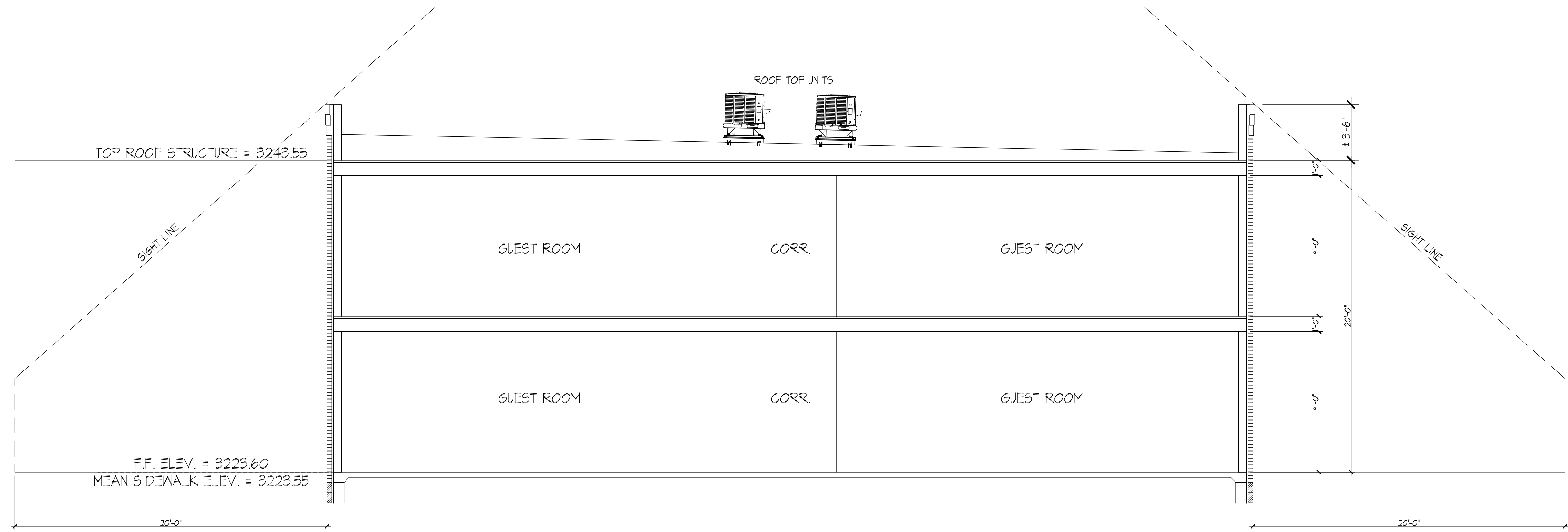
DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET
BOONE, NORTH CAROLINA

DATE: 3/15/22
JOB NO.: CONCEPTUAL DESIGN
3/15/22
6/16/22
REVISOR: CONCEPTUAL DESIGN
6/16/22
C.O.A. SUBMITTAL / H.P.C. APPROVAL

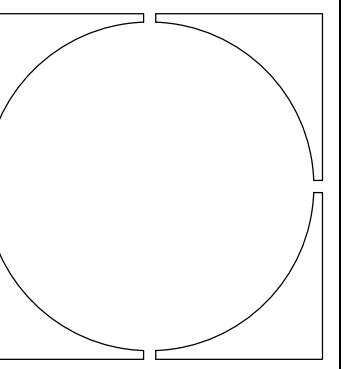
BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET
A2.0



TYPICAL BUILDING SECTION
SCALE : 1/4" = 1'-0"

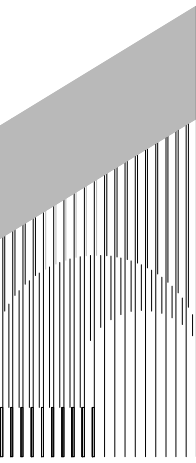
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPER:

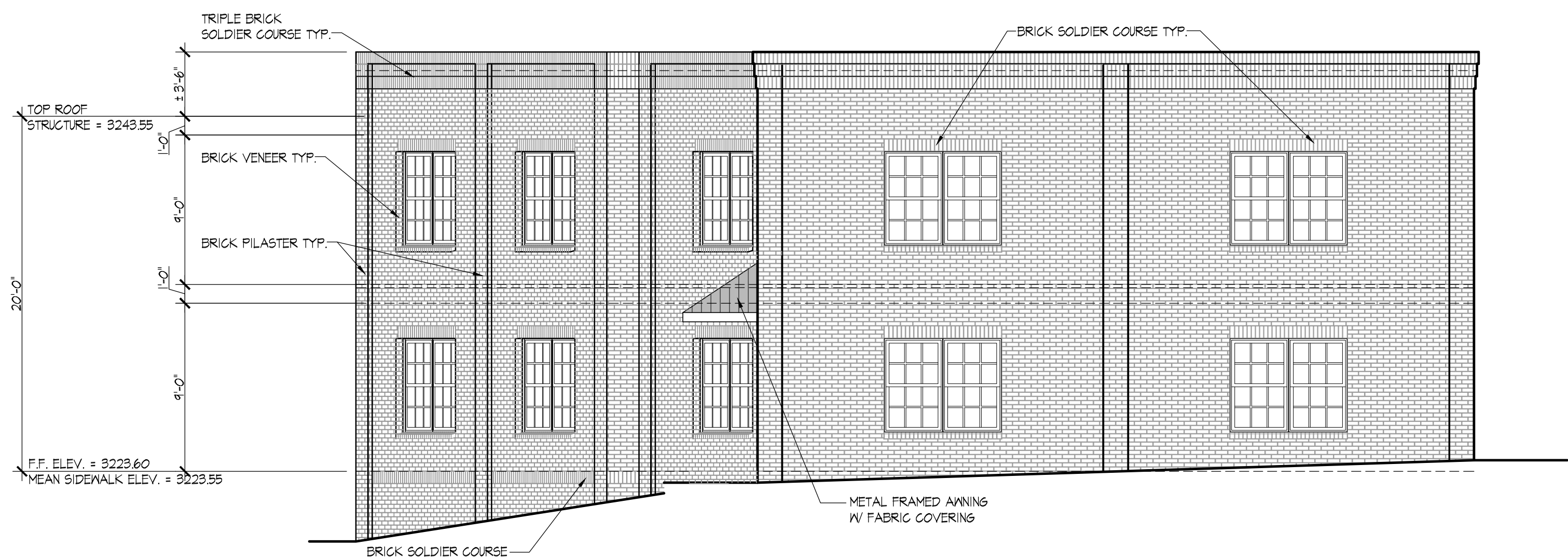
PORTOFINO HOTEL
970 RIVERS STREET
BOONE, NORTH CAROLINA

DATE	JOB NO. :
3/15/22	CONCEPTUAL DESIGN
6/16/22	REVISED CONCEPTUAL DESIGN
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL

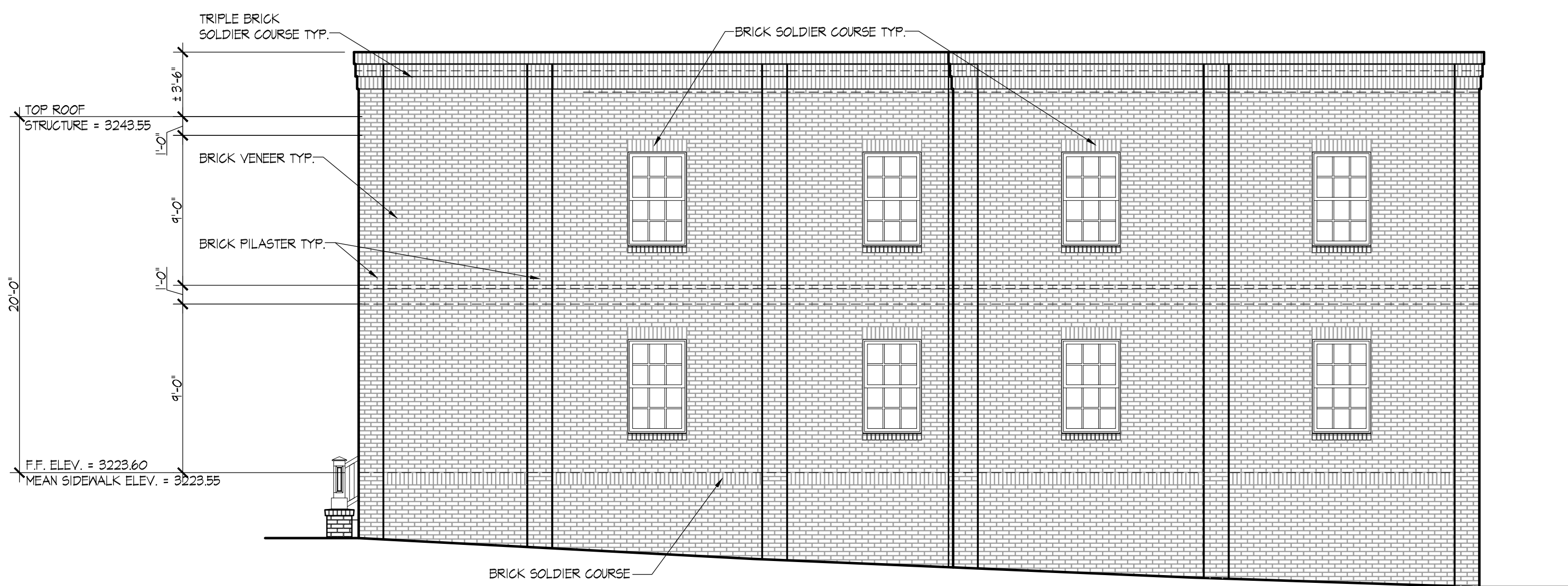
 BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET
A3.0

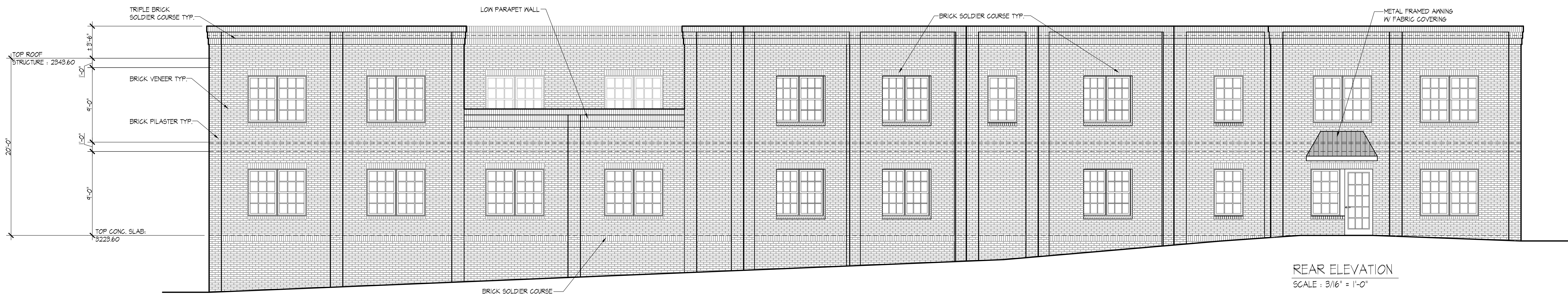
Exhibit 6



LEFT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



REAR ELEVATION
SCALE : 3/16" = 1'-0"



FRONT ELEVATION
SCALE : 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET
BOONE, NORTH CAROLINA

DATE: 3/15/22
JOB NO.: CONCEPTUAL DESIGN
3/15/22
6/16/22
REVISOR: REVISOR
6/24/22
C.O.A. SUBMITTAL / H.P.C. APPROVAL

BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET
A2.0

GENERAL NOTES:

- 1.) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PAVING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CURB. ALL CURB RADI ARE GIVEN AT THE FACE OF CURB.
- 2.) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURFER SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3.) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL THINGS BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND OUTLET, SIDEWALKS, WALLS, AND OUTLETES.

SITE NOTES:

- 1.) TRACTS ARE ZONED B-1.
- 2.) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3.) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.

LAND USE INTENSITY CALCULATIONS - RIVERS STREET PARCEL #1						
	ACRES	MIN. FOOTPRINT COVERAGE	MIN. OSR	MIN. LSR	MIN. MSR	
ZONED B-1	0.293	50%	6.385			
TOTAL:	0.293		6.385	N/A	N/A	
PROPOSED:		6.461	50.60%			

LAND USE INTENSITY CALCULATIONS - RIVERS STREET PARCEL #2						
	ACRES	MIN. FOOTPRINT COVERAGE	MIN. OSR	MIN. LSR	MIN. MSR	
ZONED B-1	0.162	N/A	N/A	N/A	N/A	
TOTAL:	0.162					

LAND USE INTENSITY CALCULATIONS - RIVERS STREET PARCEL #2				
ACRES	% MIN. FOOTPRINT COVERAGE	MIN. OSR	MIN. LSR	MIN. RSR
	MIN. FOOTPRINT			
0.162	N/A	N/A	N/A	N/A
TOTAL:				
0.162				

LAND USE INTENSITY CALCULATIONS - HOWARD STREET PARCEL			
	ACRES	MIN. FOOTPRINT COVERAGE %	MIN. LSR
		MIN. FOOTPRINT	
ZONED B-1	0.352	N/A	N/A
TOTAL:	0.352	-	N/A
PHOTOSEED:	-	0.00%	N/A

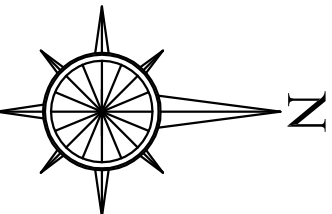
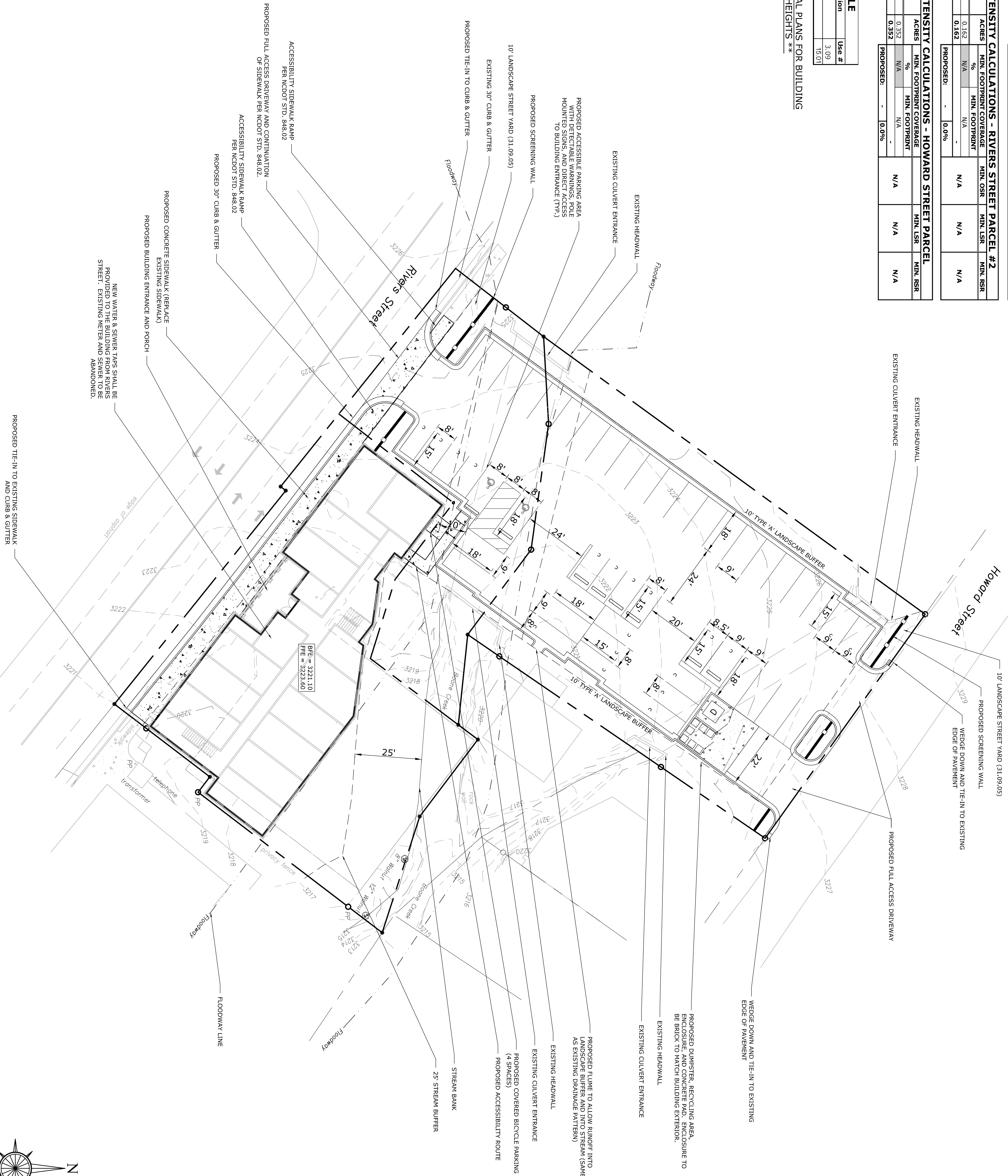
USE TABLE		
Quantity	Description	Use #
20	HOTEL ROOMS	3.09
N/A	PARKING LOT	15.01

**** SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS AND HEIGHTS ****

- 8.) ALL PAVENENT SPECIFICATIONS WITHIN ADOPT IV-14 SHALL BE CONSTRUCTED ACCORDING TO ADOPT SPECIFICATIONS. ALL PAVEMENTS SHALL BE CONSTRUCTED TO MEET THE SPECIFICATIONS OF THE ADOPTED SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST SERIES 207 AND BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- 9.) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE SHALL BE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTOR/DEVELOPER CAN BE PERMITTING WITH AGENCY AUTHORIZATION.
- 10.) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF DEPARTMENT SERVICES.
- 11.) ALL EROSION, SEDIMENT CONTROL, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 12.) THE JURISDICTION ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION FOR REQUIREMENTS. THE CONTRACTOR/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR ADA ACT.
- 13.) DUMPSTER AND RECYCLING ENCLOSURES SHALL BE ARCHITECTURALLY COORDINATED WITH THE BUILDING DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING THE ENCLOSURE THE SAME COLOR AS THE BUILDING SIDING.
- 14.) 24 HOUR CONTACT: JASON GASTON, P.E., 770-222-9178

LEGEND	
	PROPOSED CONCRETE
	PARKING COUNT
	PROPOSED TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	PROPERTY LINE
	PROPOSED SCREENING WALL

PARKING CALCULATIONS	
MIN. HOTEL PARKING (2.09)	20
TOTAL NUMBER OF RENTABLE ROOMS:	12 SPACES / ROOM
MINIMUM REQUIRED HOTEL PARKING:	25 SPACES
MAXIMUM ALLOWABLE HOTEL PARKING (120% OF MINIMUM):	30 SPACES
PROVIDED HOTEL STANDARD PARKING SPACES:	15 SPACES
PROVIDED HOTEL ACCESSIBLE PARKING SPACES:	2 SPACES
PROVIDED HOTEL COMPACT PARKING SPACES: (MAX 35%)	13 SPACES
TOTAL HOTEL PROVIDED PARKING:	30 SPACES
% COMPACT PARKING PROVIDED:	43%
ADDITIONAL PARKING LOT SPACES (USE 15.01)	
PROVIDED STANDARD PARKING SPACES:	11 SPACES
PROVIDED COMPACT PARKING SPACES:	6 SPACES
TOTAL PARKING LOT PARKING PROVIDED:	17 SPACES
% COMPACT PARKING PROVIDED:	38%
ADDITIONAL COMPACT SPACES:	5
TOTAL STANDARD PARKING SPACES	26
TOTAL ACCESSIBLE PARKING SPACES	2
TOTAL PARKING SPACES:	47
TOTAL HOTEL PROVIDED:	
MOTORCYCLE PARKING CALCULATIONS	
MIN. REQUIRED MOTORCYCLE SPACES:	2
TOTAL MOTORCYCLE SPACES:	2
BIKE PARKING CALCULATIONS	
MIN. REQUIRED BIKE SHORT TERM SPACES (2 SPACES) =	2 SPACES
MIN. REQUIRED BIKE LONG TERM SPACES (2 SPACES) =	2 SPACES
TOTAL PROVIDED LONG TERM SPACES =	2 SPACES
TOTAL BIKE CYCLE PARKING PROVIDED:	4 SPACES



Know what's **below**
Call before you dig

PROJECT: **Cafe**
Portofino
Hotel
A Commercial Development

ADDRESS: 970 Rivers Street
Boone, NC

DEVELOPER:

 **Winkler**
organization

RESIDENTIAL & COMMERCIAL PROPERTY MANAGEMENT

215 Boone Heights Drive, Ste. 100
Boone, NC 28607
828-262-3431

CONTACT: MR. JOHN WINKLER

ENGINEER.



VALOR
ENGINEERING

2115 Boone Heights Drive, Ste. 107
Boone, NC 28607
828-262-9807
www.valorengineering.com

SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
-----------	------

PROJECT MANAGER:	JEG
DRAWING BY:	JEG
JURISDICTION:	TOWN OF BOONER
DATE:	06/22/22
SHEET TITLE:	

PRELIMINARY SITE PLAN
SHEET NUMBER: C-1
SCALE: 1" = 20'
FILE NUMBER: 001-051

This Staff Report has been modified since originally presented in May 2022 to reflect the changes from the May meeting and the applicant's resubmittal of revised information. All changes are highlighted in blue. Text in ~~red~~ is to no longer be considered.

Exhibit 7



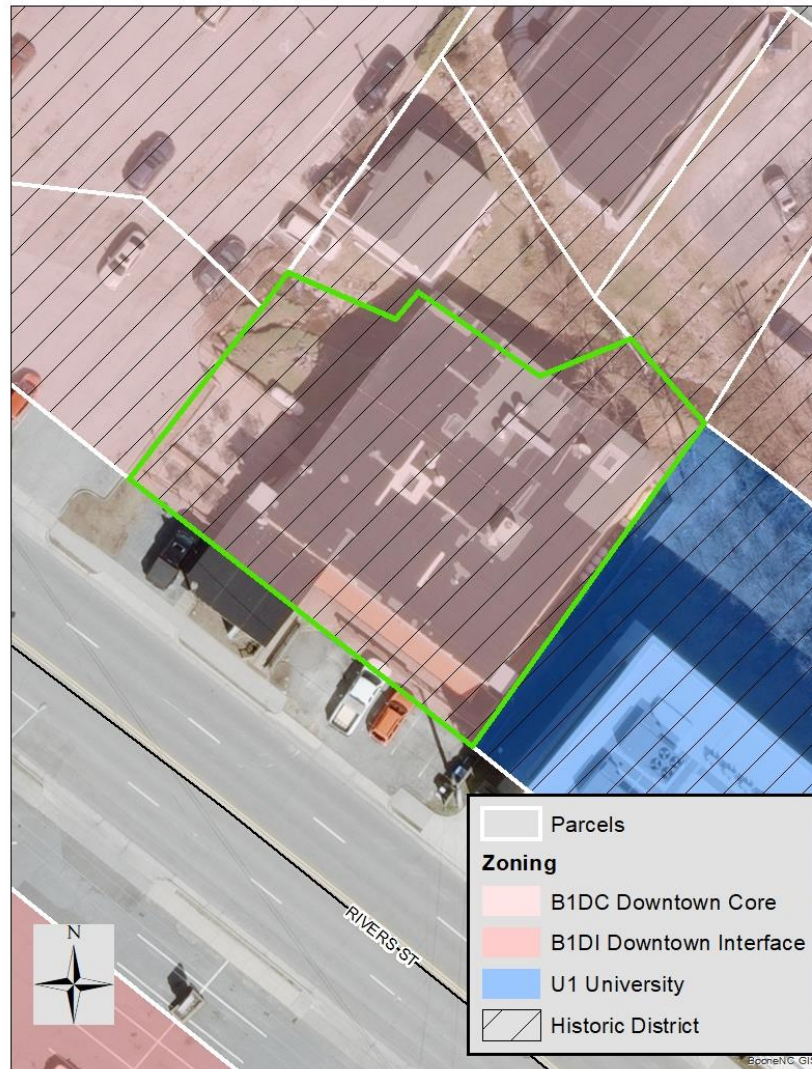
Staff Report

Historic Preservation Commission

May 10, 2022

July 12, 2022

Case Z05606-03242022 River Street Ventures – Certificate of Appropriateness for Major Work



Request

John Winkler, on behalf of Rivers Street Ventures, LLC, is requesting a Certificate of Appropriateness (COA) for Major Work for demolition of the existing building (currently Café Portofino) at 970 Rivers Street (Watauga County PIN: 2900-78-7965-000) in the Downtown Boone Local Historic District and proposed new construction of a one-story hotel.

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 demolition of a building and new construction of a building in the Downtown Boone Local Historic District.

Communication: Z05606-032422 - Exhibit 7 - Staff Report (Case Z05606-032422 River Street Ventures-COA)

Revisions 6/24/2022: The applicant has modified the project to now propose a two-story hotel. Pursuant to UDO Subsection 14.19.04(7)(b), the height of a building existing as of April 26, 2018 may not be increased, whether by demolition and rebuilding or reconstruction, renovation, or improvement, unless approved under the Conditional District Zoning Map Amendment process set forth in Article 9.

Parcel Information

Address: 970 Rivers Street
Property Owner: Rivers Street Ventures, LLC
Watauga County PIN: 2900-78-7965-000
Lot size (total): .293 Acres
Jurisdiction: Town of Boone
Access: Rivers Street (State maintained)
SFHA: Yes
Watershed District: No
Corridor District: No
NCD: No
Viewshed: No
Steep Slope: No
Transitional Zone: No
Current Zoning: B1 Downtown Core, Downtown Boone Local Historic District Overlay

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1, Downtown Core, Downtown Boone Local Historic District	Single Family Dwelling Unit, Other Business or Professional Office
East	U1, University	Public College and University
South	B1, Downtown Interface	Restaurant, Retail
West	B1, Downtown Core, Downtown Boone Local Historic District	Parking Lot

History

- 02-03-2022** The Boone Board of Adjustment granted a variance to UDO Subsection 20.04.03(B) to allow more than 10% disturbance within the stream buffer zone and, specifically, for 129.5 linear feet of temporary disturbance within the 129.5 linear feet of stream buffer zone (100%). The variance was granted subject to specific conditions as set forth below.
1. Where there is a conflict between the application information and the plans (site plan received December, 14 2021), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
 2. Any commitments and representations concerning the proposed development 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. The applicant cannot proceed with any land disturbance on the property in absence of a final approved development plan authorizing demolition of the building and new development.
5. The variance shall expire following completion of demolition, remediation of the stream buffer, and construction activities undertaken consistent with an approved redevelopment project, should all required zoning and building permit(s) for the demolition of the existing building and re-development of the property be approved.

05-10-2022 The Town of Boone Historic Preservation Commission granted a Certificate of Appropriateness for the demolition of the building with the following conditions:

1. Where there is conflict between the application information and the plans (February 28, 2021), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed exterior modification made by the applicant or its (their) 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 agreed to a 90-day waiting period: to hire and pay for a professional from a list provided by the State Historic Preservation Office (SHPO) to document the interior and exterior of the building.
5. The applicant shall explore alternative options to save or salvage the building.

06-24-2022 Applicant submitted revised plans and supplemental information.

Zoning Analysis (B1 Downtown Core)

Hotel, Small Definition: A commercial lodging establishment containing up to twenty (20) guest rooms offered to the general public for transient overnight accommodations. The establishment also may contain ancillary facilities or services such as restaurants, bars, coffee shops, exercise rooms, swimming pools, spas and meeting rooms. This definition shall not include extended stay hotels.

Intensity Standards:

Required	Proposed	Revisions	Compliance
Minimum Gross Land Area: 2,500 sq. ft.	14,461.92 sq. ft. (.332 acres)	12,763.08 sq. ft. (.293 acres)	Yes
Minimum Building Footprint: 50% of the lot	7,353 square feet (50.8%)	6,385 sq. ft. (50.6%)	Yes

Building Height:

Required	Proposed	Revisions	Compliance
Maximum Height is limited to 33'* (Existing building: 19')	16'-6"	Building Height: 20' Parapet Height: 3' 6" Total Height: 23' 6"	Yes

* Pursuant to UDO Subsection 14.19.04(F)(7)(a)(ii), the building height limitations for buildings governed by Subsections 14.19.03(F)(2) and 14.19.04(F)(3) shall not include parapet walls so long as the parapet walls do not exceed 4' above the maximum building height of thirty-three feet (33'). The height of parapet walls above 4' shall be counted toward the building height

Staff Comments:

1. Pursuant to UDO Subsection 14.14.04(F)(7)(a), flat roofs shall be capped by parapets of sufficient height to screen rooftop equipment and penthouses from view when standing at ground level twenty feet (20') from the structure.
- ~~2. Pursuant to UDO Subsection 14.14.04(F)(7)(a)(ii), the building height limitations for this building shall not include parapet walls so long as the parapet walls do not exceed 4' above the maximum building height of thirty-three feet (33'). The height of parapet walls above 4' shall be counted toward the building height. The proposed parapet is 30".~~
- ~~3. Pursuant to UDO Subsection 14.19.04(F)(7)(b), the height of a building existing as of April 26, 2018 may not be increased, whether by demolition and rebuilding or reconstruction, renovation, or improvement, unless approved under the Conditional District Zoning Map Amendment process set forth in Article 9 herein. Applicant has indicated that the height of the new building does not exceed the height of the existing building.~~

Building Setbacks:

Required	Proposed	Compliance
Street Setback is to build-to-line Pursuant to UDO Subsection 14.19.04(E)(1)(a), the build-to line is the back of the required public sidewalk or the back of the street right-of-way along the primary public way. The building may be set back farther if the area created by an additional setback is designated as plaza space and/or landscaped greenspace that retains the intended connection between the publicly accessible pedestrian realm and ground-level internal portions of the building.	0'	Yes
0', except whenever a lot in a B1 Downtown District has a common boundary line with a lot in an adjacent zoning district, the interior setback requirement applicable to the B1 lot shall be the minimum set forth for the adjacent lot. Note: the applicant is allowed to observe a 0' setback against the adjacent U1 zoned property.	0'	Yes

Parking:

Required	Proposed	Revisions	Compliance
Automobile Space – 1.25 per room	21 spaces	25	Yes
Bicycle, Short-Term – 2 spaces	2 spaces	NA	Yes
Bicycle, Long-Term – 2 spaces	2 spaces	NA	Yes
Motorcycle – Exempt	None	NA	Yes

Staff Comments**Brandon Wise, Environmental Planner**

The project will be required to have a No-Rise Certification for all work in the floodway including but not limited to: demolition, stream restoration, and new building. Elevation certificates will be required per UDO Section 31.02.02 C.

Amy Flieg, Fire Marshall

1. Per section 903.2.8 of the NC Fire Prevention Code this building is required to have a sprinkler system and fire alarm. These plans do not show sprinkler component locations, i.e.: FDC and PIV.
2. Address numbers are required to be a minimum of 6 inches in height and a contrasting color to the background, section 505.1 of the NC Fire Prevention Code.

Justin Stines, Facilities Maintenance Supervisor

1. Please remove the proposed full access driveway on the northwest side onto Howard Street. Access is incompatible with plans for the Howard Street Revitalization Project. Please see the attached documents for details, Exhibits 8 and 9.
2. Fee-in-lieu is required to be paid for the curb and gutter and sidewalk for the portion of property that abuts Howard Street. Please see the Town of Boone Fee Schedule for details.

3. Please relocate Solid Waste and Recycling Enclosure. Pursuant to UDO Subsection 24.03.02, vehicle accommodation areas of all developments shall be designed so sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements. As proposed, the sanitation truck will have to back out into Howard Street across the public sidewalk.

Historic District Analysis

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

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

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

INVENTORY CLASSIFICATION

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

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

This ratio of parcels with contributing resources to the overall number of parcels in the district represents an unusually dense and rich collection of commercial, institutional, and residential buildings and/or structures with excellent to outstanding integrity as defined by the above criteria, thus illustrating the special significance of the district to the town of Boone in terms of its history and architecture. Taken together, these resources help to tell the story of the development of downtown Boone's commercial

district through its four periods of growth within the period of significance. For these reasons, the district possesses outstanding integrity as a whole, which can only be improved as owners of individual resources continue to rehabilitate their properties and storefront configurations to their historic appearance.

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

DESIGNATION REPORT/ARCHITECTURAL SURVEY PROPERTY**SUMMARY**

The Designation Report summary is included on the right, and the full Architectural Survey summary is included below. The subject property is classified as “CH” meaning the property contributes to the district based on historical significance related to events or individuals associated with the property.

WT0877 Austin Tobacco Company Prize Room (1939)**970 Rivers Street**

This two-story, wood-clad, warehouse building with a concrete block foundation has long been rumored to be a surviving building of the operations of the East Tennessee and Western North Carolina Railroad (“Tweetsie”), and a sign on the building attributes it as the “original maintenance building for the railroad line which ran from Johnson City, Tennessee, to Boone, North Carolina, circa 1911.” Put plainly, neither of these claims is even remotely true.

The 1928 Sanborn Fire Insurance Company map of Boone shows two one-story, frame buildings at this site, both associated at the time with the Watauga Lumber Company. The west building of that complex, located in the same spot as the current building, had a somewhat flattened, rectangular footprint that was less deep on the lot than the east building. A circa 1939 photo of Boone taken from the southwest (Cy Crumley Scrapbook) shows the west building as having a front-facing gable at the east end of its south elevation. In 1935, the Watauga Building and Loan Association acquired this property (Deed Book 44, Page 279) after Blanche and E. N. Hahn defaulted on it. By early 1936, C. M. Critcher occupied the east Watauga Lumber Company/Boone Ice Plant building (Watauga Democrat, February 13, 1936), remaining there well into the 1940s, but W. H. Gragg, secretary of the Watauga Building and Loan, had different plans for the old west building of Watauga Lumber. Finally, in November 1939, Gragg demolished the west building—which Hahn had used to store fertilizers during the early 1930s—and erected a new, 70’ by 70’ warehouse to be used as a prize room by the

WT0877 Austin Tobacco Company Prize Room (1939)—CH**970 Rivers Street (2900-78-7965-000)**

This two-story, wood-clad warehouse building with a partial concrete block foundation is one of the oldest surviving buildings from the warehouse area along Howard and Depot Streets, dating to the end of the period when wooden warehouses were common in this part of the district. Like many similar buildings of the period, it extends partially over Boone Creek, where concrete columns that were likely wooden piers when the building was first constructed support the structure above. Built in 1939 as the Austin Tobacco Company Prize Room, it is also the only surviving building in the district that was ever associated with Boone’s once vigorous tobacco trade. After the August 1940 flood ended train service to Boone, various entities used the building for decades for fertilizer and pesticide storage and other similar purposes. It housed a country store in the late 1990s, then a restaurant beginning in 2000. Although the building is mostly unchanged from its original form, a rectangular, wooden addition was affixed to the southwest corner of the building in relatively recent years. Exterior wooden treatments have also been replaced in some cases by parging over an unknown material arranged in panels. Nevertheless, the building remains an excellent example of transitional construction between the pre-Depression era and the 1940s and 1950s Howard Street boom.

Austin Tobacco Company during market season (Watauga Democrat, November 23, 1939). Like the other tobacco warehouses in town, Gragg's new building also served as a venue for dances from time to time (Watauga Democrat, February 1, 1940). This new building is visible on the September 27, 1940, high aerial image of Boone (Agr-Ext-1940-9B-76), well after the Tweetsie line to Boone had shut down permanently following the mid-August 1940 floods. This new building, which clearly displayed skylights in its roof, was deeper than the old east building of the Watauga Lumber Company and had an unusual addition at its northeast corner that wrapped behind the old east building of Watauga Lumber. Meanwhile, by February 1941, it became clear that Austin Tobacco was no longer using the building as a prize room. That month, W. H. Gragg began advertising the availability of a "large and strong" building specifically described as a "good warehouse, suitable for fertilizer or storage" (Watauga Democrat, February 6, 1941).

Ultimately, Southern Agricultural Insecticides purchased the warehouse from the Building and Loan in August 1944 (Deed Book 59, Page 54, and Watauga Democrat, June 14, 1945), and a few months later in 1945, Southern Agricultural Insecticides had to secure a corrective deed because the Watauga Building and Loan had constructed WT0877 partially encroaching on a neighbor's land (Deed Book 60, Page 298). Indeed, when the 1947 Sanborn map of Boone was published, it showed WT0877 as a concrete block and wood structure, labeled as an insecticide warehouse, with an odd hook of an addition at its northeast corner behind the old east building of Watauga Lumber (at that point also used as a fertilizer warehouse). The building footprint remained essentially unchanged until recent years, when an addition was located at the southwest corner. Some locals have speculated that this addition is part of the old train depot, but detailed analysis of historic images and other sources has determined that the Tweetsie-related building (perhaps part 4 In addition to the information that follows about the building itself, the Linville River Railway—the correct name for the line that came to Boone—did not reach Boone until very late 1918.

of the depot) that sat for a time in front of the C. M. Critcher warehouse to the east was demolished in the mid-1960s, while the known half of the depot that sat behind the Boone Bus Station for many years was demolished in 1976. Southern Agricultural Insecticides sold the warehouse building in 1977 (Deed Book 172, Page 430), and it was briefly home to the Greeneville Sign Company in the late 1970s. The Whistle Stop Country Store occupied the space briefly in the late 1990s, which may be the origin of the myth that the building was related to Tweetsie, since this claim was made in their promotional materials (Watauga Democrat, July 31, 1998). Café Portofino has occupied the site since 2000.

Today, the building appears from the exterior to be two stories in height, built partially over Boone Creek, which flows under the north edge of the building. The south elevation is clad in board and batten lumber with a large, shed-style awning supported by posts with Y brackets that rest on a narrow, wooden deck that provides outdoor seating. This awning is clad in raised seam metal. The first floor of the original, south face of the building, reading west to east, has a single, nine-light, vinyl replacement door located at the junction between the southwest addition and the main block. To the east of this entrance is a single, one-over-one, double-hung sash, vinyl window, followed by the inaccurate historical sign, followed again to the east by a double bay of one-over-one, double-hung sash, vinyl replacement windows. A double set of fifteen-light, vinyl replacement doors is located at

the east end of the first floor. The second floor of the south elevation has six irregularly spaced, one-over-one, double-hung sash, vinyl replacement windows. The southwest corner of the first floor of the south elevation is obscured by a one-story, shed-roofed addition clad in board and batten finish that juts out toward Rivers Street. This addition has a low, cultured stone wall at its base. The east wall of this addition, which is apparently used as a bar area, has a single piercing with sliding, divided sashes that open to either side.

The east elevation appears to be parging over an unknown material—possibly large, wooden panels like those on the west elevation—and has a metal staircase rising from the middle of the elevation to the southeast corner, where a shed-style porch covering shields the landing outside a single, wooden, second floor door. A smaller, wooden staircase rises from the base of the first staircase to a mid-level landing and a vinyl replacement door at the center of the elevation. Two symmetrically spaced, one-over-one, double-hung sash windows with screens are visible at the northeast corner of the second floor. None of these piercings was visible in the 1963 aerial image of the building (Appalachian Collection). The roofline, meanwhile, descends in height from the south elevation to the north, and most of the skylights originally evident on the sloping but otherwise flat, rubber roof appear to have been filled in. The odd, northeast corner addition from early images of the building also appears to have been removed.

The north elevation, meanwhile, is clad in the same parged material as the east elevation, with the western two thirds of the first floor open below to allow for the passage of the Boone Creek under the building. At the east end is a single, one-over-one, double-hung sash, wooden window with a metal storm window and a surrounding wood frame. Most of the posts supporting the north wall of the building appear to be wooden. The second floor, reading from east to west, has a small, one-over-one, double-hung sash, wooden window with storms and a wooden frame, followed by a large, one-over-one, double-hung sash, vinyl replacement window and a repeated small window like the first one. A bit west of this is a single, one-over-one, double-hung sash, wooden window with a storm window and wooden frame. Well to the west of this is a four-light, fixed, vinyl replacement window with a wooden frame. As on the east elevation, trim elements are used to suggest a division between floors.

The west elevation appears to be clad in large panels like those found on the east and north elevations, although the applied treatment/parging appears to be substantially thinner here. A large, side-by-side, fixed, double-light window with a wooden frame is located at the center of the elevation, with much of the northern two-thirds undercut by the passage of Boone Creek under the building. Here, concrete columns support the building, with wood latticework screening part of the lower section of this elevation. A large, metal staircase rises to a porch shielding a doorway at the second floor level of the southwest corner, mimicking the feature at the southeast corner. Another door at the first floor level is visible under the second floor door. The sloped roof of the southwest corner addition, meanwhile, extends as an awning over the west elevation of the addition, resting on posts with Y brackets. A double, nine-light entrance is visible under the awning, as well as a large, single-light window with a seating bar under it. A large, wooden deck located to the west of the building serves as an outdoor seating area.

DESIGN STANDARDS

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

Commercial Properties Within the District, Standards for Commercial Properties within the District***Design Standards for Demolition, [Design Standards p. 116-117]***

- 2.1** In reviewing a request to demolish a building in the district, the HPC also considers whether the proposed demolition will adversely affect other buildings in the district or the overall character of the district.
- 2.2** When considering demolition of a historic building, the property owner is encouraged to work closely with the HPC in reviewing all alternatives prior to this course of action.
- 2.3** The effective date of such a certificate for relocation, demolition, or destruction of a resource within the District may be delayed up to 365 days from the date of approval. This period shall be reduced by the HPC where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay.

Windows, Doors, and Awnings, [Design Standards p. 74-83]

~~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.~~

- ~~**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.~~

- ~~6.16 — 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.~~

~~Roofs, [Design Standards p. 83-88]~~

~~Among the most significant and important of the distinguishing characteristics of historic properties are the roof form and pitch, which are often essential to identifying the architectural style of a building. For this reason, it is imperative that every effort be made to preserve and maintain the original roof configuration and materials on historic properties, including dormers, turrets, balustrades, parapets, etc. While historic roofing materials should always be preserved whenever possible—especially if they consist of specialty roofing materials such as slate or tile—many roofing elements will require replacement due to deterioration and age. Many of the commercial buildings in the District originally featured flat or gently sloping roofs behind a parapet wall along the primary elevation and sometimes the secondary elevations.~~

- ~~7.3 — Dormers and gables should never be added to the primary and secondary elevations visible from the street (unless replacing an historic element that Downtown Boone Local Historic District Design Standards 84 had been previously removed) and should be added to tertiary elevations only when it can be shown that they are appropriate for the building style. The addition of dormers to commercial block buildings is especially inappropriate and should be avoided on all occasions and reversed in cases where this change has already been made. Skylights, solar panels, power ventilators, and mechanical equipment should always be restricted to the tertiary portions of the roof or areas behind parapet walls and hidden from the street. Screening materials should never be erected on top of a roof to obscure such elements.~~
- ~~7.9 — Roof coping on commercial buildings with original flat roofs was typically made of terracotta tile. Modern coping systems that are often used in conjunction with rubber membrane roofs, especially if they employ metal Downtown Boone Local Historic District Design Standards 88 coping in a color that contrasts with the masonry walls they cover, are inappropriate.~~

~~Paint and Paint Color, [Design Standards p. 90-92]~~

~~For most of the District's historic commercial properties, which typically were made of masonry and rarely painted, determining historic paint colors, except on trim, ornamentation, windows, original stucco walls, or other architectural details, is usually not a problem. While color chronology tests can help to determine original paint colors (contact the State Historic Preservation Office for assistance), this process is difficult, sometimes inconclusive, and often expensive. While the HPC does not regulate paint colors in the District per se, property owners are required to submit proposed paint samples as part of any COA application and seek guidance from the HPC and/or the State Historic Preservation Office when considering paint schemes for historic properties. Nevertheless, paint colors and applications must comply with all other general requirements outlined in the Town of Boone UDO. Beyond this, some general standards are applied by the HPC when considering paint in relation to historic properties.~~

- ~~9.3 — Select paint colors that are appropriate for the building's architectural style and that are complementary to neighboring buildings. In general, color should function as a method of contrasting among different materials and architectural elements that make up the building. Contrasting colors that accent architectural details and entrances are discouraged, however,~~

~~except in those cases where this design element was common to the historic architectural style of an existing historic property and there is historic precedent for such accenting.~~

~~Staff Comment: The Applicant is proposing to paint the wood siding in Sherwin-Williams, Black Fox which meets UDO, Subsection 25.02.05, Color requirements and stain the pergolas in a Cabot Honey Teak Color.~~

Revision: Staff has removed the sections of Appendix D that do not pertain to the application (as discussed at the last meeting).

New Construction of Commercial Buildings within the District, [Design Standards p. 97-99]

It is inevitable that new commercial buildings will be constructed within the District. The intention of these design standards is not to prevent such changes but to ensure that new construction is compatible with and complementary to the integrity and architectural character of the District. While new commercial buildings should not attempt to replicate existing historic properties, they should mesh with and support the historic design principles of the other commercial properties in the District. These standards are intended to preserve the integrity of the District while also encouraging sensitive and appropriate new construction.

- 14.1** New commercial construction within the District should not seek to duplicate historic buildings in the District or mimic their appearance. That said, new construction should strive to be sensitive to and compatible with the character-defining features of the commercial properties in the District. Thus, new construction should employ architectural design that reflects its current time, place, use, and culture, provided that this design is compatible with the character of the District.
- 14.2** New construction should incorporate the predominant historic materials typical in surrounding historic buildings when possible—usually brick, native stone, structural glass, wooden trim, and similar historic materials. Synthetic, non-traditional materials, such as vinyl, synthetic stone, fiber cement board, aluminum, plywood, parging, and pre-formed concrete panels, are not permitted in new construction. It is NOT appropriate in new construction to use contemporary substitute materials in place of traditional materials. The use of the highest-quality, historically appropriate, exterior facing materials is encouraged.
- 14.3** Design, height, massing, and proportions of new buildings should complement and be compatible with the dimensions of neighboring buildings with similar character and style. New buildings should not overpower adjacent buildings or the District as a whole as a result of out of-scale massing, footprint, height, or overhang. Roofs, fenestration, and materials should be compatible with surrounding buildings. Traditional separations between storefronts and upper facades should be maintained and consistent with those existing in adjacent or nearby buildings. Vertical divisions maintain the feeling of traditional building widths and should be maintained. New buildings generally should align with adjacent buildings facing on the same street and conform to existing setbacks from the street. The primary façade and main building entry shall face the primary public way.
- 14.4** Combining lots for the purpose of building a single building across multiple lots is not permitted in the District, as it disrupts the historical town planning system and does not align with the massing and scale of the District’s historic building patterns.
- 14.5** The appropriateness of the site for a new commercial construction project will be evaluated based upon its compatibility with the district context in terms of setback, spacing, orientation, topography, height, and landscaping. New buildings should have setbacks, orientation, lot

coverage, and spacing that align with existing historic properties and comply with the provisions of the Town UDO.

Staff Comment: The applicant has met the UDO standards for the project which is included in the Zoning Analysis above.

- 14.6** New construction should respect the existing topography and vegetation on the site. Large-scale grading to level or otherwise dramatically alter the natural slope of a lot is destructive to the historic landscape and is not appropriate. Whenever possible, existing trees and historic landscape features should be incorporated into the design for a new property. If large trees must be removed, they should be replaced with trees similar in type and species. During construction, any mature tree that will not be removed should be protected with appropriate fencing around the tree's canopy area that will eliminate construction parking, material storage, and concrete washout that could harm the mature tree.

Staff Comment: There are no mature trees existing on this site; only saplings are on the property at this time.

- 14.7** The appropriateness of a proposed new commercial building will be evaluated based on compatibility in terms of scale, height, form, massing, materials, openings, roof pitch, roof type, and other details with the District context.
- 14.8** New commercial construction should incorporate architectural elements and details into new construction that provide human scale. Do not add fanciful decorative elements and colors that are out of place or not in keeping with the historic context of the District and/or adjacent historic properties.
- 14.9** Oversized and monumental scale architecture is not appropriate, and the overall height and width of the new buildings should be compatible with neighboring structures and Town UDO requirements.

Staff Comment: The applicant is meeting all UDO, Subsection 14.19.04(5) requirements in relation to height and setback requirements for the district.

- 14.10** Historically, most of Boone's downtown commercial buildings had flat roofs. Residential roof types are not permitted in new commercial buildings. Roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details, using historic photographs and/or neighboring buildings as a guide. Walls should not appear to terminate at flat roofs, except along the tertiary elevation. Instead, flat roofs should be concealed from view by using historically appropriate pitched roof features, parapets, or a mixture thereof. Where only one elevation has this condition, the parapet or other feature will continue four feet along the adjacent elevation. The minimum slope for pitched roofs is four feet vertically to every twelve feet horizontally. Where a parapet intersects with a pitched roof element, there shall be no apparent breaks in the parapet wall.

Staff Comment: The applicant is proposing a flat TPO Membrane roof for the proposed small hotel with 30" high parapet walls around the building perimeter.

Revision: The applicant is proposing to use a tapered roof insulation and a TPO membrane roof system.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District Landscapes and Ecologically Sensitive Areas, [Design Standards p. [103-106]

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

Staff Comment: The applicant is meeting UDO requirements for setback as found in the Zoning Analysis section of this report.

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

Staff Comment: The applicant intends to restore the streambank and has obtained a variance to do so (see History section of this report).

- 3.10** The Town of Boone and its residents should prioritize the uncovering and restoration of natural stream corridors throughout the District. New development that impedes, obscures, or covers these stream corridors is not appropriate.

Staff Comment: The applicant intends to restore the streambank and has obtained a variance to do so (see History section of this report).

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.

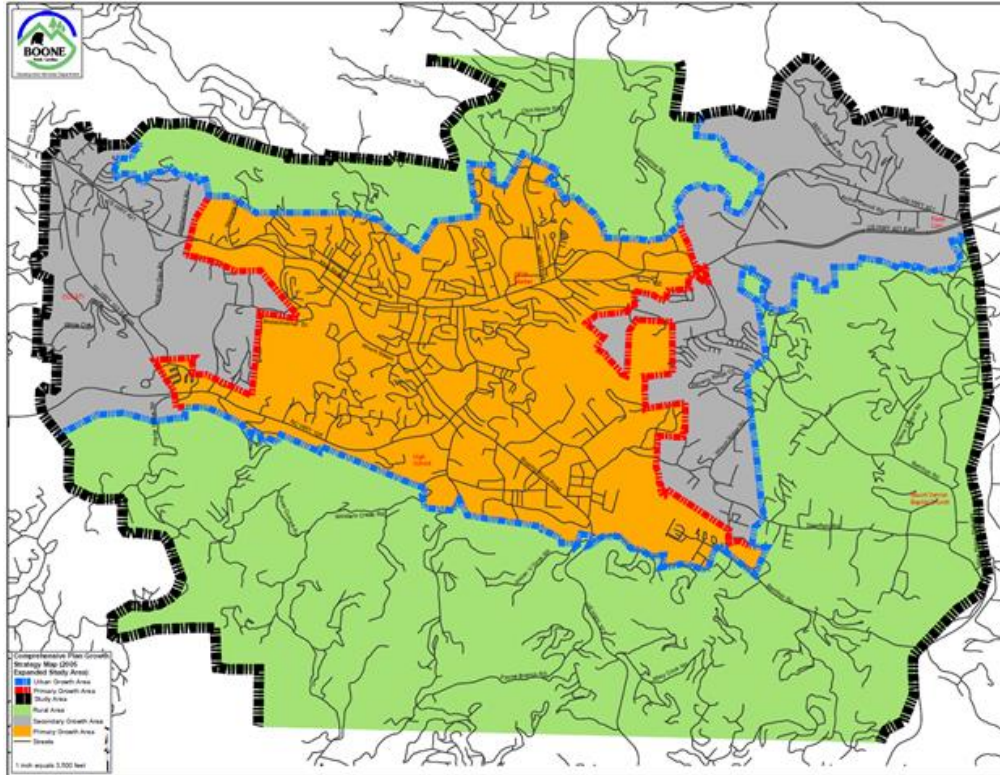
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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.

Conditions of Approval

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

- **Demolition:** Where there is a conflict between the application information (March 24, 2022), and the plans (April 28, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- **New Construction:** Where there is a conflict between the application information (March 24, 2022), and the plans (June 24, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

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

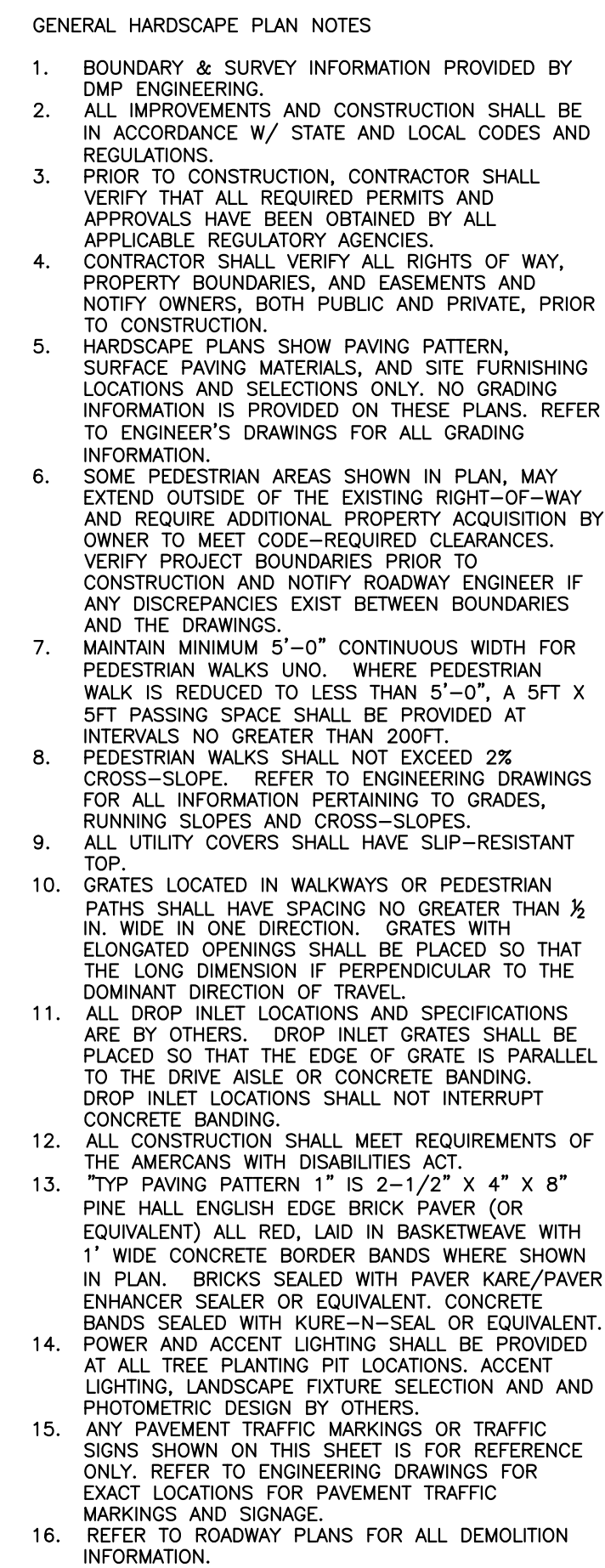
1. Condition (as warranted) ...

Historic Preservation Commission Procedure

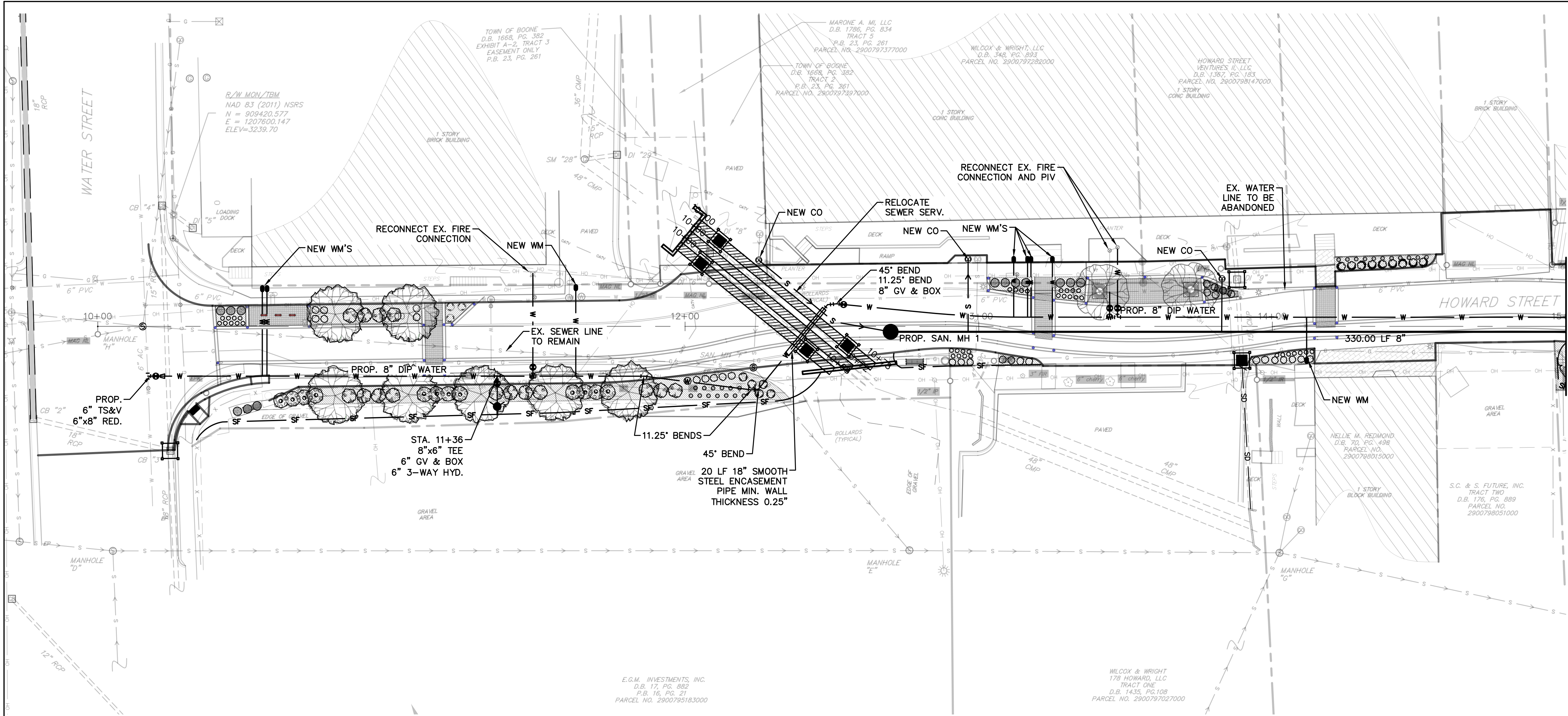
Congruity with the historic district

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).



Packet Pg. 168



NOTES:

1. SHEETS UT-01, 02 & 03
FOCUS ON WATER AND SEWER
IMPROVEMENTS

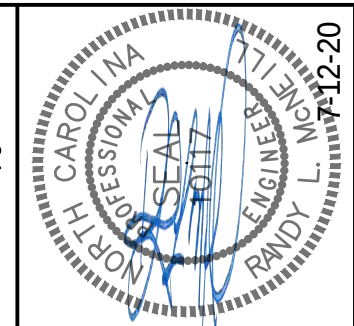


INLET PROTECTION



SILT FENCE

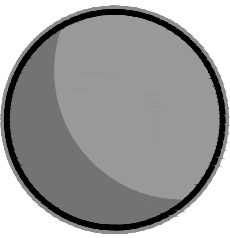
MATCHLINE STA. 15+00
SEE SHT. NO. UT-2



100% DESIGN

DAVENPORT

HOIE OFFICE
305 WEST FOURTH STREET SUITE 2A
WINSTON-SALEM, NC 27101
336.744.1636
www.davenportworld.com
NCEELS FIRM LICENSE NO. C-6522



NO.	DATE	REVISIONS	
		DESCRIPTION	
15-052	FEB 2019	PROJECT:	
		DESIGNED BY: RLM	
		DRAWN BY: RDL	
		CHECKED BY: RLM	
		SCALE: AS NOTED	

TOWN OF BOONE
321 EAST KING STREET
BOONE, NC 28607
P: (828) 268-6236

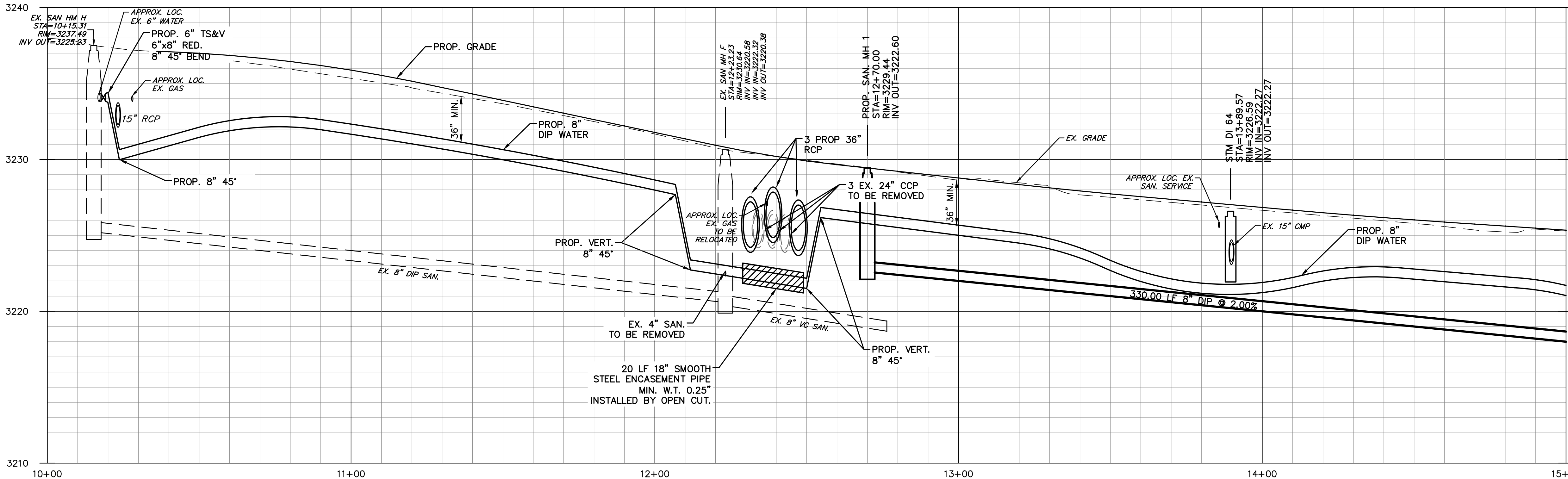
CLIENT:

PROJECT:
HOWARD STREET
IMPROVEMENT PROJECT

TITLE:
UTILITIES
IMPROVEMENTS

SHEET NO.

UT-01



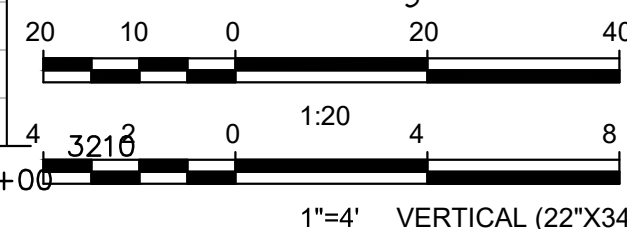
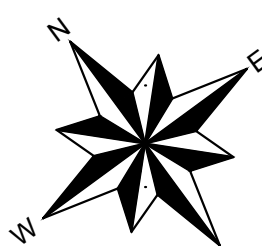
NOT RELEASED FOR
CONSTRUCTION

STORM DRAINAGE,
WATER AND SANITARY
SEWER BY



DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS

6415 OLD PLANK ROAD
HIGH POINT, NC 27265
(336) 886-4821
LICENSE: F-0245
WWW.DMP-INC.COM



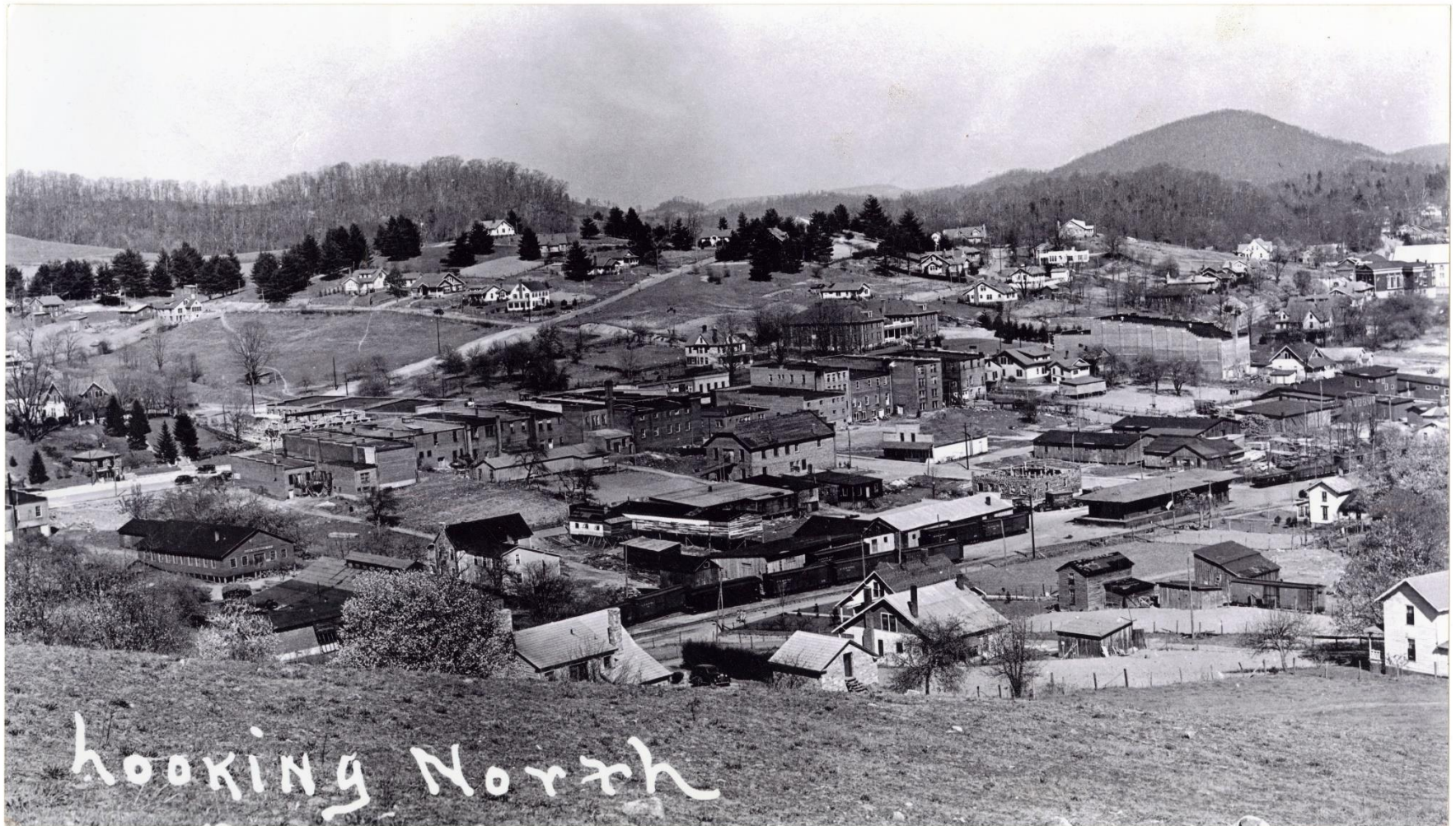


Figure 1. Unknown, "Town of Boone from the Southwest, April 1939," Digital Watauga, accessed April 29, 2022, <https://digitalwatauga.org/items/show/7973>.



Figure 2. Palmer Blair, "The Town of Boone in 1950," Digital Watauga, accessed April 29, 2022, <http://digitalwatauga.org/items/show/3566>.



*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: July 12, 2022

C. Property Information

Street Address:

136 NORTH WATER STREET

Watauga County Parcel Identification Number:

2900-79-9830-000

Existing Zoning District(s): B-1

Total Land Area: .717 ACRE

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

If yes, describe:

D. Applicant Information

Name:

WATAUGA COUNTY DERON GEOUQUE, COUNTY MANAGER

Complete Mailing Address (Street, City, Zip):

814 WEST KING ST. SUITE 205, BOONE NC 28607

Phone Number:

828-265-8000

Email Address:

Deron.Geouque@watgov.org

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

E. Property Owner Information

Name:

SAME AS ABOVE

Complete Mailing Address (Street, City, Zip):

Phone Number:

Email Address:

F. Landmark/District Information

District/Landmark Name:

B-1, DOWNTOWN BOONE LOCAL HISTORIC DISTRICT

Period of Significance:

UNKNOWN

G. Project Details

Project Cost: \$ 5.1 million

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, PA

Complete Mailing Address (Street, City, Zip):

703 WEST KING ST - Suite 201

BOONE NC 28607

Phone Number:

828-265-2405

Email Address:

bill@appalachianarch.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.

DERON GREGORQUE, CTY. MANAGER
Applicant (Print)


Applicant (Signature)

5-24-2022
Date

DERON GREGORQUE, CTY. MANAGER
Property Owner (Print)


Property Owner (Signature)

5-24-2022
Date

Official Use Only

Permit Name:

Watauga County Parking Deck - COA

Permit Number: <u>205738-052522</u>				
Date: <u>5-25-22</u>	Fee: <u>\$100.00</u>	Receipt Number: <u>521870</u>	Method of Payment: ☐ Cash ☒ Check Number: <u>8773</u>	Paid By: <u>Appalachian Architecture</u>

Public Hearing Meeting Date: _____

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.

PROJECT DESCRIPTION: Construction of a new two-level parking structure on vacant land and surface parking area owned by Watauga County. The structure will provide approximately 138 standard size parking spaces adjacent to the Courthouse and Administration buildings. Approximately one-half (1/2) of the parking spaces will be covered and essentially underground.

The proposed structure will encompass the area bordered by Water Street (West), Queen Street (North) and Town owned alley to the East. The property is located behind commercial and professional buildings which front King Street. The lower level of the proposed structure which fronts Water Street is to be constructed on what is currently classified in the "Inventory Section" of the Boone Historic District Designation Report as a 'Vacant Lot' (pages 69-70). The upper level of the proposed parking structure facing the alley is to replace the current County surface parking lot.

The proposed structure will extend from Water Street to the alley with ½ of the building being underground. The 12' topographic change in elevation from Water Street to the alley provides the floor-to-floor clearances required to construct a two-level column-free parking structure. Extensive excavation will be required to create the lower parking level by removal of the existing segmented block retaining wall and fill materials that support the County's upper-level surface parking lot.

The property is surrounded on three sides by public roads, streets or alley. The south facing 4th side faces the back of the commercial and professional buildings which front King Street.

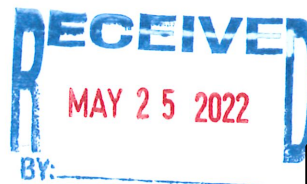
Water Street (West) – Primary pedestrian and automobile entrance/exit into the lower covered parking area including one of two required exit stairs.

Queen Street (North) - In the early 1970's, the Town widened Queen Street for parking and constructed the retaining wall along Queen Street as evidenced by the 1972 photo of the wall being constructed by Greene Construction. The southern face of the wall was constructed at the property line. Discussions are currently underway with Public Utilities Department regarding modifications to the wall that would make it less obtrusive and more attractive.

Alley – (East) The Town owned alley along the Western property line currently serves as the access to the County's surface parking lot and leads to the town owned public stairs connecting the Queen Street parking areas to King Street commercial area. The alley is also used as parking for the adjacent apartment building to the East. Old records indicate the alley was labeled as 'Cross Street' but was never developed probably due to the steep topography. The alley will continue to serve the same uses as it currently serves.

CONTEXT – There is consensus among all stakeholders that additional parking is sorely needed in downtown - particularly near the courthouse. A parking deck structure is the most efficient, though expensive, method to maximize parking in a densely developed downtown area. The nature of its function requires a relatively large area to safely accommodate vehicular and pedestrian traffic. A parking structure can partially conceal the purpose it serves, while affording the opportunity to create an exterior appearance that matches the materials, proportions, massing and scale of the surrounding buildings and Historic District.

The proposed use is permissible in the Town's Unified Development Ordinance through a conditional zoning process, following the HPC's approval of the COA.



DESIGN STANDARDS FOR COMMERCIAL BUILDINGS WITHIN THE DISTRICT

Section 14- New construction of commercial buildings within the District

14.1 The exterior facades of the proposed parking structure will be visible on all sides. The facades are designed to be compatible with the character-defining features of other commercial properties within the district.

14.2 Materials – The exterior facades of the proposed parking structure will be faced with brick, native stone, wood trim and other similar “historic” materials and details sympathetic to the surrounding buildings and historic district.

14.3 Design, height, massing and proportions of the proposed exterior facades will be of similar character and style of other buildings in the historic district. Even though the proposed structure will cover a large footprint, vertical divisions and variations of differing heights in the exterior façades will reflect the variety of heights and widths of traditional smaller buildings within the district. The proposed structure meets the building setbacks requirements in the Unified Development Ordinance and the NC Commercial Building Code and Fire District. The primary façade and entrance to the lower parking level faces Water Street, the primary public way. The secondary entrance to the upper parking level faces the alley.

14.4 Deeds going back to 1939 show the property as one parcel. In 2001 the county subdivided the property into two parcels for the construction of the upper-level surface parking lot. The parcel fronting Water Street was subsequently sold, then repurchased, by the county for the purpose of providing the proposed parking structure. The property has been recombined reflecting the historical deed records.

It is the applicant’s opinion that the demand for parking downtown and the exterior architectural design does not disrupt the town’s historical planning system. From a historical perspective, the proposed parking structure is of similar size and scale as the three former tobacco warehouses that were once located in downtown Boone.

14.5 It is the applicant’s opinion that the site is perfectly suited to accommodate a two-level parking structure that will begin to meet the demand for additional parking near the Courthouse. The topography offers the opportunity to conceal much of the structure and parking underground. The proposed building will comply with the requirements in the Town’s Unified Development Ordinance and Community Appearance Standards as well as NC Commercial Building Code and Fire District regulations.

14.6 Once constructed, the proposed parking structure will more closely match the topography of the original properties as the new construction necessitates the removal of the segmented block retaining wall and fill materials that supports the County’s upper-level surface parking lot. The proposed structure will align with the existing topography and elevations of the adjacent properties. Existing landscaping on the property will be preserved to the greatest extent possible including the 9” weeping cherry tree at the primary entrance on Water Street. New landscaping will be provided though it is not required in the B-1 zoning district.

14.7 The scale, height, form, massing, materials, openings, roofing and details of the proposed structure are designed to meet the function it serves, the requirements of the NC Commercial Building Code as it relates to parking structures, be compatible with the architecture of the Town’s Historical District and surrounding buildings.

14.8 The exterior building facades, materials and details are designed to break-up the size of the overall structure and provide a human scale to the streetscape. All exterior materials and colors will be compatible with adjacent properties and reflect the context of the Historical District within which it is constructed.

14.9 The design and materials of the exterior facades of the proposed parking structure will be compatible with neighboring structures and meet the requirements of the NC Commercial Building Code, Fire District requirements, and the Town's Unified Development Ordinance. The exterior is designed to break-up the overall scale of the large footprint that is required to serve the intended function.

14.10 With the exception of the two required exit stairs, the upper level of the parking structure will be uncovered and unroofed. The two exit stairs are proposed to be constructed with sloping dark brown metal roofs that match the roofs on the adjacent Courthouse buildings and reflect the design of the north (King Street) façade of the Rivers Printing Company building, now home to Ransom Restaurant and Wine to Water businesses. The proposed roof slopes over the stairs will exceed the minimal 4/12 roof slopes prescribed in this section.

Raised "parapet" walls will surround the upper parking level that meet or exceed the minimum 42" height as required in the Town's Unified Development Ordinance to conceal parking areas within a building. The "parapets" are designed and detailed using materials that reflect a true parapet wall built to conceal a flat roof.

15. The proposed parking structure meets the height, width, spacing and setback requirements as required in the Town's Unified Development Ordinance.

DESIGN STANDARDS FOR HISTORIC STREETSCAPES & LANDSCAPES IN THE DISTRICT

1. STREETSCAPES

1.1 NA

1.2 The proposed parking structure preserve the existing streets, alleys and sidewalks.

1.3 NA

1.4 Lighting, benches, walkways and landscaping will be provided at the primary entrance on Water Street.

1.5 Site and building lighting will be provided that meets the Town's Unified Development Ordinance.

1.6 NA

1.7 The proposed project will create a shared open public space at the primary entrance on Water Street. Features will include generous landscaping, a bricked sitting area adjacent to the sidewalk with benches and preservation of the existing 9" weeping cherry tree.

1.8 Existing pedestrian and automobile traffic patterns will be maintained and continue to be used at Water Street, Queen Street and the alley.

1.9 NA

1.10 – 1.13 As noted.

1.14 The proposed parking structure is designed to be as unobtrusive as possible. The design is intended to compliment and blend with the historic architecture downtown and the not-so-historic architecture of the adjacent buildings which surround the property.

The structure will be enclosed by exterior walls that are compatible with the other buildings in the historic district in rhythm, height and materials using elements and features that reflect the better architectural history of the district.

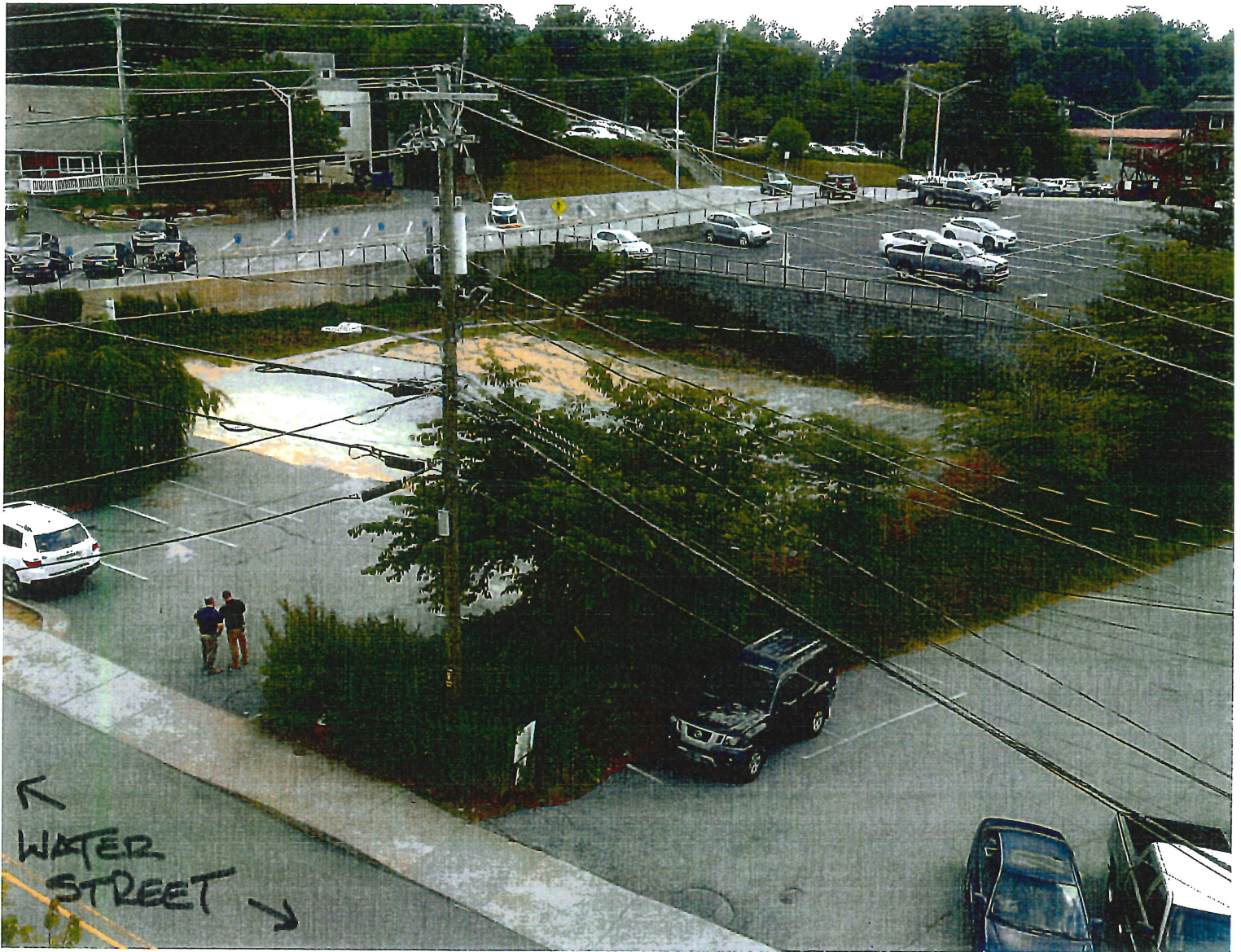
The entrance to the lower parking level faces Water Street. The entrance to the upper parking level faces the alley. Neither street is considered a main thoroughfare.

Lower-level automobiles will be screened behind landscaped public open space and exterior brick and rock facades with openings. Upper-level parking will be partially screened with minimum 42" high brick/rock walls as required in the Town's Unified Development Ordinance. Exterior walls will be designed to meet the Unified development ordinance and the NC Commercial Building Code in a designated Fire District.

The upper parking level "parapet" screen walls will vary in height to break-up the overall length of the building and be constructed with similar exterior façade details to match parapet walls on buildings in the historic district.

The proposed structure will be constructed on the periphery of the historic district. It should not change local traffic patterns or conflict with any existing streetscapes or landscapes.

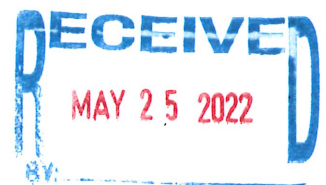
1.16 - 1.18 NA



Proposed Parking Deck

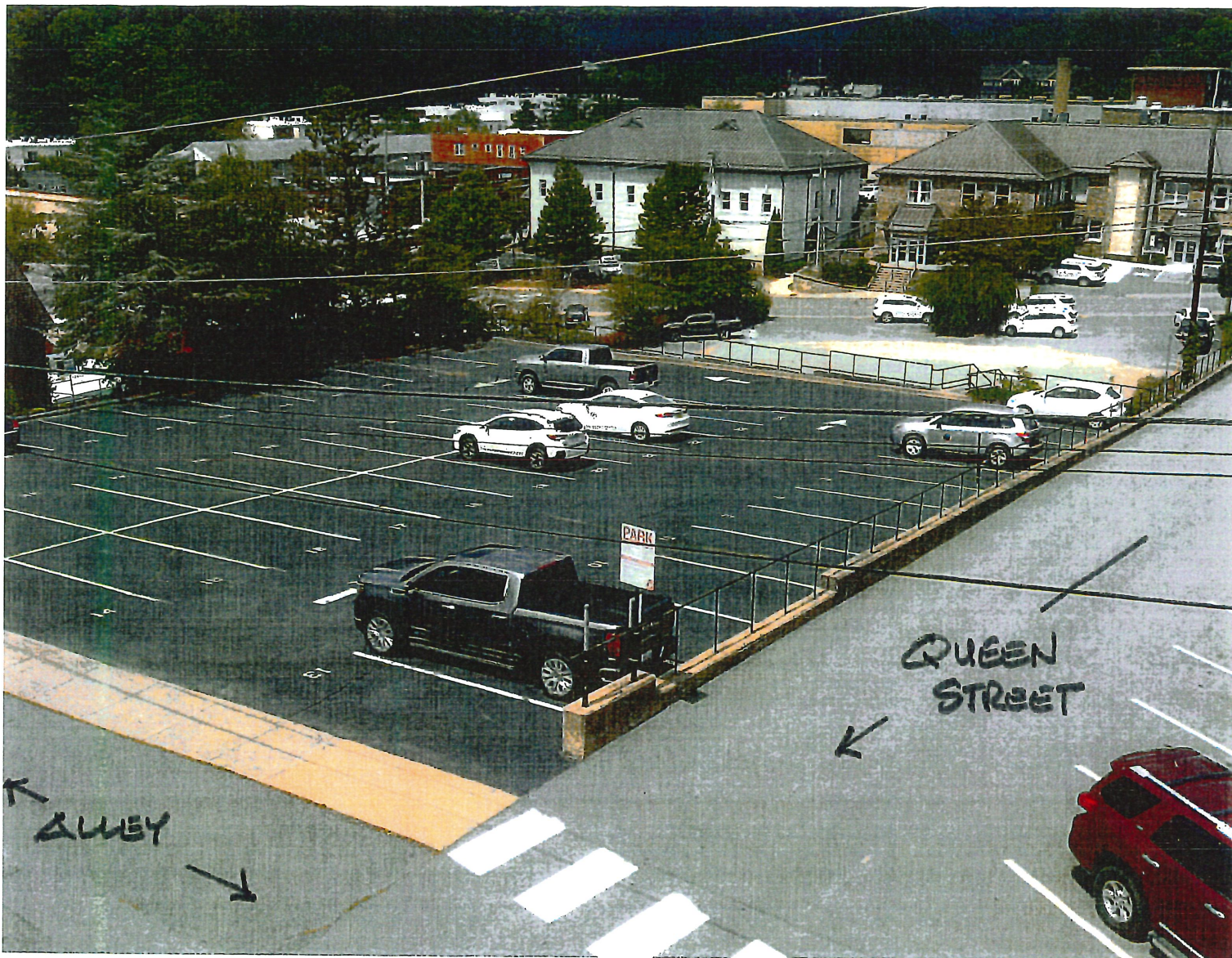
May 25th, 2022

Site Photograph of existing vacant lot on Water Street



www.appalachian.com

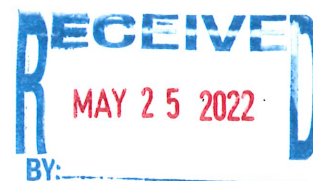




Proposed Parking Deck

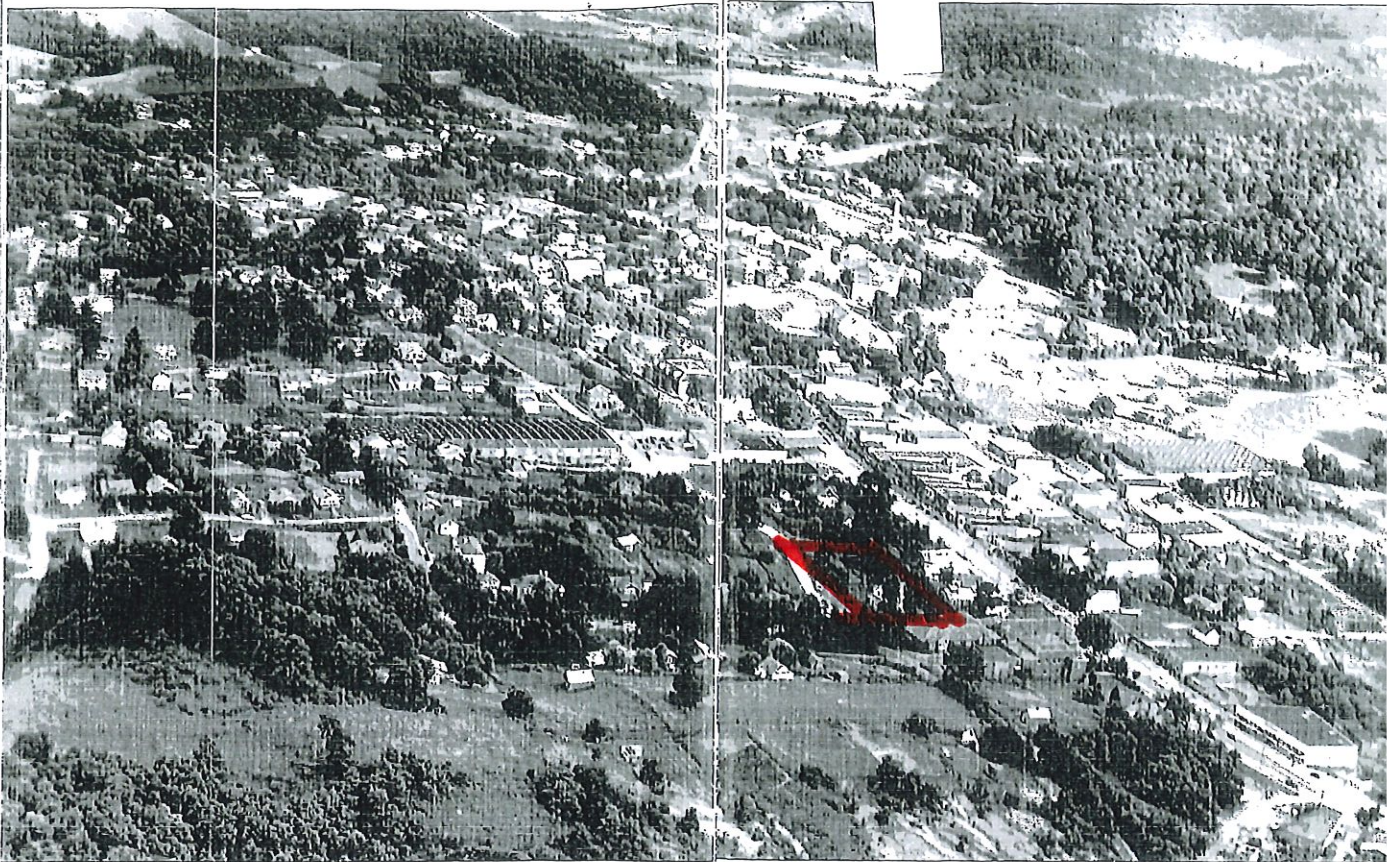
May 25th, 2022

Site Photograph of County's existing surface parking lot



www.appalach.com





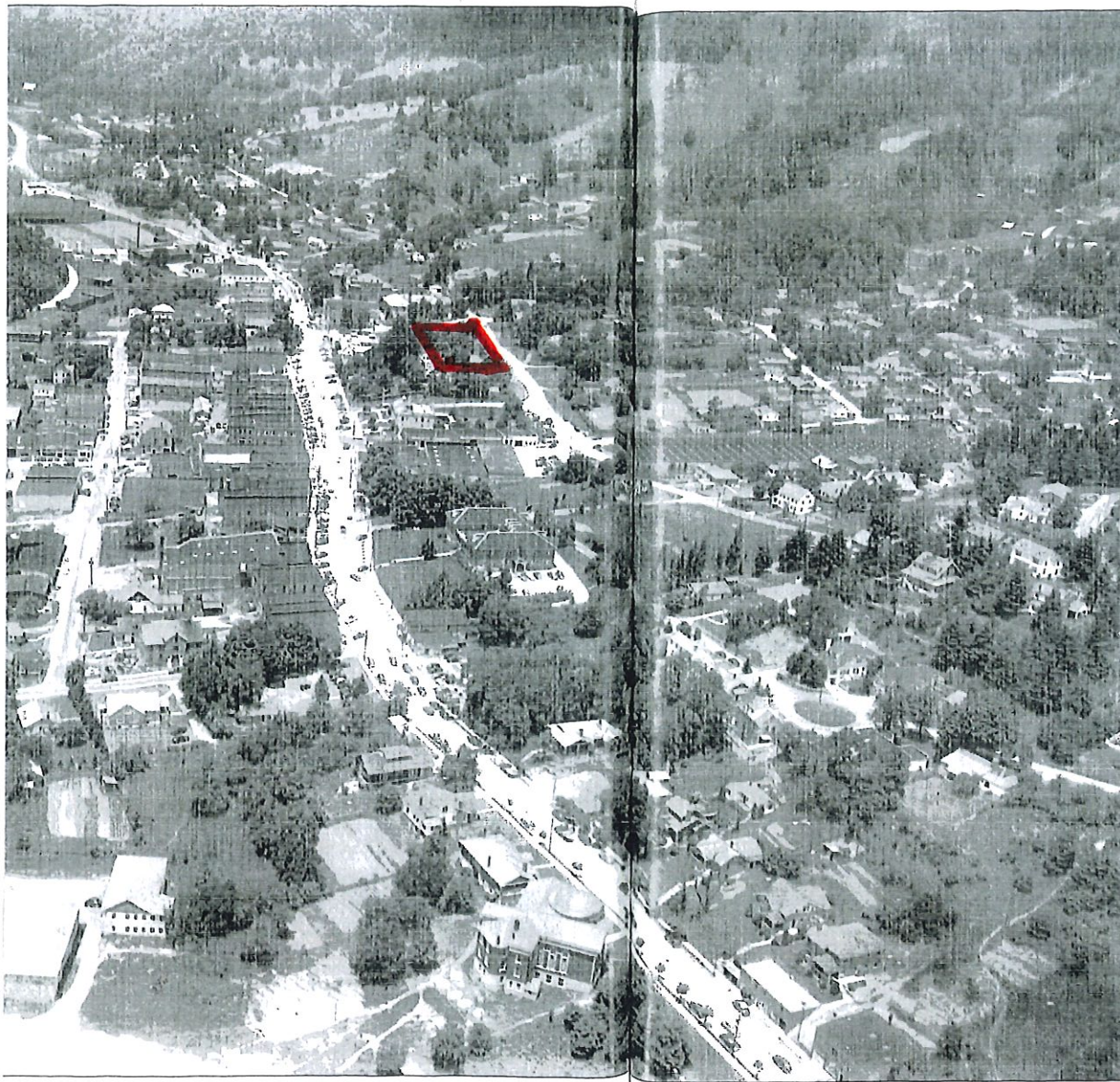
DOWNTOWN BOONE. This 1949 aerial photograph is a view of West King and Queen Streets (middle center) in downtown Boone, the Appalachian State Teachers College (top center), and Blowing Rock Road (very top center). Buildings of interest include the Watauga County courthouse (bottom right),

a large tobacco warehouse (middle left), the First Baptist Church without a steeple (above warehouse along King Street), and the adjacent Methodist church. (Courtesy of Brian Lambeth.)

12

IMAGES OF AMERICA - WATAUGA CO.

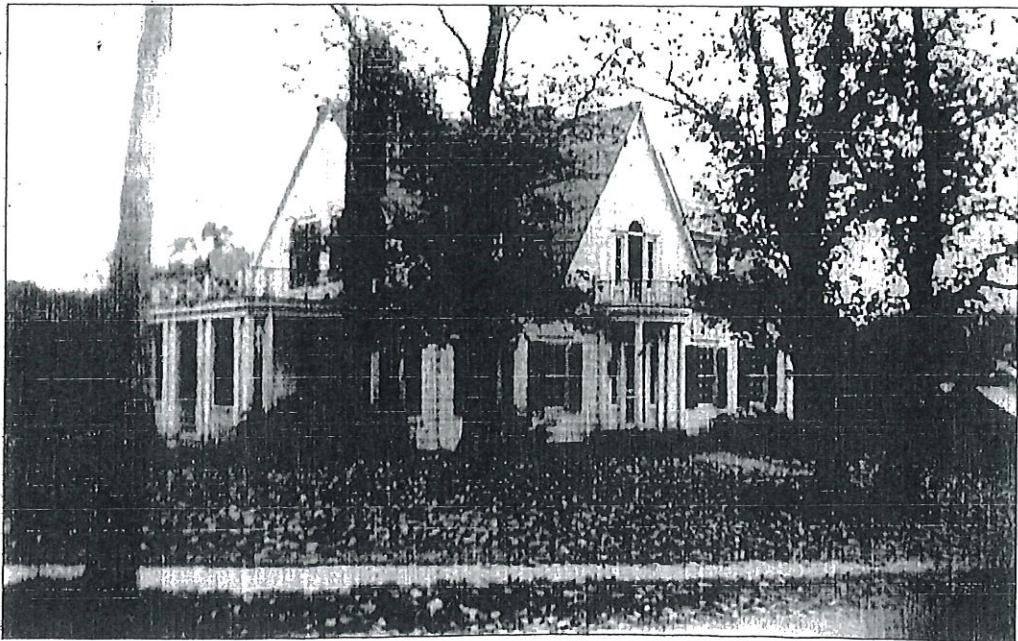
2008 CONNA MYERS & BRIAN LAMBETH



This June 1950 aerial view shows downtown Boone from the southeast and offers a different perspective on its development. Appalachian High School is at lower left, while the Daniel Boone Hotel is at center. King Street flows from upper left to lower right. Appalachian State faculty members originally built many of the homes at lower right on the north side of King Street, but in the 1950s, this area began to transition to a student housing cluster later known as Hippy Hill; many of the garage buildings along King Street expanded into apartment complexes. Note the three burley tobacco warehouses at center right, far center left, and upper left. Much of the Junaluska community, including the Mennonite Brethren Church, is visible at upper right just beyond the first tobacco warehouse. (Palmer Blair Collection.)

IMAGES OF AMERICA - REMEMBERING BOONE
2021 DR. ERIC W. PLAAG.

51



Built on North Water Street in 1926, the Oscar and Suma Hardin House was an outstanding example of Colonial Revival architecture that was unusually high style for Boone's domestic architecture. Blowing Rock mayor Robert Bogle "Bobby" Hardin (1910-1977) spent his late teenage years in this house until the untimely deaths of his parents in 1927 (Oscar) and 1931 (Suma). (Jones House Collection.)

32

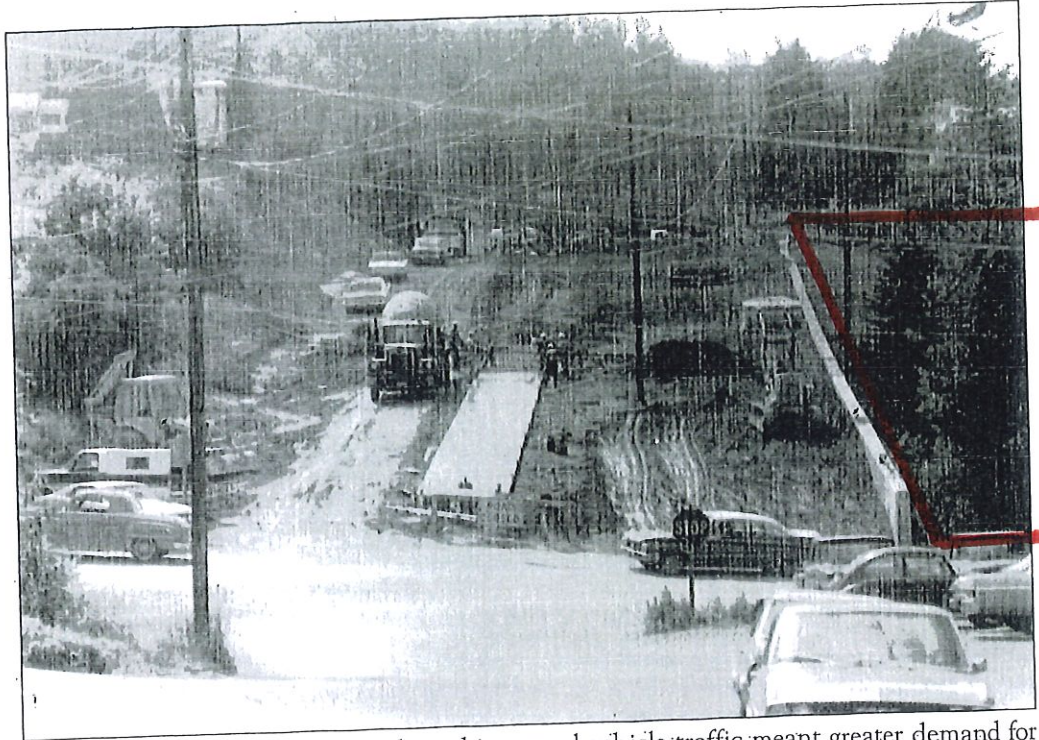
IMAGES OF AMERICA - 'REMEMBERING BOONE'
2021. DR. ERIC W. PLAAG



Eager to create a parking area closer to the courthouse, the Watauga County commissioners acquired the Hardin House in 2018 for use as a future parking deck site. Despite an agreement with the Town of Boone to explore an alternative location nearby, the commissioners voted suddenly—over public opposition—to demolish the house. The county bulldozed the house in January 2021, triggering outrage throughout the community. (Eric Plaag Collection.)

126

IMAGES OF AMERICA - 'REMEMBERING BOONE'
2021 DR. ERIC W. PLAAG



High tourist demand, rapid growth, and increased vehicle traffic meant greater demand for parking. This c. 1972 image looking east along Queen Street shows the widening effort intended to create a parking island in the center of the street. The A.E. and Roberta Hodges House (1940) on Grand Boulevard is at upper center, with the North Water Street crossing in the foreground. (Paul Armfield Coffey Collection.)

104

IMAGES OF AMERICA - 'REMEMBERING BOONE'
2021 OR. ERIC W. PLAC



elimination of the barrier fence between the two sections, to be replaced with a ground-level granite "line" demarcating the original boundary. This work is expected to be complete by 2018. The cemetery remains active (averaging one burial per year), but it is believed to be nearly full.

WT0056 Oscar and Suma Hardin House

136 North Water Street

Originally built as a residence, this one and a half-story, Colonial Revival frame building was first surveyed in 1988 and again in 2002. It presently houses a law firm. Past surveys have reported that the house was built in 1927 in error. In fact, ground was broken for construction of the house in September 1925 (*Watauga Democrat*, September 17, 1925), with work completed on the house in June 1926 (*Watauga Democrat*, June 24, 1926). Defining features of this side-gabled house include a steeply pitched gable over the main (west) elevation entrance, an ornate, second-floor, Palladian window under this entrance gable, a front entrance that has a webbed transom window and is flanked by full-length sidelights with ornate tracery, and four Tuscan columns on the porch that support the semi-circular balcony above this entrance.

As has been noted in previous surveys, the original porte cochere on the south end of the house has been enclosed as a sunroom, and the entire building is now clad in aluminum siding, but the building appears to have experienced additional alterations since 2002. The north porch described in a 1997 Study List Application has since been filled in and dramatically altered to a one-story addition with a flat roof, prominent cornice treatment, rows of six-over-six, double-hung sash windows on the west, north, and east elevations, and board and batten siding that is not appropriate to the Colonial Revival style. In addition, the two large Norwegian pines have been removed from the property for reasons that are unclear. Perhaps most distressing, the ornate, pressed tin shingles have been removed entirely from the house since 2002 and replaced with asphalt shingles.

WT0067 (Former) Watauga County Jail

142 Water Street

Completed in December 1889 by William Stephens (1870-1945) of Mayfield, Kentucky (*Watauga Democrat*, May 22, 1889, sometimes reported in error as William Stephenson of Mayesville, Kentucky), for \$5,000, the Watauga County Jail was the fourth jail building to serve Watauga County and is Boone's only surviving local government building from the nineteenth century. Like many small-town jails of the period, this building was actually a mixed-use space, with both floors of the rear half of the building being used for jail purposes and the front half set aside for the residence of the jailer and his family. The building continued in service as a jail until 1925, when a new jail building was opened behind the 1904 Watauga County

TOWN OF BOONE - HISTORIC RESOURCES SURVEY
RESOURCES DESCRIPTIONS (PART II, NOVEMBER 2017)

severe wind event lifted the entire roof off of this building in July 2016, requiring its replacement with all new materials. The second building, completed in 1964, fronts on Queen Street at the north end of the parcel and is a U-shaped, two-story building with a large exposed basement. Architectural details are fairly pedestrian, with interior access to the first and second floor apartments and exterior access from the rear to the basement level apartments. The buildings are an excellent example of Boone's shift to higher density apartment complexes as infill in the downtown area during the 1960s.

East side of North Water Street from West King Street to Queen Street

WT0056 Oscar and Suma Hardin House (1926, demolished 2021)—VL
136 North Water Street (2900-79-8884-000)

Oscar Hardin and his wife Suma Bogle Little Hardin had this stunning, one and half-story, Colonial Revival residence constructed in 1926. It was the boyhood home of Robert Bogle "Bobby" Hardin (1910-1977), the longtime mayor of Blowing Rock from 1953 to 1971. Defining features of this side-gabled house include a steeply pitched gable over the main (west) elevation entrance; an ornate, Palladian window on the second floor under the pitched gable; a front entrance with a webbed transom window and flanking, full-length sidelights with ornate tracery, a semi-circular porch supported by four Tuscan columns with a balcony above, and stunted, scrolled brackets beneath the eaves. Several reversible changes—including the enclosure of the porte cochere and the north porch, the application of aluminum siding, and the removal of the ornate, pressed tin shingles from the roof—diminished the architectural flare of this property. Nevertheless, it was an important architectural example of late residential construction in what was becoming Boone's downtown commercial district during the 1920s. A one-story outbuilding, originally used as a garage but later converted to an apartment, was located at the rear of the property. Despite a 2020 agreement between the Town of Boone and the Watauga County Commissioners to work cooperatively on a parking deck just outside the proposed district in exchange for preserving this house, the Watauga County Commissioners voted suddenly in December 2020 to demolish the property. Demolition of the house and garage building was completed in January 2021.

South Side of Queen Street from North Water Street to North Depot Street

Parking lot immediately east of WT0056—VL
No street address (2900-79-9786-000)

Once part of the yard and the site of at least one outbuilding related to WT0056, this land was converted to a parking lot by the Watauga County government several years ago.

WT0809 Terrace Apartments (1964)—CH
247 Queen Street (2900-89-0611-000)

REPORT AND RECOMMENDATIONS FOR THE DESIGNATION OF THE DOWNTOWN
BOONE LOCAL HISTORIC DISTRICT
DRAFT VERSION, APRIL 2021

Boone Historic District Designation Report--80



The Oscar and Suma Hardin House (WT0056) as it appeared in October 2015 (demolished January 2021). Image by Nicole Holladay.

Two other significant residences went up on the west end of town during this same period. The Oscar and Suma Hardin House (WT0056, 1926) was somewhat high style for Boone in its design. Located on the east side of North Water Street a short distance from King Street, the one and a half-story, Colonial Revival, frame building offered numerous luxurious, architectural flourishes, including a steeply pitched gable on the main (west) entrance; an ornate, second-floor, Palladian window under the entrance gable; a front entrance with a webbed transom window and full-length sidelights with ornate tracery; and four Tuscan columns supporting the semi-circular balcony porch over the entrance.⁶⁶ The Hardin House, sometimes referred to as the Turner House, was also the boyhood home of Bobby Hardin (1910-1977), Blowing Rock's mayor from 1953 to 1971.

⁶⁶ In a sad turn of events, the Watauga County Commissioners purchased this property in 2018, then announced preliminary plans to demolish this building in favor of a surface parking lot in early 2019. See Anna Oakes, "Boone Asks County to Reconsider Building Removal," *Watauga Democrat*, online, January 7, 2019, available at https://www.wataugademocrat.com/news/boone-asks-county-to-reconsider-building-removal/article_14aac748-d039-55c8-9bb3-50f96847a57d.html. Despite cooperative plans formed in February 2020 between the county and the Town of Boone to spare the house in exchange for a partnership on a new parking deck less than a block away, the Watauga County Commissioners suddenly voted in December 2020 to demolish the house and its garage. See

OWNER/APPLICANT:
WATAUGA COUNTY
814 WEST KING STREET, SUITE 205
BOONE, NC 28607
(828) 265-8000

CIVIL ENGINEER:
MUNICIPAL ENGINEERING, INC.
820-B STATE FARM ROAD
BOONE, NC 28607
(828) 262-1767

ARCHITECT:
APPALACHIAN ARCHITECTURE, PA
703 WEST KING STREET, SUITE 201
BOONE, NC 28607
(828) 265-2405

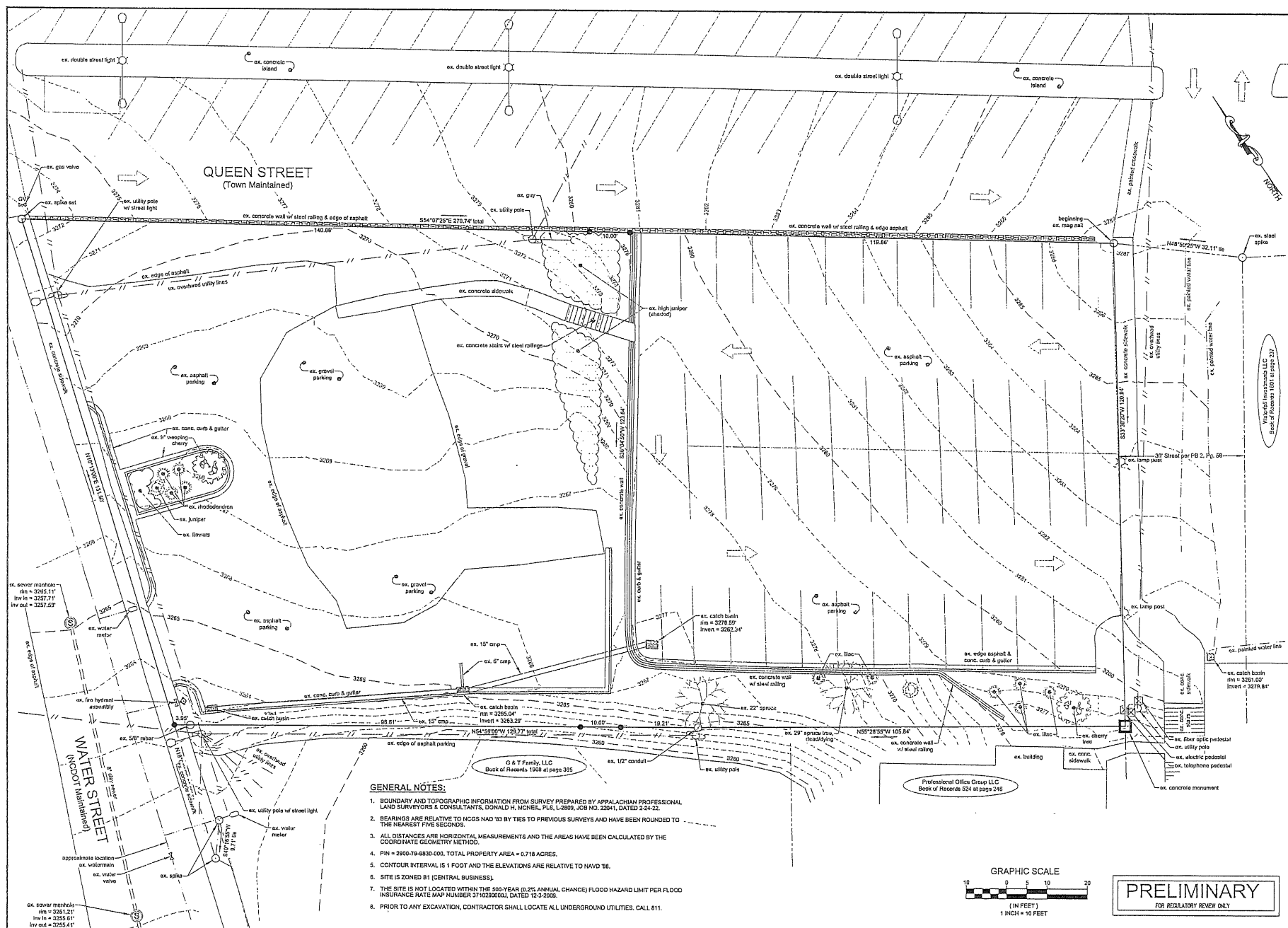
SURVEYOR:
APPALACHIAN PROFESSIONAL LAND
SURVEYORS & CONSULTANTS, PA
1480 US HWY 421 S
BOONE, NC 28607
(828) 264-0290

**WATAUGA COUNTY
WATAUGA C
WATER S
BOONE, NORTH**

PROJECT NO.

By: _____
Professional Engineer

WATAUGA COUNTY PARKING DECK		WATAUGA COUNTY		WATER STREET	
				COVER SHEET	
				DATE	BY
SCALE: N/A					
DATE: 5-25-22					
DRAWN BY: SCL					
CHKD BY: AJC					
PROJECT NUMBER: B21030					
DRAWING NO.					SHEET NO.



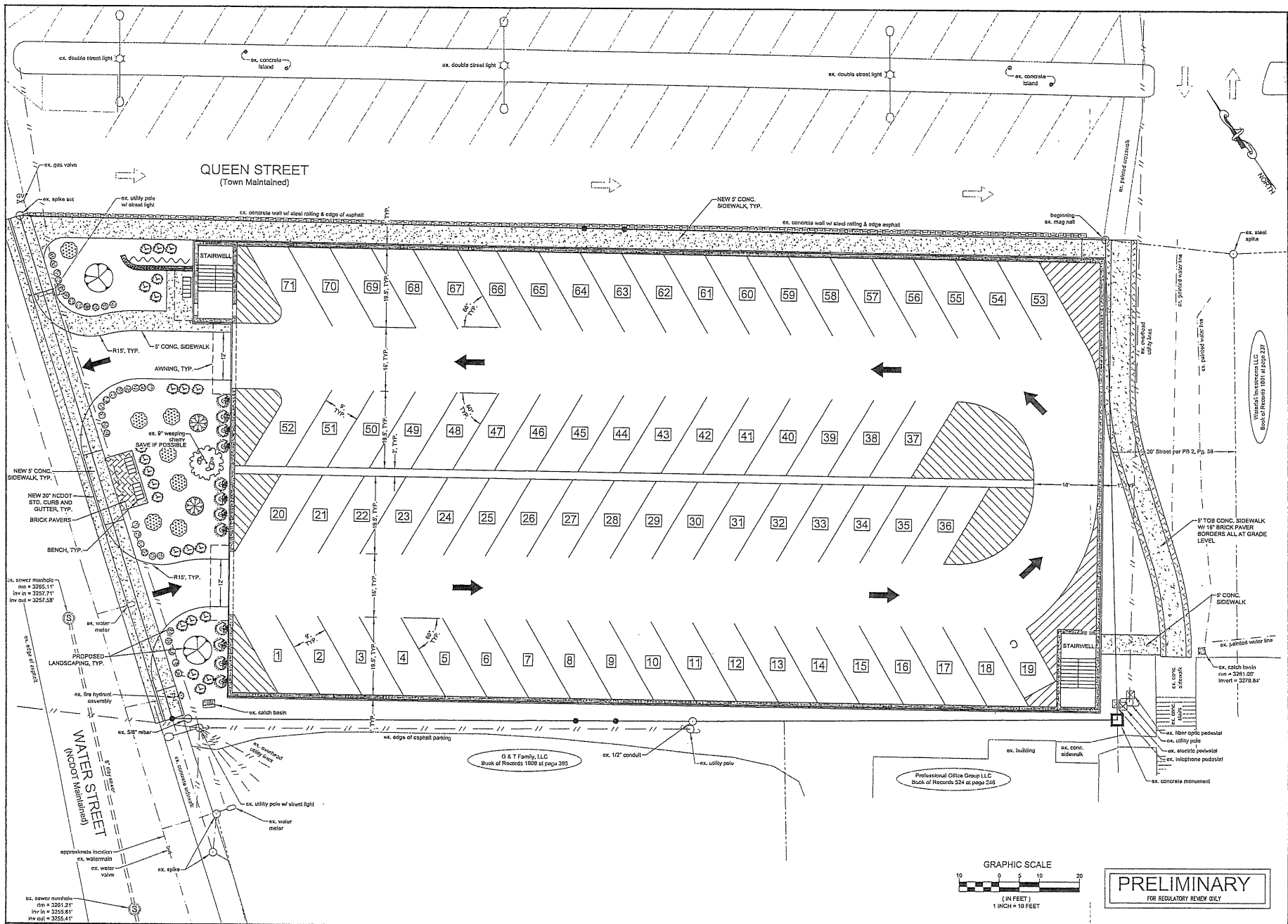
MUNICIPAL ENGINEERING, INC.



WATAUGA COUNTY PARKING DECK
WATAUGA COUNTY
WATER STREET

[illegible]

Communication: Z05738-052522 - Exhibit 5 - Site Plans & Elevations (Case Z05738-052522 Watauga



MUNICIPAL ENGINEERING, INC.

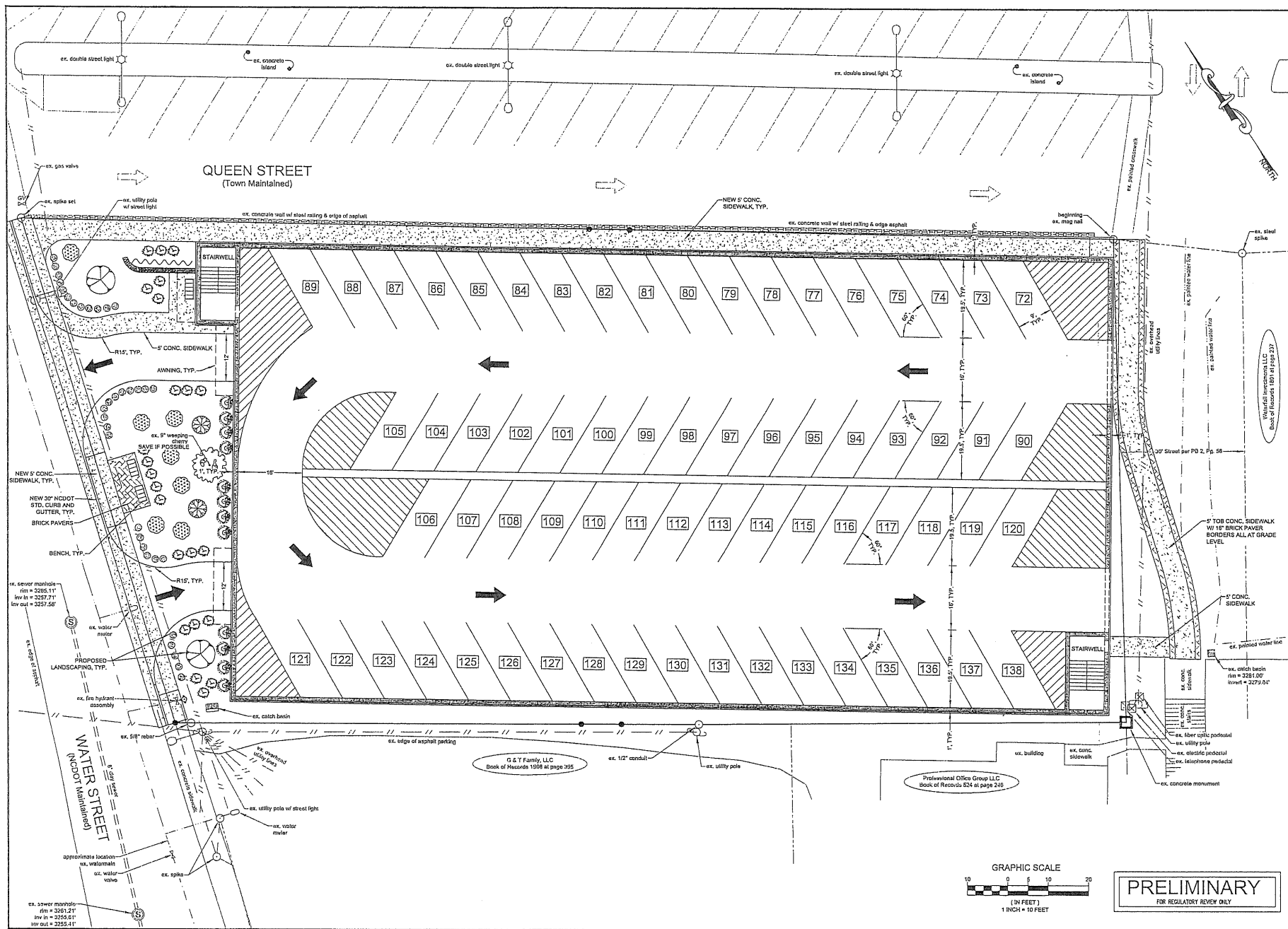


WATAUGA COUNTY PARKING DECK
WATAUGA COUNTY
WATER STREET

SHEET NO.		DATE		BY		CHECKED BY	
1		2-28-22					
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							
31							
32							
33							
34							
35							
36							
37							
38							
39							
40							
41							
42							
43							
44							
45							
46							
47							
48							
49							
50							
51							
52							
53							
54							
55							
56							
57							
58							
59							
60							
61							
62							
63							
64							
65							
66							
67							
68							
69							
70							
71							

SCALE: AS SHOWN
DATE: 2-28-22
DRAWN BY: SJUEZ
CHECKED BY: JACOB
PROJECT NUMBER: B21030
SHEET: 30

Communication: 205738-052522 - Exhibit 5 - Site Plans & Elevations (Case 205738-052522 Watauga



MUNICIPAL ENGINEERING, INC.
 68 SHIPWASH DRIVE, BANNER, NC 27528 • PHONE: 919-772-5393
 820-B STATE FARM ROAD, BOONE, NC 28607 • PHONE: 888-262-1767

WATAUGA COUNTY PARKING DECK
WATAUGA COUNTY
WATER STREET

WATER STREET (NOT MAINTAINED)

PRELIMINARY
 FOR REGULATORY REVIEW ONLY

SCALE: AS SHOWN
DATE: 8-25-21
DRWN. BY: SUBJECT
CHKD. BY: SUBJECT
PROJECT NUMBER: 821030
DRAWING NO. SHEET 4 OF 4

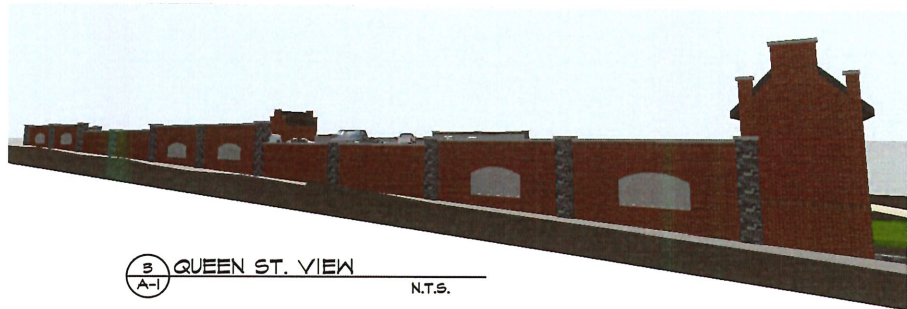
SITE PLAN



4
A-1 QUEEN ST. VIEW
N.T.S.



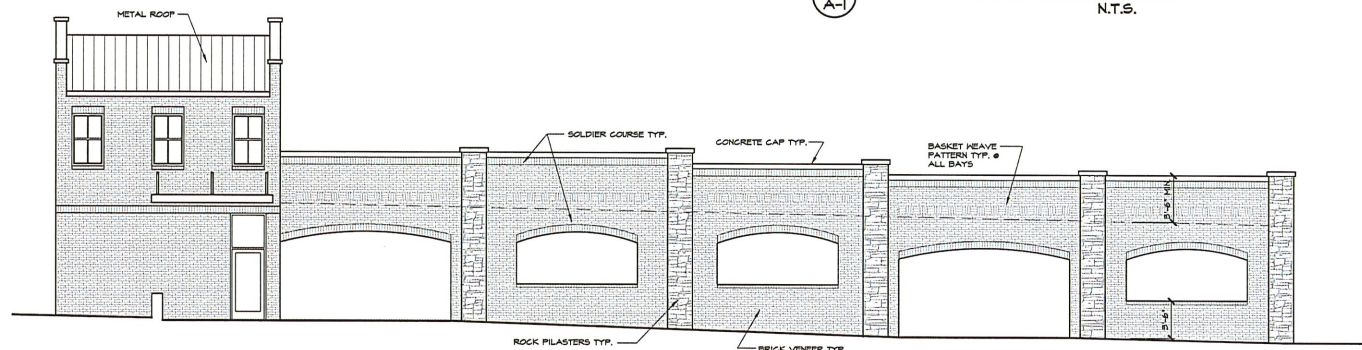
5
A-1 WATER ST. VIEW
N.T.S.



3
A-1 QUEEN ST. VIEW
N.T.S.



2
A-1 WATER ST. VIEW
N.T.S.



1
A-1 WATER ST. ELEVATION
(TYPICAL DETAILING) 3/16"=1'-0"



APPALACHIA
ARCHITECTURE, P.A.

APPALACHIAN
ARCHITECTURE, P.A.
BILL DYKOR, NCARB
705 H. KING ST.
SUITE 201
BOONE, NC 28607
828 268 2409
FAX: 828 268 2408
WEB: WWW.APPALACHIAARCH.COM

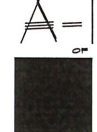
DATE: 5/25/22

NO.	REVISIONS	DATE	AREA	BY



EXTERIOR ELEVATIONS
WATAUGA COUNTY PARKING GARAGE
BOONE
NORTH CAROLINA

● DRAWN BY: LB
● CHECKED BY:
● SHEET TITLE





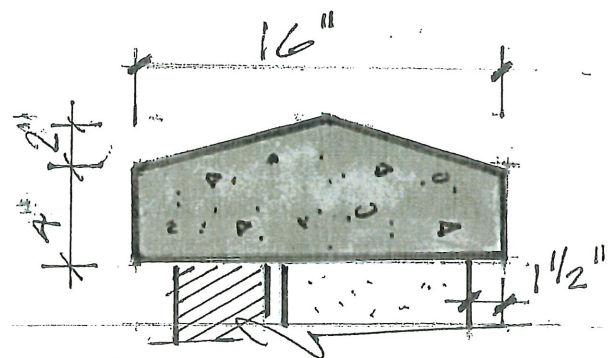
Proposed Parking Deck Exterior materials

May 25th, 2022

ROCK to match the rock work on the Linney Law Office building,
designated as a Local Historic Landmark by the town in 2017.



Proposed Parking Deck Exterior materials
**METAL ROOFING, WINDOWS,
DOOR FRAMES, DOORS &
MISC. METALS - Dark Brown**

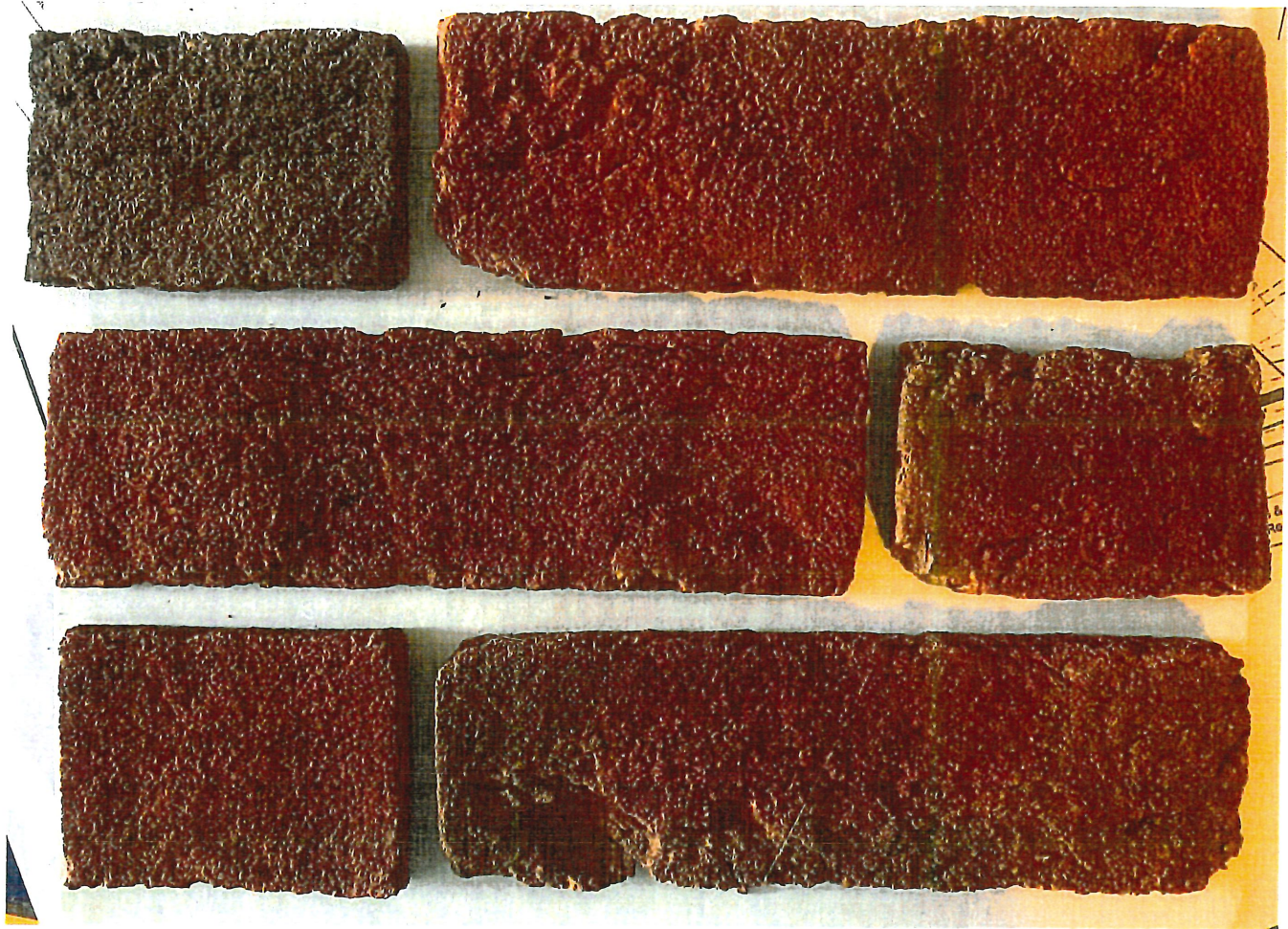


Proposed Parking Deck Exterior materials

**PRECAST CONCRETE
PARAPET & WALL CAPS—Gray**

www.appalachian.com

Packet Pg. 195



Proposed Parking Deck Exterior materials

May 25th, 2022

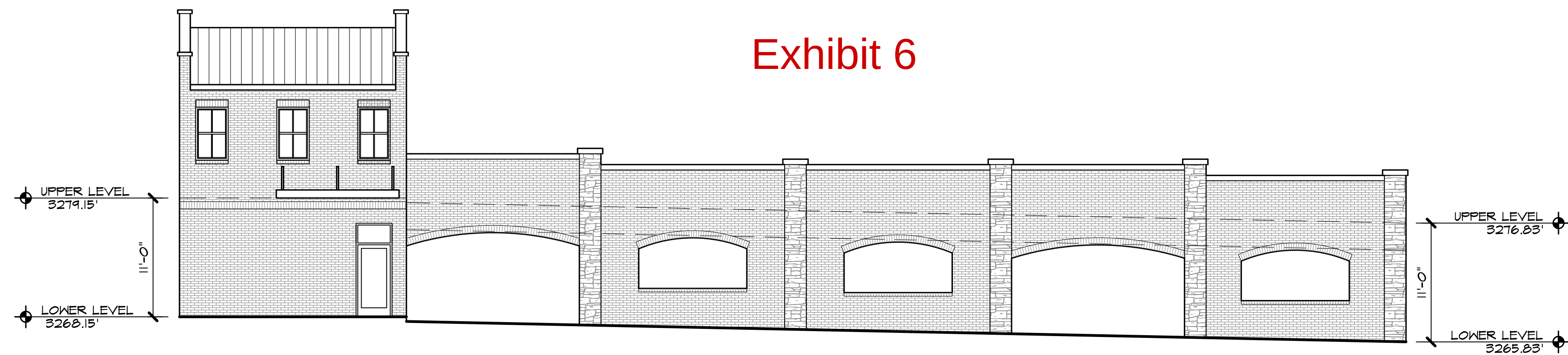
BRICK – Selected because of resemblance to old handmade brick in form, color & texture

Manufacturer's Information

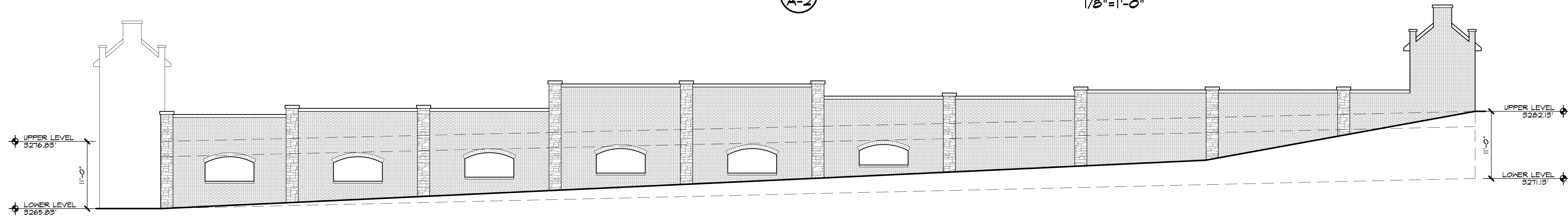
www.appalach.com



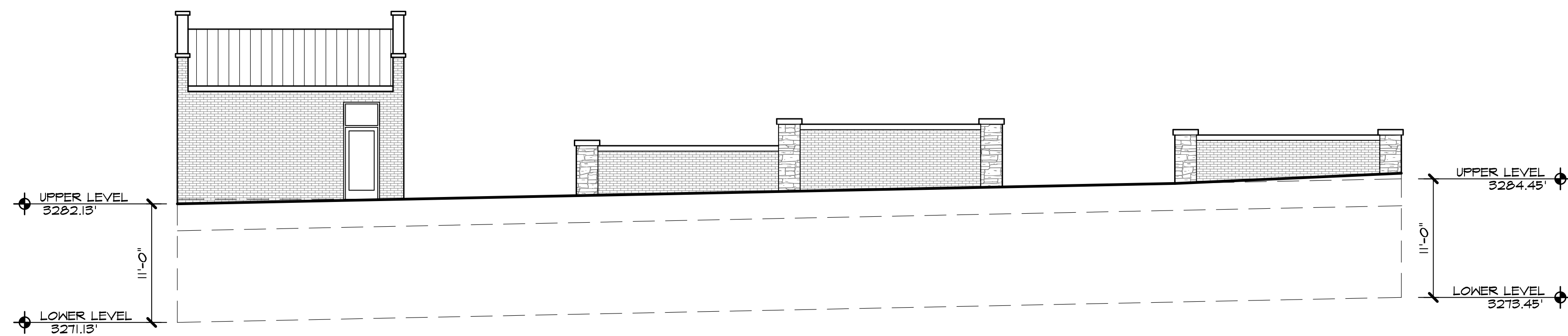
Exhibit 6



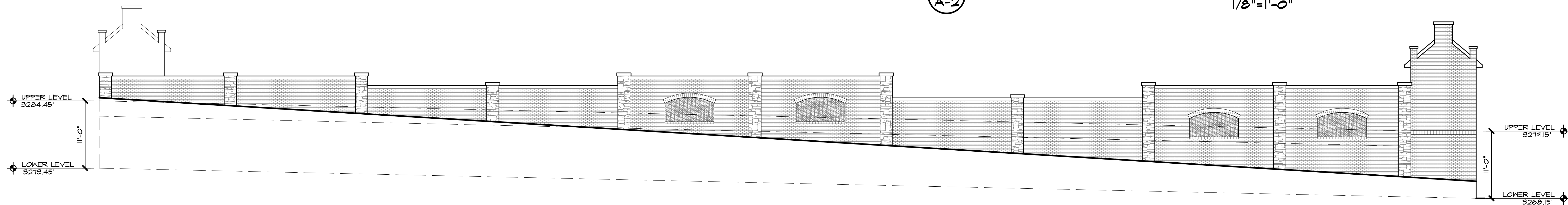
1 WEST ELEVATION (WATER ST.)
A-2 1/8"=1'-0"



2 SOUTH ELEVATION
A-2 1/8"=1'-0"



3 EAST ELEVATION
A-2 1/8"=1'-0"



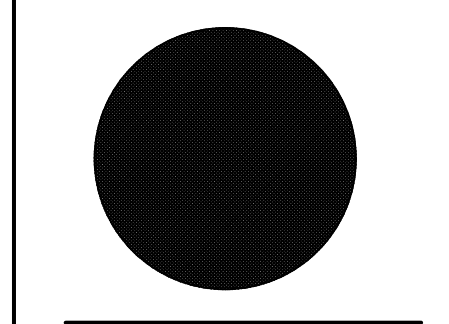
4 NORTH ELEVATION (QUEEN ST.)
A-2 1/8"=1'-0"



APPALACHIAN
ARCHITECTURE, PA
BILL DIXON, NCARB
703 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 6/7/22

NO.	REVISIONS	DATE	BY



EXTERIOR ELEVATIONS
WATAUGA COUNTY PARKING GARAGE
BOONE
NORTH CAROLINA

DRAWN BY: LB
CHECKED BY:
SHEET TITLE

A=2
OF

APPALACHIAN ARCHITECTURE, P.A.

WILLIAM (BILL) DIXON, JR., AIA, NCARB

June 29, 2022

Ms. Christy Turner, Senior Planner
Town of Boone Planning and Inspections
680 West King Street
Boone NC 28607

Re: Z05738-052522-Watauga County Parking Deck

Dear Ms. Turner:

We received the Towns Planning Department's review letter dated June 24, 2022 and have the following responses:

Public Works

1. We agree that there needs to be further discussions regarding construction and maintenance of the sidewalk along Queen Street.
2. Traffic Control Plans will be submitted at the appropriate time.
3. We understand that any damage to the Town's existing infrastructure must be repaired.
4. We understand that all lanes and sidewalks must be open during non-working hours.
5. The applicant will coordinate temporary closing of any driveways on neighboring properties.
6. We understand that no parking or material storage is allowed in a public way.
7. We understand the consequences of any violations to the conditions.

Fire

1. Additional drawings will be provided indicating grade, building elevations and openings. The structure will meet the NC Fire Code.

NCDOT

1. Please refer to the attached email chain in which DOT has agreed to keep the parking spaces under consideration. We will continue to work with NCDOT so that the project will meet their requirements for access.

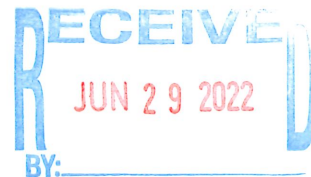
Please call if you have any questions or concerns.

Respectfully,



Bill Dixon, Architect

cc. Deron Geouque, Watauga County Manager
Chelsea Garrett, Attorney
Alan Crees, PE, Municipal Engineering



703 W. KING STREET, SUITE 201 - POST OFFICE BOX 179 - BOONE, NC 28607
PHONE: (828) 265-2405 - FAX: (828) 265-2406
www.appalacharch.com



Communication: Z05738-052522 - Exhibit 7 - Applicant Response to Staff Comments (Case Z05738-052522 Watauga County Parking Deck-COA)

Bill Dixon

Subject: Proposed Parking Deck at corner of Water Street and King Street in Boone

From: Alan Crees <acrees@mesco.com> **Sent:** Monday, June 27, 2022 1:33 PM
To: Deron.Geouque <Deron.Geouque@watgov.org>; Bill Dixon <bill@appalarch.com>
Subject: Fwd: Fw: [External] Proposed Parking Deck at corner of Water Street and King Street in Boone

Deron and Bill,
See emails below. It looks like we got the parking issue resolved with NCDOT. Logic prevailed this time.
Thanks, Alan J. Crees, PE Municipal Engineering, Inc.

From: Fisher, H. Carson <hcfisher@ncdot.gov> **Date:** Mon, Jun 27, 2022 at 1:19 PM
Subject: Fw: [External] Proposed Parking Deck at corner of Water Street and King Street in Boone
To: Alan Crees <acrees@mesco.com> **Cc:** Dishman, Ivan H <ihdishman@ncdot.gov>

Ivan - as long as you are good with allowing all parking spaces in the parking deck, I am good with it and I understand the logic. Thanks Alan!

From: Dishman, Ivan H <ihdishman@ncdot.gov> **Sent:** Monday, June 27, 2022 8:46 AM
To: Fisher, H. Carson <hcfisher@ncdot.gov>
Subject: RE: [External] Proposed Parking Deck at corner of Water Street and King Street in Boone

I think they make a good point that I hadn't thought about. Traffic in downtown is used to on street parking and having to stop for vehicles that stopped to reverse into parallel parking. We can allow the retention of the 6 parking spaces if you are in agreement.

Ivan Dishman, Division Maintenance Staff Engineer North Carolina Department of Transportation Division 11

From: Fisher, H. Carson <hcfisher@ncdot.gov> **Sent:** Friday, June 24, 2022 12:11 PM
To: Dishman, Ivan H <ihdishman@ncdot.gov>
Subject: Fwd: [External] Proposed Parking Deck at corner of Water Street and King Street in Boone

Ivan Alan called me this morning concerning losing 6 parking spaces (3 on each side) going in. See email from Alan. Carson

From: Alan Crees <acrees@mesco.com> **Sent:** Friday, June 24, 2022 12:02 PM
To: Fisher, H. Carson **Cc:** Geouque, Deron T; Bill Dixon
Subject: Re: [External] Proposed Parking Deck at corner of Water Street and King Street in Boone

Hello Carson,

I passed your review comments onto the County and they are strongly opposed to losing any spaces in the parking structure. They need to secure as many spaces as they can for the success of their future operations in the downtown area. We understand that NCDOT's policy is to provide the appropriate stem length so that traffic is not stopped or slowed down on the street. However, we request that you please review the site plan again with your supervisor, considering that the site is located in a downtown area and not a main thoroughfare.

King Street (US Hwy 421), through the middle of town, has on-street parking as well as some of the side streets in the downtown area. Much of the traffic downtown consists of people looking for parking spaces and stop and go traffic is common. We contend that the nature of traffic in the downtown area could allow for the elimination of the usual stem length requirement and therefore, no losses of proposed parking spaces.

Please consider and let us know your thoughts.

Thanks, **Alan J. Crees, PE** Municipal Engineering, Inc.

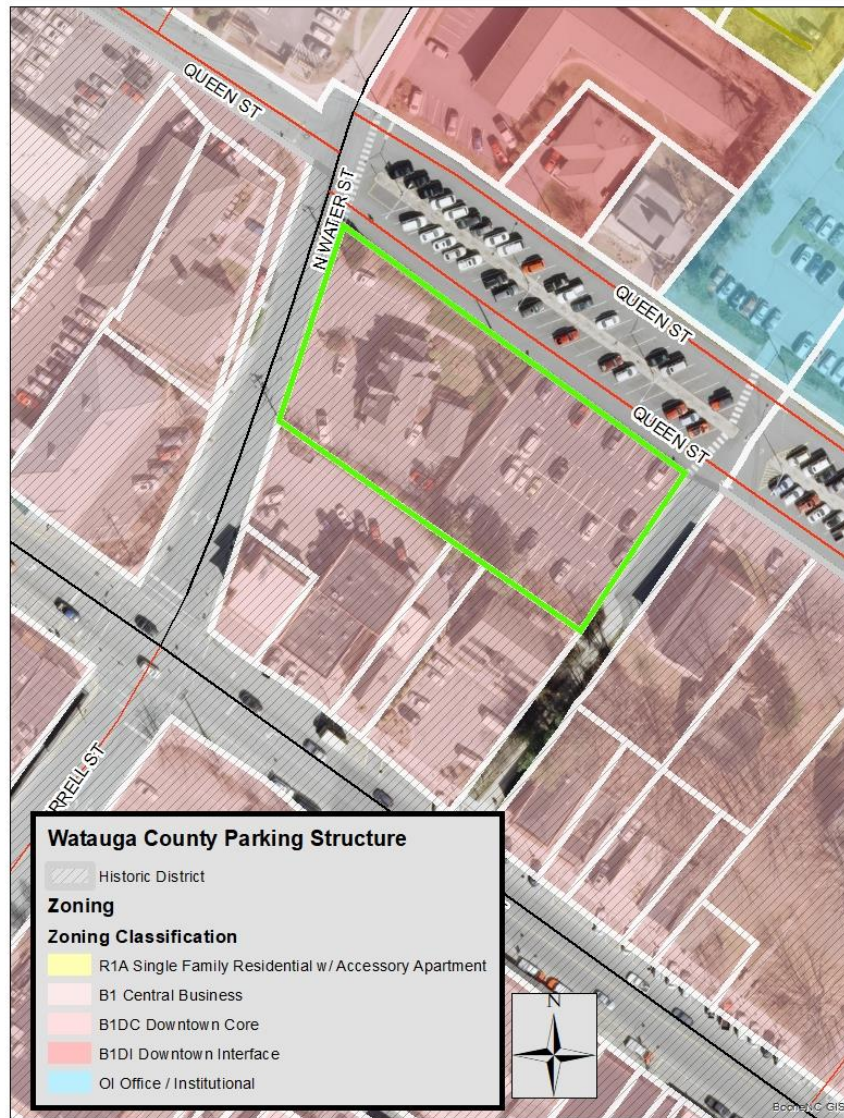


STAFF REPORT

HISTORIC PRESERVATION COMMISSION

JULY 12, 2022

CASE Z05730-052322, WATAUGA COUNTY CERTIFICATE OF APPROPRIATENESS FOR MAJOR WORK



Request

Deron Geouque, County Manager, on behalf of Watauga County, has requested a Certificate of Appropriateness for Major Work (COA) for the proposed new construction of a parking structure on Water Street (Watauga County PIN: 2900-79-9830-000), located in the Downtown Boone Local Historic District.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District, specifically the section on COA Application for Major Work, a COA is required for new construction of structure in the Downtown Boone Local Historic District.

Parcel Information

Address: N. Water Street
Property Owner: Watauga County
Watauga County PIN: 2900-79-9830-000
Lot size (total): .72 Acres
Jurisdiction: Town of Boone
Access: N. Water Street (State Maintained)
SFHA: No
Watershed District: No
Corridor District: No
NCD: No
Viewshed: No
Steep Slope: No
Transitional Zone: No
Current Zoning: B1 Downtown Core, Downtown Historic District Overlay

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	O/I, Office & Institutional, B1-Conditional, B1, Downtown Interface	Parking Lot, Business or Professional Office, Single Family Dwelling, Business or Professional Office
East	B1. Downtown Core, Downtown Boone Local Historic District	Multi-Family Dwelling
South	B1, Downtown Core, Downtown Boone Local Historic District	Business or Professional Office, Business or Professional Office, Business of Professional Office, Other Restaurant
West	B1, Downtown Core, Downtown Boone Local Historic District	Government Facility

Zoning Analysis (B1 Downtown Core)

Parking Structure Definition: A structure used for motor vehicle or bicycle parking which is partially or wholly enclosed and includes any above or below-grade decks for temporary, daily or overnight parking.

Intensity Standards:

Required	Proposed	Compliance
Minimum Gross Land Area: 2,500 sq. ft.	31,276.08 sq. ft. (0.718 acres)	Yes

Minimum Building Footprint: 50% of the lot	80.5%	Yes
---	-------	-----

Building Height:

Required	Proposed	Compliance
Maximum Height 33'	30'	Yes

Staff Comments:

1. Pursuant to UDO Subsection 14.19.04(F)(5), buildings fronting streets in the B1 Districts, outside of the area governed by Subsection 14.19.03(G)(1) above, are limited to thirty-three feet (33'), as measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure containing the primary entrance.
2. Pursuant to UDO Subsection 14.14.04(F)(7)(a)(ii), the building height limitations for this building shall not include parapet walls so long as the parapet walls do not exceed 4' above the maximum building height of thirty-three feet (33'). The height of parapet walls above 4' shall be counted toward the building height. The applicant has indicated that the parapet wall does not exceed the minimum height allowed for parapet walls in this zoning district.
3. Pursuant to UDO Subsection 14.19.04(F)(7)(b), the height of a building existing as of April 26, 2018 may not be increased, whether by demolition and rebuilding or reconstruction, renovation, or improvement, unless approved under the Conditional District Zoning Map Amendment process set forth in Article 9 herein. The applicant has agreed that they will apply for a Conditional District Zoning Map Amendment for this project.

Building Setbacks:

Required	Proposed	Compliance
Street Setback is to build-to-line Pursuant to UDO Subsection 14.19.04(E)(1)(a), the build-to line is the back of the required public sidewalk or the back of the street right-of-way along the primary public way. The building may be set back farther if the area created by an additional setback is designated as plaza space and/or landscaped greenspace that retains the intended connection between the publicly accessible pedestrian realm and ground-level internal portions of the building.	11.5' (N. Water) 0' (Queen)	Yes
Interior Setback Pursuant to UDO Subsection 14.19.04(E)(2), the interior setback is Interior: 0', except whenever a lot in a B1	Southside Boundary: 1.5'-5'	Yes

Required	Proposed	Compliance
Downtown District has a common boundary line with a lot in an adjacent zoning district, the interior setback requirement applicable to the B1 lot shall be the minimum set forth for the adjacent lot.	Eastern Boundary: 0'-4'	

Staff Analysis

Brandon Wise, Environmental Planner

Landscape plan will be reviewed when the zoning application submittal is received. At that point the plantings to be used would be reviewed to ensure native historically accurate plantings are chosen and placed.

Amy Flieg, Fire Marshall

Additional information about the grade, structure elevations and openings are needed to determine if this building meets the requirements for fire department access set forth in section 503.1.1 of the NC Fire Code.

Justin Stines, Facilities Maintenance Supervisor

If sidewalk along Queen Street is constructed as drawn on site plan, a discussion must take place regarding the responsibility of maintenance before project completion.

Historic District Analysis

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

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

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

INVENTORY CLASSIFICATION

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

1. design integrity, meaning the building's relationship to its original appearance or altered appearance during the period of significance;

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

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

DESIGNATION REPORT/ARCHITECTURAL SURVEY PROPERTYSUMMARY

The Designation Report summary is included on the right, and the full Architectural Survey summary is included below. The subject property is classified as “VL” meaning the property is a vacant lot.

WT0056 Oscar and Suma Hardin House (1926, demolished January 2021)

136 North Water Street

Originally built as a residence, this one and a half-story, Colonial Revival frame building was first surveyed in 1988 and again in 2002. The house has served in recent years as a law office, first for Judge Philip Ginn, then later as the Turner Law Office. Past surveys have reported that the house was built in 1927 in error. In fact, ground was broken for construction of the house in September 1925 (Watauga Democrat, September 17, 1925), with work completed on the house in June 1926 (Watauga Democrat, June 24, 1926).

Defining features of this side-gabled house include a steeply pitched gable over the main (west) elevation entrance, an ornate, second-floor, Palladian window under this entrance gable, a front entrance that has a webbed transom window and is flanked by full-length sidelights with ornate tracery, four Tuscan columns on the porch that support the semi-circular balcony above this entrance, and stunted, scrolled brackets beneath the eaves. All of these elements still survive. Indeed, the home displays an unusually high style of architecture among the domestic properties located within Boone’s downtown area.

Oscar Hardin (1883-1927) was the grandson of Henry Hardin, a prominent and significant early Boone citizen. Oscar Hardin was engaged in business for many years at Hickory and Johnson City before returning to Boone to serve as a partner in the Henry J. Hardin & Co. firm at Boone, which was located at the old Blackburn Store site opposite the courthouse. He was also a leader in the Boone Methodist Church, serving on the church’s board of stewards. Suma Bogle Little Hardin (1888-1931) was the daughter of Dr. H. McDuffie Little, a prominent Boone physician and a wealthy and significant landowner of property along the Boone side of Rich Mountain. She played a lead role in numerous civic ventures, including the Friday Afternoon Club and

WT0056 Oscar and Suma Hardin House (1926, demolished 2021)—VL

136 North Water Street (2900-79-8884-000)

Oscar Hardin and his wife Suma Bogle Little Hardin had this stunning, one and half-story, Colonial Revival residence constructed in 1926. It was the boyhood home of Robert Bogle “Bobby” Hardin (1910-1977), the longtime mayor of Blowing Rock from 1953 to 1971. Defining features of this side-gabled house include a steeply pitched gable over the main (west) elevation entrance; an ornate, Palladian window on the second floor under the pitched gable; a front entrance with a webbed transom window and flanking, full-length sidelights with ornate tracery, a semi-circular porch supported by four Tuscan columns with a balcony above, and stunted, scrolled brackets beneath the eaves. Several reversible changes—including the enclosure of the porte cochere and the north porch, the application of aluminum siding, and the removal of the ornate, pressed tin shingles from the roof—diminished the architectural flare of this property. Nevertheless, it was an important architectural example of late residential construction in what was becoming Boone’s downtown commercial district during the 1920s. A one-story outbuilding, originally used as a garage but later converted to an apartment, was located at the rear of the property. Despite a 2020 agreement between the Town of Boone and the Watauga County Commissioners to work cooperatively on a parking deck just outside the proposed district in exchange for preserving this house, the Watauga County Commissioners voted suddenly in December 2020 to demolish the property. Demolition of the house and garage building was complete in January 2021.

South Side of Queen Street from North Water Street to North Depot Street

Parking lot immediately east of WT0056—VL
No street address (2900-79-9786-000)

Once part of the yard and the site of at least one outbuilding related to WT0056, this land was converted to a parking lot by the Watauga County government several years ago.

Communication: Z05738-052522 - Exhibit 8 - Staff Report (Case Z05738-052522 Watauga County Parking Deck-COA)

the Entre Nous Club. This house was also the boyhood home of Oscar and Suma Hardin's son, Robert Bogle "Bobby" Hardin (1910-1977), the longtime mayor of Blowing Rock from 1953 to 1971. Following Oscar Hardin's and Suma Hardin's untimely deaths, the home changed hands a couple of times before Walter and Clara Brown eventually purchased the home and resided there from 1952 into the early 1990s. Walter Brown was the postmaster of Todd, North Carolina, and his wife Clara was a teacher in Ashe County.

Judge Ginn made attempts in 1996 and 1997 to secure rehabilitation advice and Study List listing from the North Carolina Department of Cultural Resources, with a view toward obtaining rehabilitation tax credits and National Register listing. Unfortunately, North Carolina's National Register Advisory Council responded to Judge Ginn's Study List application by declining to Study List the property. The NRAC cited several areas of concern as the basis for their decision—the application of aluminum siding, enclosure of the porte cochere, shortening of a chimney stack, and "disturbance of the surrounding yard."

Unfortunately, additional alterations have occurred since 2002. The north porch described in the 1997 Study List Application has since been filled in and dramatically altered to a one-story addition with a flat roof, prominent cornice treatment, rows of six-over-six, double-hung sash windows on the west, north, and east elevations, and board and batten siding that is not appropriate to the Colonial Revival style. In addition, the two large Norwegian pines have been removed from the property for reasons that are unclear. Perhaps most distressing, the ornate, pressed tin shingles have been removed entirely from the house since 2002 and replaced with asphalt shingles.

A one-story outbuilding, with a low-pitch, side-gabled roof survives at the rear of the property. This building is likely original to the property, as it appears on the 1928 Sanborn Map of Boone, where it was labeled as a garage. It has since been converted to either an apartment or a light office use.

In early 2019, following their purchase of the property, the Watauga County Commissioners scheduled the house for demolition so that a parking garage could be built on the site. Following outcry from the Boone Historic Preservation Commission, the Boone Town Council, and many Boone residents, the Watauga County Commissioners briefly worked with the Town of Boone to determine appropriate solutions that will allow for the preservation of the house while achieving parking solutions elsewhere in downtown Boone. By December 2019, however, the county abandoned these pursuits, secured a demolition permit, and scheduled the house for surplus in April 2020. Despite a 2020 agreement between the Town of Boone and the Watauga County Commissioners to work cooperatively on a parking deck just outside the proposed district in exchange for preserving this house, the Watauga County Commissioners voted suddenly in December 2020 to demolish the property. Demolition of the house and garage building was completed in January 2021.

DESIGN STANDARDS

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

Commercial Properties Within the District, Standards for Commercial Properties within the District

...

Roofs, [Design Standards p. 85-88]

Among the most significant and important of the distinguishing characteristics of historic properties are the roof form and pitch, which are often essential to identifying the architectural style of a building. For this reason, it is imperative that every effort be made to preserve and maintain the original roof configuration and materials on historic properties, including dormers, turrets, balustrades, parapets, etc. While historic roofing materials should always be preserved whenever possible—especially if they consist of specialty roofing materials such as slate or tile—many roofing elements will require replacement due to deterioration and age. Many of the commercial buildings in the District originally featured flat or gently sloping roofs behind a parapet wall along the primary elevation and sometimes the secondary elevations.

...

- 7.3** Dormers and gables should never be added to the primary and secondary elevations visible from the street (unless replacing an historic element that Downtown Boone Local Historic District Design Standards--84 had been previously removed) and should be added to tertiary elevations only when it can be shown that they are appropriate for the building style. The addition of dormers to commercial block buildings is especially inappropriate and should be avoided on all occasions and reversed in cases where this change has already been made. Skylights, solar panels, power ventilators, and mechanical equipment should always be restricted to the tertiary portions of the roof or areas behind parapet walls and hidden from the street. Screening materials should never be erected on top of a roof to obscure such elements.

...

- 7.5** Tar or roofing cement should never be used as a substitute for properly installed flashing. In most instances, metal flashing is always preferred over asphalt shingle weaving, particularly in valley flashing situations.

...

- 7.7** Historically appropriate metal gutters, downspouts, and other drainage devices are common on historic properties and should always be retained whenever possible, as they provide important protection for both the roof and the foundation of the property. Built-in gutters that are an important part of the architecture of the building should always be repaired rather than replaced if they become deteriorated. When metal finishes must be replaced because of rust or other deterioration, replace ONLY deteriorated material or detail with new materials that match the previously existing historic material in composition, size, shape, texture, pattern, color, and detail. Replacement gutters and downspouts should never conceal or interfere with architectural trim details. It is not appropriate to paint metal finishes, such as metal downspouts or copper trim, if these items were historically unpainted.

- 7.8 Flashing materials should blend in color with the roof or chimney color. Whenever possible, historically appropriate splash blocks at the base of downspouts should be used to direct water away from the building's foundation. (Please note that the Town of Boone's storm water detention requirements may apply to the use of splash blocks.)
- 7.9 Roof coping on commercial buildings with original flat roofs was typically made of terracotta tile. Modern coping systems that are often used in conjunction with rubber membrane roofs, especially if they employ metal Downtown Boone Local Historic District Design Standards--88 coping in a color that contrasts with the masonry walls they cover, are inappropriate.

New Construction of Commercial Buildings within the District, [Design Standards p. 97-99]

It is inevitable that new commercial buildings will be constructed within the District. The intention of these design standards is not to prevent such changes but to ensure that new construction is compatible with and complementary to the integrity and architectural character of the District. While new commercial buildings should not attempt to replicate existing historic properties, they should mesh with and support the historic design principles of the other commercial properties in the District. These standards are intended to preserve the integrity of the District while also encouraging sensitive and appropriate new construction.

- 14.1 New commercial construction within the District should not seek to duplicate historic buildings in the District or mimic their appearance. That said, new construction should strive to be sensitive to and compatible with the character-defining features of the commercial properties in the District. Thus, new construction should employ architectural design that reflects its current time, place, use, and culture, provided that this design is compatible with the character of the District.
- 14.2 New construction should incorporate the predominant historic materials typical in surrounding historic buildings when possible—usually brick, native stone, structural glass, wooden trim, and similar historic materials. Synthetic, non-traditional materials, such as vinyl, synthetic stone, fiber cement board, aluminum, plywood, parging, and pre-formed concrete panels, are not permitted in new construction. It is NOT appropriate in new construction to use contemporary substitute materials in place of traditional materials. The use of the highest-quality, historically appropriate, exterior facing materials is encouraged.
- 14.3 Design, height, massing, and proportions of new buildings should complement and be compatible with the dimensions of neighboring buildings with similar character and style. New buildings should not overpower adjacent buildings or the District as a whole as a result of out of-scale massing, footprint, height, or overhang. Roofs, fenestration, and materials should be compatible with surrounding buildings. Traditional separations between storefronts and upper facades should be maintained and consistent with those existing in adjacent or nearby buildings. Vertical divisions maintain the feeling of traditional building widths and should be maintained. New buildings generally should align with adjacent buildings facing on the same street and conform to existing setbacks from the street. The primary façade and main building entry shall face the primary public way.
- 14.4 Combining lots for the purpose of building a single building across multiple lots is not permitted in the District, as it disrupts the historical town planning system and does not align with the massing and scale of the District's historic building patterns.

Staff Comment: The preceding text in 14.4 may have been expected to be relevant to the case, however this text has been scheduled to be deleted in Case PL05826-062722 UDO Appendix D Modifications scheduled to be heard at the July 25, 2022 public hearing and is expected to be removed before the disposition of this case is decided.

- 14.5** The appropriateness of the site for a new commercial construction project will be evaluated based upon its compatibility with the district context in terms of setback, spacing, orientation, topography, height, and landscaping. New buildings should have setbacks, orientation, lot coverage, and spacing that align with existing historic properties and comply with the provisions of the Town UDO.

Staff Comment: The applicant has met the UDO standards for the project which is included in the Zoning Analysis above.

- 14.6** New construction should respect the existing topography and vegetation on the site. Large-scale grading to level or otherwise dramatically alter the natural slope of a lot is destructive to the historic landscape and is not appropriate. Whenever possible, existing trees and historic landscape features should be incorporated into the design for a new property. If large trees must be removed, they should be replaced with trees similar in type and species. During construction, any mature tree that will not be removed should be protected with appropriate fencing around the tree's canopy area that will eliminate construction parking, material storage, and concrete washout that could harm the mature tree.
- 14.7** The appropriateness of a proposed new commercial building will be evaluated based on compatibility in terms of scale, height, form, massing, materials, openings, roof pitch, roof type, and other details with the District context.
- 14.8** New commercial construction should incorporate architectural elements and details into new construction that provide human scale. Do not add fanciful decorative elements and colors that are out of place or not in keeping with the historic context of the District and/or adjacent historic properties.
- 14.9** Oversized and monumental scale architecture is not appropriate, and the overall height and width of the new buildings should be compatible with neighboring structures and Town UDO requirements.

Staff Comment: The applicant is meeting all UDO, Subsection 14.19.04(5) requirements in relation to height and setback requirements for the district.

- 14.10** Historically, most of Boone's downtown commercial buildings had flat roofs. Residential roof types are not permitted in new commercial buildings. Roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details, using historic photographs and/or neighboring buildings as a guide. Walls should not appear to terminate at flat roofs, except along the tertiary elevation. Instead, flat roofs should be concealed from view by using historically appropriate pitched roof features, parapets, or a mixture thereof. Where only one elevation has this condition, the parapet or other feature will continue four feet along the adjacent elevation. The minimum slope for pitched roofs is four feet vertically to every twelve feet horizontally. Where a parapet intersects with a pitched roof element, there shall be no apparent breaks in the parapet wall.

Staff Comment: The applicant is meeting the standards found in UDO Subsection 14.19.04(7)(a)(ii) in relation to the building height limitation shall not included parapet walls so long as the parapet walls do not exceed 4' about the maximum building height of thirty-three feet (33').

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District***1. Streetscapes, [Design Standards p. 102-104]***

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

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

- 1.1** The form, scale, and massing of building facades located along public ways should be preserved.
- 1.2** The width, alignment, and configuration of streets, alleys, sidewalks, and walkways within the District should be retained and preserved.
- 1.3** The intended sightlines and views of historic public monuments and public art should be maintained.
- ...
- 1.5** When installing new street and building lighting, select fixtures that complement the height and character of existing streetscape features and surrounding architecture, and that align with the historic context of the properties in question. Employ the minimal street lighting levels required for public safety while striving to eliminate light pollution. Whenever possible, lighting should be directed toward the ground, away from surrounding properties, and be shielded from direct view.
- 1.6** All historic streetscape elements between buildings—most particularly road width, grade, crown, swale, curbing, sidewalks, lawns, tree plantings, and setbacks—should be preserved and maintained.
- 1.7** Shared and public open spaces visible from public ways created by private yards, natural settings, and building setbacks should be preserved and maintained.
- 1.8** Historic traffic circulation patterns along sidewalks and roadways, including dual or one-way designations, should be preserved and maintained whenever possible.
- 1.9** Existing historic property lines, block patterns, setbacks, and other land divisions—both natural and created—should be maintained.
- 1.10** When necessary, prune or remove and replace trees that threaten public safety, utilities, or property. When considering new plantings near existing utilities, select historically appropriate, native species that will not interfere with the utility when they reach mature height.

- 1.11** Historic Street paving and sidewalk materials, as well as historic curbing, should be retained and preserved, using salvaged or historically compatible materials when repairs are necessary. If historic materials cannot be found, substitute materials may be used, provided they replicate the durability, color, texture, and appearance of the original historic materials.

...

- 1.13** New paving and sidewalk materials, especially new accessibility features, should be designed to be consistent with the character and appearance of historic paving materials.

- 1.14** Because historic streetscapes often did not account for the high volume of automobile traffic found today in Boone, parking areas are often a challenge. New parking areas should be as unobtrusive as possible, located behind buildings with access from alleyways and secondary streets rather than along main thoroughfares, and screened with historically appropriate natural plantings and/or fences. Parking decks should be built to complement and blend with the existing historic architecture. Generally speaking, new parking areas should be built on the periphery of the District so as not to impede historic traffic patterns or conflict with historic landscapes and streetscapes.

...

4. Fences and Garden Walls, [Design Standards p. 108-109]

- 4.1** To ensure that landscape materials do not constitute a traffic hazard, a sight triangle ten (10) feet by seventy (70) feet will be observed at all intersections of driveways/streets with adjacent streets. Required street trees shall be planted outside of the sight triangle area. Shrubs planted within sight distance triangles shall be of a type with a maximum mature height of twenty-four (24) inches. For detailed descriptions of screening regulations, see the Town of Boone UDO.

...

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

...

6. Driveways and Off-Street Parking

...

- 6.2** Construct new driveways to conform to the configuration, width, location, and materials of existing driveways.
- 6.3** Locate new driveways and off-street parking areas in tertiary areas. If this is not possible, driveways should be placed in the least conspicuous area of the lot.

- 6.4** Discourage additional curb-cuts, new driveways, or drive-throughs in the District.
- 6.5** It is inappropriate to pave large, off-street parking areas that occupy the majority (more than 50%) of the rear yard so that the residential character of a residential property is severely compromised or lost.
- 6.6** It is inappropriate to demolish historic buildings or outbuildings to create new parking areas.
- 6.7** It is inappropriate to destroy mature plantings to create new parking areas.
Incorporate said plantings into the design and provide for their protection.
- 6.8** Incorporate trees, shrubbery, fencing, or other landscape devices around the periphery and within parking areas.
- 6.9** Utilize a low evergreen hedge or masonry wall, not to exceed 36" in height, along the street frontage of all parking lots. This landscape element will screen automobile wheels, bumpers, and paving, thereby eliminating the harshest aspects of the automobile without compromising surveillance and safety.
- 6.10** Discourage parking lots on corners, as this creates large voids in the streetscape.
- 6.11** Follow the standards for exterior lighting in illuminating parking areas.
- 6.12** Design lighting levels for safety. Avoid spilling light onto adjacent properties.

7. Exterior Lighting

- 7.1** Select lighting that is compatible with the building, site, height and character of existing streetscape features, and the surrounding architecture, and that aligns with the historic context of the property in question, in terms of design, materials, use, size, scale, location, and level and angle of illumination.
- 7.2** Avoid placing fixtures in areas that will obscure or damage character-defining architectural or landscape features.
- ...
- 7.4** Employ minimal lighting levels required for public safety while striving to eliminate light pollution. Whenever possible, lighting should be directed toward the ground, away from surrounding properties, and be shielded from direct view.
- 7.5** Locate lighting sources in strategic locations on the building or landscape to create a subtle and inviting ambience.
- ...
- 7.7** All public streets, sidewalks, and other common areas shall be sufficiently illuminated to ensure the security of property and the safety of persons using streets, sidewalks, and other common areas or facilities.

- 7.8** All entrances and exits in substantial buildings used for nonresidential purposes and in two-family or multifamily developments containing more than four (4) dwelling units shall be adequately lighted to ensure the safety of persons and the security of the buildings.
- 7.9** Lighting within any lot that unnecessarily illuminates any other lot and substantially interferes with the use or enjoyment of such other lot is prohibited. Lighting unnecessarily illuminates another lot if it clearly exceeds the standards set forth in the Town of Boone UDO.
- 7.10** Screen from view ground-mounted accent or spotlights. Such lights should not highlight non-target structures, signs, or premises.

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.

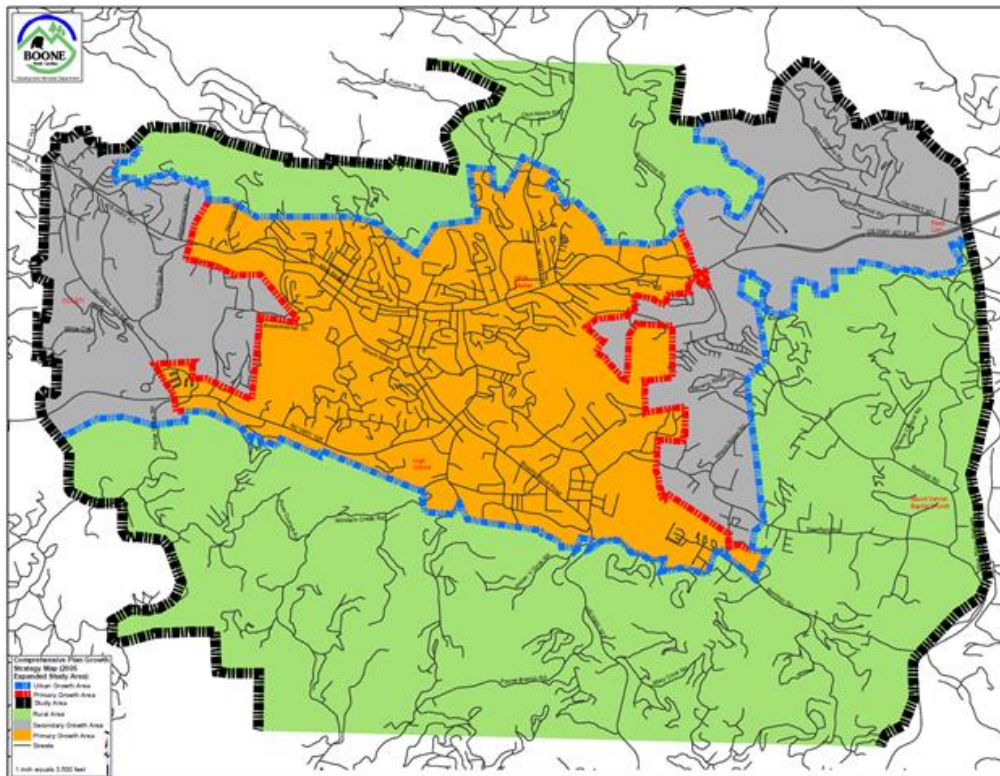
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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.

Conditions of Approval

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

- Where there is a conflict between the application information (May 25, 2022), and the plans (May 25, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

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

1. Condition (as warranted) ...

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).

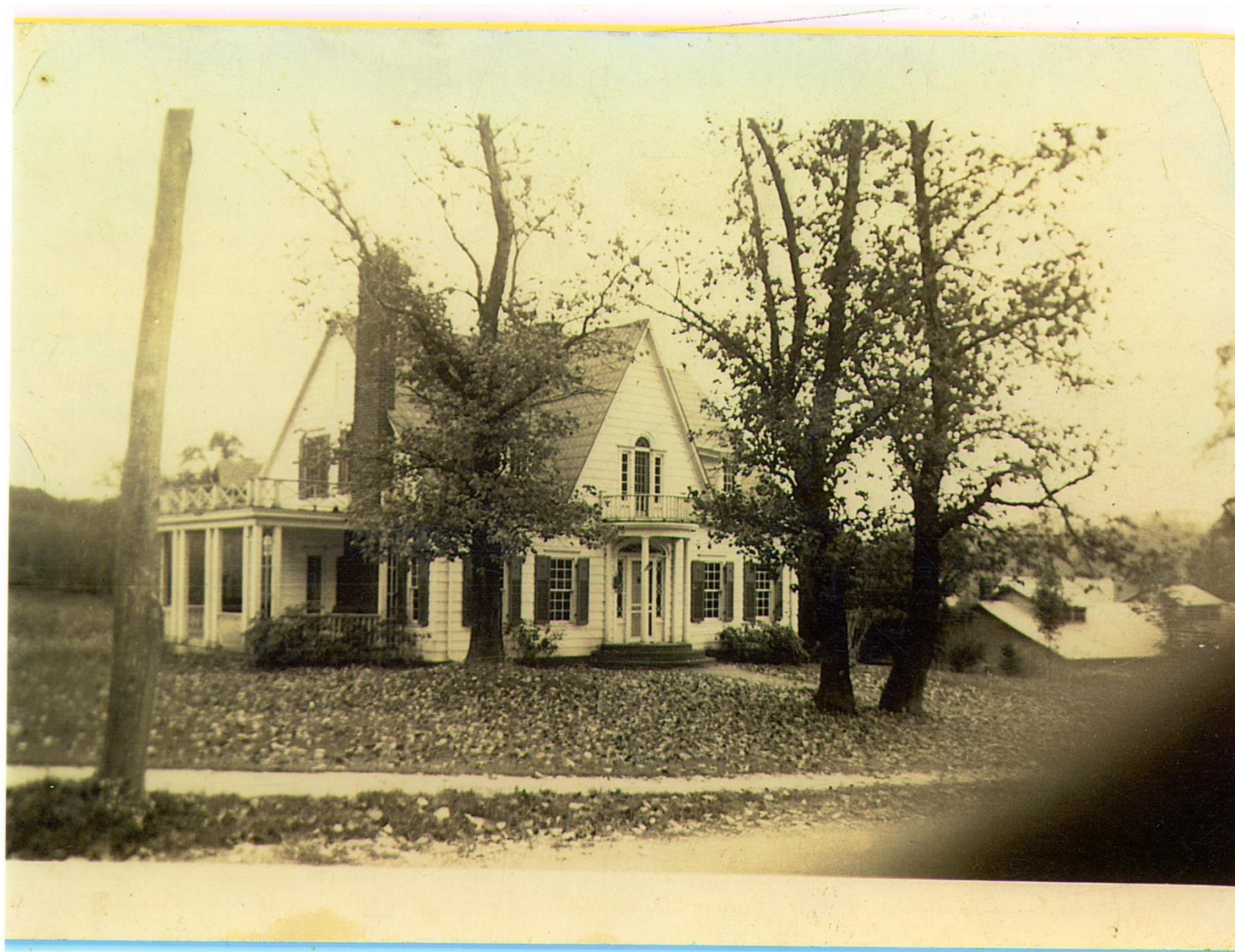


Figure 1. Unknown, "Oscar and Suma Hardin House, Water Street, Boone, NC," Digital Watauga, accessed June 28, 2022, <http://digitalwatauga.org/items/show/7980>.



Figure 2. Paul Weston, "Flood Damage, North Water Street, Boone, NC, August 1940," Digital Watauga, accessed June 28, 2022, <http://digitalwatauga.org/items/show/6344>.



Figure 3. Paul Weston, "Flood Damage, North Water Street #2, Boone, NC, August 1940," Digital Watauga, accessed June 28, 2022, <http://digitalwatauga.org/items/show/6345>.



Figure 4. Paul Weston, "Flood Damage, North Water Street #3, Boone, NC, August 1940," Digital Watauga, accessed June 28, 2022, <http://digitalwatauga.org/items/show/6346>.

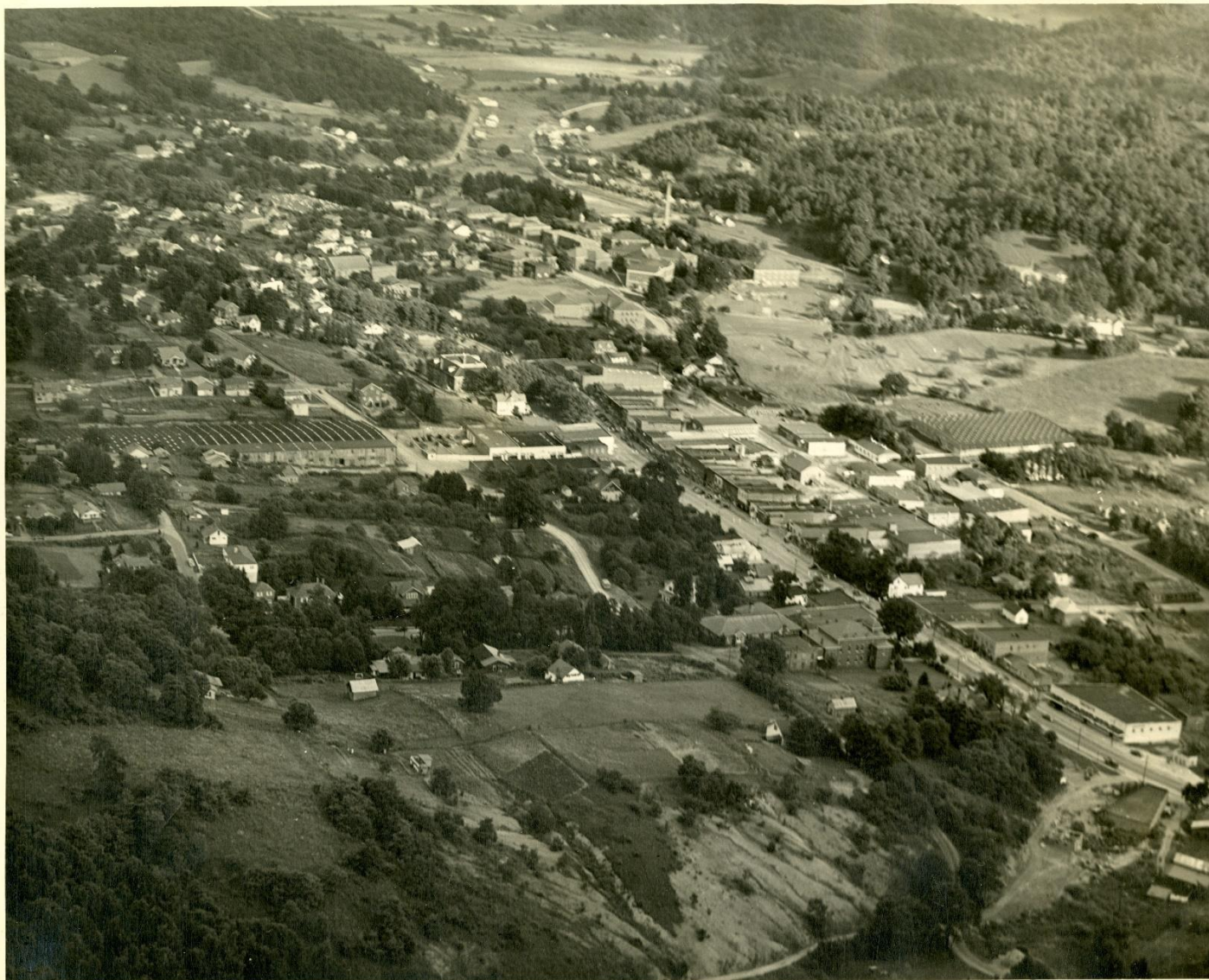


Figure 5 Palmer Blair, "Aerial Print of Downtown Boone," Digital Watauga, accessed June 28, 2022, <https://digitalwatauga.org/items/show/3809>.

Planning Staff has zoomed on Figure 5. above to show the property in question.



Figure 6. Palmer Blair, "Aerial Print of Downtown Boone," Digital Watauga, accessed June 28, 2022, <https://digitalwatauga.org/items/show/3809>.



Figure 6 Palmer Blair, "Aerial View of Boone from the East, 1950," Digital Watauga, accessed June 28, 2022, <https://digitalwatauga.org/items/show/6032>.

Planning Staff has zoomed on Figure 6. above to show the property in question.



Figure 6. Palmer Blair, "Aerial View of Boone from the East, 1950," Digital Watauga, accessed June 28, 2022, <https://digitalwatauga.org/items/show/6032>.



Figure 7 Palmer Blair, "Aerial View of Boone from the Southeast, 1950," Digital Watauga, accessed June 28, 2022, <https://digitalwatauga.org/items/show/6030>.

Planning Staff has zoomed on Figure 6. above to show the property in question.



Figure 8. Palmer Blair, "Aerial View of Boone from the Southeast, 1950," Digital Watauga, accessed June 28, 2022, <https://digitalwatauga.org/items/show/6030>.



*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: 06/7/22

C. Property Information

Street Address:

161 Howard St, Boone, NC 28607

Watauga County Parcel Identification Number:

2900798147000

Existing Zoning District(s): B0B1-B0B1

Total Land Area: .199 acres

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

☐ Yes ☐ No ☒ Unknown

If yes, describe:

D. Applicant Information

Name:

Howard St. Ventures II LLC

Complete Mailing Address (Street, City, Zip):

PO Box 2675, Boone, NC 28607

Phone Number:

828-262-3431

Email Address:

judah@winklerorganization.com

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

E. Property Owner Information

Name:

Howard St Ventures II LLC

Complete Mailing Address (Street, City, Zip):

PO Box 2675, Boone, NC 28607

Phone Number:

828-262-3431

Email Address:

judah@winklerorganization.com

F. Landmark/District Information

District/Landmark Name:

Downtown Core/WTO602 Wilcox Drug Company Complex

Period of Significance:

1944

G. Project Details

Project Cost: \$ 50,000

Project Type:

☐ New Construction

☒ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☐ Architect

☒ Engineer

☐ Owner

☐ Other:

Name: Laurence F. Lindsey

Company:

L Squared Engineering

L Squared Engineering

Complete Mailing Address (Street, City, Zip):

PO Box 174, Lake Lure, NC

Phone Number:

336-977-5212

Email Address:

laurence.lindsey@bellsouth.net

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 Winkler

Applicant (Print)

Applicant (Signature)

Date

3/24/22

Howard St Ventures II LLC

Property Owner (Print)

Property Owner (Signature)

Date

3/24/22

Official Use Only

Permit Name:

Wilcox Warehouse - COA

Permit Number: 205737-052522				
Date: 05-25-22	Fee: \$100.00	Receipt Number: 521869	Method of Payment: ☐ Cash ☒ Check Number: 30421	Paid By: King Construction of Boone

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

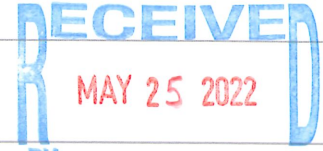
COA for Major Work Supplemental Checklist

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

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



Judah Goheen <judah@winklerorganization.com>

**COA for 173 Howard Street**

1 message

Christy Turner <Christy.Turner@townofboone.net>

To: winkheelsfan@yahoo.com

Cc: jason@valorengineering.com, Chris Houser <chris@winklerorganization.com>, Judah Goheen

<judah@winklerorganization.com>, "scott@winklerorganization.com" <scott@winklerorganization.com>, Brent Davis <bda.arch@yahoo.com>

Mon, May 23, 2022 at 4:27 PM

John-

Attached is the application for 179 Howard Street for the Certificate of Appropriateness. It will need to be turned in with the supplemental information no later than 3:00 pm on May 25, 2022. You will need to completely fill out the application and turn in with it the following information:

- ✓ 1. Written description of the proposed work including the exact materials, colors and dimensions of the materials being used. *Stucco + Ashm to match existing*
- NA 2. Cite the applicable standards of the Design Standards related to the proposed request (please call me with any questions about this.)
- ✓ 3. Photographs of the existing conditions of the building.
- NA 4. A site plan to show the property lines and other applicable elements that relate to the proposed work.
- ✓ 5. Historic Documentation of the property in questions, along with any other previous know alterations to the property.
- Dis 6. Property Owner Authorization that you have the ability to submit the application.
- ✓ 7. The letter from your structural engineer.
- ✓ 8. A \$100.00 submission fee for the COA

I will be out of the office on Wednesday having surgery, but please let me know tomorrow if you have any questions. Thanks so much and have a great evening.

Christy

Christy M. Turner
Senior Planner
Town of Boone
Planning and Inspections Department
(828) 268-6960 Phone
(828) 268-6961 Fax

Disclaimer: The information provided herein is only informal advice. This email is not a final decision, is not binding on the Town, and is not appealable. A binding decision or interpretation may only be provided in response upon proper written application. If you wish to obtain a final and binding decision or interpretation from the Town, you must specifically request such a decision or interpretation and submit the required written application and fee. Please contact the Planning and Inspections Department for more information.

"The Town of Boone is an equal opportunity provider and employer."

Email correspondence to and from this address is subject to public records requests pursuant to the North Carolina Public Records Law, resulting in monitoring and potential disclosure of this message to third parties.

COAforMajorWork_10052021.pdf
826K



173 Howard St (Wilcox Warehouse) - Exterior Stucco Replacement Project Description

- 1) Remove all existing damaged/loose/unsafe stucco siding from block/brick walls.
- 2) Remove concrete roof tiles on awning and remove damaged wood sub-roofing.
- 3) Temporarily remove awning framing to expose block wall behind awning and replace awning anchoring for improved safety (preferred method), or leave awning framing/anchoring in place and not replace anchoring (as requested by Town of Boone).
- 4) Attach metal lath to block/brick using Tapcon concrete screw anchors (see attached spec sheet) for a proper stucco application base.
- 5) Install new natural stucco on metal lath (see attached spec sheet).
- 6) Paint new natural stucco back to existing/matching color (see attached paint sample).
- 7) Reinstall awning framing, replace wood sub-roofing, and reinstall concrete roof tiles and replace damaged tiles with new/matching tiles as needed (see attached spec sheet).

L²

L SQUARED ENGINEERING

PO Box 174

Lake Lure, North Carolina

336-977-5212

May 24, 2022

John Winkler

215 Boone Heights Drive, Suite 100

Boone, NC 28607

Re: Exterior Finish
Brick Building
173 Howard Street
Boone, NC

Dear Mr. Winkler:

In accordance with your request and authorization the undersigned engineer from L Squared Engineering (LSE) has observed the existing exterior finishes of the building at the referenced location. This report provides recommendations to enhance the exterior of the building.

Currently the building has an exterior of brick and concrete block. The brick at some locations have fragmented slightly but not to a point where they are unsightly. The following is recommended.

1. Seal all brick surfaces and leave the brick as it is. (Preferred)
2. Cover the brick with a natural stucco. Do not use synthetic stucco.
3. In either case cover the concrete block with a natural stucco.

If you have any questions or comments regarding this report, or require any additional engineering services, it is recommended that you contact me at your earliest opportunity.

Sincerely,
L Squared Engineering
Laurence F. Lindsey, P.E.



MORTAR MIX TYPE N

◆ The Pro's Choice Since 19



Sakrete® Type N Mortar Mix is a preblended mixture of sand and masonry cement or sand, lime and portland cement. For laying brick, block and stone in load bearing walls. Build walls, planters, and chimneys. For tuck pointing or repairing existing mortar joints. Can also be used for scratch and brown coat in stucco applications. Meets property requirements of ASTM C270 and C1714.

Features:

- Strength >750 psi
- Meets property requirements of ASTM C1714 and ASTM C270
- Applications from 1/4" (6.4 mm) to 1/2" (13 mm)
- Can be color pigmented with the Sakrete Cement Colors

Use For:

- Laying brick or block
- Scratch and brown coat in stucco
- Above grade applications
- Interior or exterior
- Brick and block tuck pointing

Yield/Water/Coverage:

Bag Size	Yield: For laying brick, block, or cultured stone	Yield: For stucco	Water
40 lb (18.1 kg)	Will lay 6 = 8" (200 mm) concrete block, 18 standard bricks or 5 ft ² (0.5 m ²) of cultured stone	Will cover 35 ft ² (3.3 m ²) at 1/8" (3.2 mm) thick	2.6 qt (2.5 L)
60 lb (27.2 kg)	Will lay 9 = 8" (200 mm) concrete block, 26 standard bricks or 7.5 ft ² (0.7 m ²) of cultured stone	Will cover 50 ft ² (4.3 m ²) at 1/8" (3.2 mm) thick	4.0 qt (3.8 L)
80 lb (36.3 kg)	Will lay 12 = 8" (200 mm) concrete block, 35 standard bricks or 10 ft ² (1.0 m ²) of cultured stone	Will cover 70 ft ² (6.4 m ²) at 1/8" (3.2 mm) thick	5.3 qt (5 L)

NOTE: Yield and water are approximate. The yield above does not allow for waste and spillage.

Technical Data:

Compressive Strength ASTM C270 28 day= >750 psi
Water Retention > 75%

Mortar should be tested in the field by ASTM C780, standard test method for preconstruction & construction evaluation for mortar for plain and reinforced unit masonry. Due to the procedure differences between ASTM C270 and ASTM C780, the compressive strength values resulting from field sampled mortar are not required nor expected to meet the minimum compressive strengths of the property specifications of ASTM C270 as tested in controlled laboratory conditions.

DIVISION 4

Masonry Mortaring – 04 05 13

Color: Gray

Preparation/Application:

For best results all materials should be stored between 40°F (4°C) and 80°F (27°C) 24 hours prior to installation.

Refer to:

- ACI 530.1 Specification for Masonry Structures
- International Masonry Industry All-Weather Council (IMAC)
 - Recommended Practices and Guild Specifications for Cold Weather Masonry Construction
 - Recommended Practices and Guide Specifications for Hot Weather Masonry Construction

NOTE: it is the responsibility of the installer/applicator to ensure the suitability of the product for its intended use.

New Construction:

When laying brick or block, construct a sound footing above grade. Consult with your local building codes before proceeding. For more information visit Sakrete.com

1. Apply a full bed of mortar onto the base where the brick or block will be placed.
2. When laying brick or block butter the end with mortar before placing into the full bed of mortar.
3. Tap into place while leveling.
4. Tool joints once the mortar has set up enough and is thumb print hard.

Tuck Pointing:

1. Place mortar into the joint with a tuck pointing trowel or grout bag.
2. Use the tuck pointing trowel to tool the joint and compact for a tight neat appearance.

Scratch/Brown/Stucco:

1. Application over masonry must follow ASTM C926 Standard Specification for Application of Portland Cement Based Plaster.
2. Applications over lath must follow ASTM C1063 Standard Specification for Installation of Lathing and Furring to receive interior and exterior Portland cement based plaster.
3. Apply material using a trowel and masonry hawk using enough pressure to compact the material.
4. Texture stucco to match the surrounding area using a plasterer's trowel or finish to desired texture.

NOTE: Check with local building code requirements for proper installation guidelines.

Mixing:

1. Empty contents of Sakrete Type N Mortar Mix into a wheelbarrow or mortar pan forming a crater in the center of the dry mix for the addition of clean potable water. Projects requiring multiple bags are mixed much easier with a mechanical mixer.

Communication: Z05737-052522 - Exhibit 2 - Project Description (Case Z05737-052522 Howard Street Ventures (Wilcox Warehouse)-COA)



MORTAR MIX TYPE N

◆ The Pro's Choice Since 19

2. Add clean potable water (see table for water amounts) or enough to achieve a workable mix. Add additional water if needed. A SOUPY MIX MUST BE AVOIDED.
3. Excess water reduces strength and durability and can cause cracking, dusting or scaling.
4. Re-tempering impairs performance.

Curing:

1. Proper curing is critical for sound results. Curing means maintaining proper moisture and temperature. The material must be kept continuously moist for several days.
2. In hot or windy conditions keep the mortar/stucco damp to promote a proper curing.
3. Drape plastic over the wall to help retain moisture.
4. If surface begins to appear dry remove the plastic moisten the surface and replace the plastic.

Can be painted: Using an alkali resistant lime proof paint usually after 7 days of the stucco application provided the masonry is dry. Contact paint manufacturer for application recommendations.

Precautions:

Air, mix and substrate temperatures should be between 40°F (4°C) and 90°F (32°C) and no rain in the forecast within 24 hours of application. For applications outside this range of temperatures and conditions, contact Sakrete Technical Service.

- Colder temperatures or higher humidity conditions will retard set times.
- Use only clean mixing container and tools.
- Do not over trowel.
- Do not overwater.
- Do not add any materials other than clean potable water or Sakrete Bonder and Fortifier. See Technical Data Sheet for mixing instructions.
- Protect from freezing for 24 hours.

NOTE: Proper application and installation of all Sakrete products are the responsibility of the end user.

Safety:

READ and UNDERSTAND the Safety Data Sheet (SDS) before using this product.
WARNING: Wear protective clothing and equipment. For emergency information, call CHEMTREC at 800-424-9300 or 703-527-3887 (outside USA).
KEEP OUT OF REACH OF CHILDREN.

Limited Product Warranty:

The manufacturer warrants that this product shall be of merchantable quality when used or applied in accordance with the manufacturer's instructions. This product is not warranted as suitable for any purpose other than the general purpose for which it is intended. This warranty runs for one (1) year from the dates the product is purchased. ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ON THIS PRODUCT IS LIMITED TO THE DURATION OF THIS WARRANTY. Liability under this warranty is limited to replacement or defective products or, at the manufacturer's option, refund of the purchase price. CONSEQUENTIAL AND INCIDENTAL DAMAGES ARE NOT RECOVERABLE UNDER THIS WARRANTY.



Communication: Z05737-052522 - Exhibit 2 - Project Description (Case Z05737-052522 Howard Street Ventures (Wilcox Warehouse)-COA)

ULTIMATE TENSION AND SHEAR VALUES (LBS/KN) IN CONCRETE

ANCHOR DIA In.(mm)	MIN. DEPTH OF EMBEDMENT In.(mm)	f' c = 2000 PSI (13.8 MPa)		f' c = 3000 PSI (20.7 MPa)		f' c = 4000 PSI (27.6 MPa)		f' c = 5000 PSI (34.5 MPa)	
		TENSION Lbs. (kN)	SHEAR Lbs. (kN)	TENSION Lbs. (kN)	SHEAR Lbs. (kN)	TENSION Lbs. (kN)	SHEAR Lbs. (kN)	TENSION Lbs. (kN)	SHEAR Lbs. (kN)
3/16 (4.8)	1 (25.4)	600 (2.7)	720 (3.2)	625 (2.8)	720 (3.2)	650 (2.9)	720 (3.2)	800 (3.6)	860 (3.8)
	1-1/4 (31.8)	845 (3.7)	720 (3.2)	858 (3.8)	720 (3.2)	870 (3.9)	720 (3.2)	1,010 (4.5)	860 (3.8)
	1-1/2 (38.1)	1,090 (4.8)	860 (3.8)	1,090 (4.8)	860 (3.8)	1,090 (4.8)	860 (3.8)	1,220 (4.8)	860 (3.8)
	1-3/4 (44.5)	1,450 (6.5)	870 (3.9)	1,455 (6.5)	870 (3.9)	1,460 (6.5)	990 (4.4)	1,730 (7.7)	990 (4.4)
1/4 (6.4)	1 (25.4)	750 (3.3)	900 (4.0)	775 (3.4)	900 (4.0)	800 (3.6)	1,360 (6.1)	950 (4.2)	1,440 (6.4)
	1-1/4 (31.8)	1,050 (4.7)	900 (4.0)	1,160 (5.2)	900 (4.0)	1,270 (5.6)	1,360 (6.1)	1,515 (6.7)	1,440 (6.4)
	1-1/2 (38.1)	1,380 (6.1)	1,200 (5.3)	1,600 (7.2)	1,200 (5.3)	1,820 (8.1)	1,380 (6.1)	2,170 (9.7)	1,670 (7.4)
	1-3/4 (44.5)	2,020 (9.0)	1,670 (7.4)	2,200 (9.8)	1,670 (7.4)	2,380 (10.6)	1,670 (7.4)	2,770 (12.3)	1,670 (7.4)

Safe working loads for single installation under static loading should not exceed 25% of the ultimate load capacity.

ULTIMATE TENSION AND SHEAR VALUES (LBS/KN) IN HOLLOW BLOCK

ANCHOR DIA In.(mm)	ANCHOR EMBEDMENT In.(mm)	LIGHTWEIGHT BLOCK		MEDIUM WEIGHT BLOCK	
		TENSION Lbs. (kN)	SHEAR Lbs. (kN)	TENSION Lbs. (kN)	SHEAR Lbs. (kN)
3/16 (4.8)	1 (25.4)	220 (1.0)	400 (1.8)	340 (1.5)	730 (3.2)
1/4 (6.4)	1 (25.4)	250 (1.1)	620 (1.8)	500 (2.2)	1,000 (4.4)

Safe working loads for single installation under static loading should not exceed 20% of the ultimate load capacity.

NOTE: 3/16" Tapcon requires 5/32" bit, 1/4" Tapcon requires 3/16" bit.

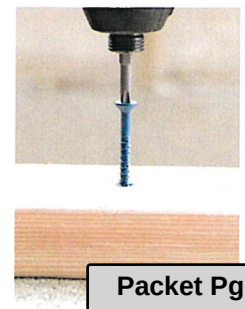


ALLOWABLE EDGE AND SPACING DISTANCES

PARAMETER	ANCHOR DIA. In.(mm)	NORMAL WEIGHT CONCRETE			CONCRETE MASONRY UNITS (CMU)		
		FULL CAPACITY (Critical Distance Inches)	REDUCED CAPACITY (Minimal Distance Inches)	LOAD REDUCTION FACTOR	FULL CAPACITY (Critical Distance Inches)	REDUCED CAPACITY (Minimal Distance Inches)	LOAD REDUCTION FACTOR
Spacing Between Anchors - Tension	3/16	3	1-1/2	0.73	3	1-1/2	1.00
	1/4	4	2	0.66	4	2	0.84
Spacing Between Anchors - Shear	3/16	3	1-1/2	0.83	3	1-1/2	1.00
	1/4	4	2	0.82	4	2	0.81
Edge Distance - Tension	3/16	1-7/8	1	0.83	3	2	0.91
	1/4	2-1/2	1-1/4	0.82	4	2	0.81
Edge Distance - Shear	3/16	2-1/4	1-1/8	0.70	3	2	0.93
	1/4	3	1-1/2	0.59	4	2	0.80

For SI: 1 inch = 25.4 mm

JOB DONE RIGHT THE FIRST TIME, EVERY TIME





- I-Codes provide recognition in all 50 states
- Specialty code recognition

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

ICC-ES Evaluation Report ESR-1671

Reissued September 2021

This report is subject to renewal September 2023.

DIVISION: 04 00 00—MASONRY
Section: 04 05 19.16—Masonry Anchors

REPORT HOLDER:

ITW BUILDDEX

EVALUATION SUBJECT:

**TAPCON® ANCHORS WITH ADVANCED
THREADFORM TECHNOLOGY**

ADDITIONAL LISTEE:

ITW RESIDENTIAL & RENOVATION

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018, 2015, 2012 and 2009 *International Building Code*® (IBC)
- 2018, 2015, 2012 and 2009 *International Residential Code*® (IRC)

Property evaluated:

Structural

2.0 USES

The Tapcon Anchors with Advanced Threadform Technology are used as anchorage to resist static, tension and shear loads in uncracked, grouted or ungrouted concrete masonry construction, unless otherwise noted in this report.

The Tapcon anchors are alternatives to cast-in-place anchors described in Section 8.1.3 (2016 or 2013 edition), or Section 2.1.4 (2011 or 2008 edition) of TMS 402 as referenced in Section 2107.1 of the IBC.

The anchors are permitted to be used in structures regulated by the IRC, provided an engineered design is submitted in accordance with Section R301.1.3 of the IRC.

3.0 DESCRIPTION

3.1 Tapcon Anchors with Advanced Threadform Technology:

The Tapcon Anchors with Advanced Threadform Technology are manufactured from carbon steel with supplementary heat treatment. They have an alternating

high-low thread form and are available in $\frac{3}{16}$ - and $\frac{1}{4}$ -inch (4.8 and 6.4 mm) diameters with various lengths. Tapcon carbon steel anchors are available with a slotted hex washer head, slotted hex washer head with under head ribs, Phillips flat head, Star flat head, Maxi-set head or Scots® stainless steel head. Different head styles for Tapcon Anchors with Advanced Threadform Technology are illustrated in Figure 1 and Figure 2.

The Tapcon Anchors is available in Blue Climaseal, Silver Climaseal, Ultrashield and White Ultrashield coating. Blue Climaseal is a water-based polymer type coating (blue in color) that has been cured at elevated temperature. Silver Climaseal is a water-based polymer type coating (silver in color) that has been cured at elevated temperature. Ultrashield is a water-based polymer type coating (silver in color) that consists generally of multiple coats which are cured at elevated temperature. White Ultrashield is a water-based polymer type coating (white in color) that consists generally of multiple coats which are cured at elevated temperature.

3.2 Grout-filled Concrete Masonry:

The specified compressive strength of masonry, f_m , at 28 days must be a minimum of 1,500 psi (10.3 MPa). Fully grouted masonry walls must be constructed from the following materials:

3.2.1 Concrete Masonry Units (CMUs): Concrete masonry units are closed-end units, minimum Grade N, Type II, lightweight, medium-weight, or normal-weight conforming to ASTM C90. The minimum allowable nominal size of the CMU must be 8 inches (203.2 mm) wide by 8 inches (203.2 mm) high by 16 inches (406.4 mm) long.

3.2.2 Grout: Grout must comply with IBC Section 2103.3 (2018 and 2015 IBC), 2013.13 (2012 IBC), Section 2103.12 (2009 IBC) or IRC Section R606 (2018 and 2015 IRC), R609.1.1 (2012 and 2009), as applicable. Alternatively, the grout must have a minimum compressive strength when tested in accordance with [ASTM C1019](#) equal to its specified strength, but not less than 2,000 psi (13.8 MPa).

3.2.3 Mortar: Mortar must be Type M or S in compliance with IBC Section 2103 or IRC Section R606.2.8 (2018), R606.2.7 (2015), R607.1 (2012 and 2009), as applicable.

4.0 DESIGN AND INSTALLATION

4.1 Allowable Stress Design (ASD):

4.1.1 General: Anchors described in this report are assigned allowable tension and shear loads for design based on allowable stress design (ASD) under the codes described in Section 1.0 of this report.

4.1.2 Design of Anchors in Concrete Masonry: Anchors are limited to installation into the face shell of grouted or ungrouted, uncracked concrete masonry units at locations indicated by the non-shaded areas in Figure 5. Masonry wall construction must be fully mortared. Allowable tension and shear loads for installation in concrete masonry under the IBC and IRC are noted in Tables 1 and 2.

Allowable load reduction factors noted in Table 3 are applicable to the allowable loads shown in Tables 1 and 2. Allowable loads for anchors installed in concrete masonry subjected to combined shear and tension forces must be determined by the following equation:

$$\left(\frac{P_s}{P_t}\right) + \left(\frac{V_s}{V_t}\right) \leq 1 \quad (\text{Eq-1})$$

where:

P_s = Applied service tension load.

P_t = Allowable service tension load.

V_s = Applied service shear load.

V_t = Allowable service shear load.

4.1.3 Minimum Spacing and Minimum Edge Requirements: The minimum spacing between anchors and the minimum edge distance between the anchor and the edge of the concrete masonry wall must be as set forth in Table 3. For anchors installed between the critical edge distance, c_{cr} , and minimum edge distance, c_{min} , load reduction factors must be used in accordance with Table 3. For anchors installed between the critical spacing distance, s_{cr} , and minimum spacing distance, s_{min} , load reduction factors must be used in accordance with Table 3. Edge distances less than the critical edge distance, c_{cr} , are not permitted for anchors installed in medium- or normal- weight CMUs.

4.2 Installation:

The Tapcon® Screw Anchors must be installed in accordance with the manufacturer's published instructions (MPII) included in each unit package as described in Figure 4 of this report. In case of conflict, this report governs. Anchor locations must comply with this report and the plans and specifications approved by the code official. Holes must be predrilled in masonry with a Tapcon® carbide-tipped drill bit supplied by ITW. The hole must be drilled to the specified nominal embedment depth plus a minimum of 1/4 inch (6.4 mm). Before anchor installation, dust and other debris must be removed using a vacuum or compressed air. The anchors must then be installed through the attachment into the hole, in accordance with ITW's instructions, to the specified nominal embedment depth using a hammer drill in a rotary-only mode with an ITW Buildex Condrive® Tool and drive socket. Anchors must not be installed until the masonry has fully cured to its specified strength.

4.3 Special Inspection:

Continuous special inspection under the IBC and IRC, in accordance with Section 1704 of the IBC, must be provided during anchor installation as set forth in Tables 1 or 2 of this report. The code official must receive a report, from an approved special inspector, that includes the following details:

1. Anchor description, including the anchor product name, nominal anchor diameter, and anchor length.

2. Hole description, including verification of drill bit compliance with ITW Buildex's instructions, hole depth, concrete masonry wall thickness and hole cleanliness.
3. Installation description, including hole location (spacing and edge distance), anchor embedment, and verification of anchor installation in accordance with the manufacturer's published installation instructions and this report.
4. Concrete masonry unit size and compressive strength, mortar compressive strength and, when required, masonry prism compressive strength.

5.0 CONDITIONS OF USE

The Tapcon Anchors with Advanced Threadform Technology, as described in this report, are suitable alternatives to what is specified in those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 Anchor sizes, dimensions and installation must comply with this report and the manufacturer's published installation instructions. In the event of a conflict between this report and the manufacturer's published installation instructions, this report governs.
- 5.2 Under the IBC or IRC, use of the anchors to resist wind or seismic loads is beyond the scope of this report. The allowable loads or load combinations for the anchors must not be adjusted for anchors subjected to wind or seismic loads.
- 5.3 Since an ICC-ES acceptance criteria for evaluating data to determine the performance of anchors subjected to fatigue or shock loading is unavailable at this time, the use of these anchors under these conditions is beyond the scope of this report.
- 5.4 Where not otherwise prohibited by the applicable code, anchors are permitted for use with fire-resistance-rated construction provided that at least one of the following conditions is fulfilled:
 - Anchors that support fire-resistance-rated construction or gravity load-bearing structural elements are within a fire-resistance-rated envelope or a fire-resistance-rated membrane, are protected by approved fire-resistance-rated materials, or have been evaluated for resistance to fire exposure in accordance with recognized standards.
 - Anchors are used to support nonstructural elements.
- 5.5 Since an ICC-ES acceptance criteria for evaluating the performance of screw anchors in cracked masonry is unavailable at this time, the use of anchors is limited to installation in uncracked masonry. Cracking occurs when $f_t > f_r$ due to service loads or deformations.
- 5.6 Calculations demonstrating that the applied loads are less than the allowable loads described in this report, must be submitted to the code official. The calculations must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
- 5.7 Special inspection must be provided in accordance with Section 4.3 of this report.
- 5.8 Anchors are limited to dry, interior use.
- 5.9 Use of anchors in contact with preservative-treated and fire-retardant-treated wood is beyond the scope of this report.
- 5.10 Anchors are manufactured under an approved quality control program with inspections by ICC-ES

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Predrilled Fasteners (Screw Anchors) in Masonry (AC106), dated March 2018.

7.0 IDENTIFICATION

7.1 The Tapcon® Screw Anchors are identified by packaging labeled with the manufacturer's name (ITW Buildex or ITW Residential & Renovation), contact information, anchor name, anchor size and evaluation report number (ESR-1671). The letters "BX" or "TAPCON" and a length identification code letter are stamped on the head of each anchor. See the length identification system illustrated in Figure 3 of this report.

7.2 The report holder's contact information is the following:

ITW BUILDDEX
155 HARLEM AVE, N4E
GLENVIEW, IL 60025
(800) 848-5611
www.itwbuildex.com
techsupport@itwccna.com

7.3 The Additional Listee's contact information is the following:

ITW RESIDENTIAL & RENOVATION
155 HARLEM AVE, N3E
GLENVIEW, IL 60025
(877) 489-2726
www.tapcon.com

TABLE 1—ALLOWABLE TENSION VALUES FOR TAPCON SCREW ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY INSTALLED IN CONCRETE MASONRY UNITS^{1,2}

ANCHOR DIAMETER (inch)	DRILL BIT DIAMETER (inch)	MINIMUM EMBEDMENT DEPTH (inch) ³	IBC/IRC ⁴	
			ASTM C90 CMU Type	
			Lightweight (lb)	Medium/Normal (lb)
$\frac{3}{16}$	0.173	1	40	60
$\frac{1}{4}$	0.204	1	45	105

For SI: 1 inch = 25.4 mm; 1 lb = 4.45 N.

¹The tabulated tension loads are for anchors installed in the face shell of lightweight, medium-weight and normal-weight concrete masonry units in compliance with ASTM C90.

²The tabulated tension values are for anchors installed at the specified critical spacing, s_{cr} , and critical edge distance, c_{cr} , as noted in Table 3.

³The embedment depth is the distance from the concrete masonry unit surface to the bottom of the fastener.

⁴Special inspection shall be provided in accordance with Section 4.3 of this report.

TABLE 2—ALLOWABLE SHEAR VALUES FOR TAPCON SCREW ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY INSTALLED IN CONCRETE MASONRY UNITS^{1,2,3}

ANCHOR DIAMETER (inch)	DRILL BIT DIAMETER (inch)	MINIMUM EMBEDMENT DEPTH (inch)	IBC/IRC ⁴	
			ASTM C90 CMU Type	
			Lightweight (lb)	Medium/Normal (lb)
$\frac{3}{16}$	0.173	1	85	130
$\frac{1}{4}$	0.204	1	110	180

For SI: 1 inch = 25.4 mm; 1 lb = 4.45 N.

¹The tabulated shear loads are for anchors installed in lightweight, medium-weight and normal-weight concrete masonry units complying with ASTM C90.

²The tabulated tension values are for anchors installed at the specified critical spacing, s_{cr} , and critical edge distance, c_{cr} , as noted in Table 3.

³The embedment depth is the distance from the concrete masonry unit surface to the bottom of the fastener.

⁴Special inspection shall be provided in accordance with Section 4.3 of this report.

⁵When required, special inspection shall be provided in accordance with Section 4.3 of this report.

TABLE 3—ALLOWABLE SPACING AND EDGE DISTANCES FOR TAPCON ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY INSTALLED IN CONCRETE MASONRY UNITS (inches)^{1,2,3,4,5}

CHARACTERISTIC	SYMBOL	UNITS	NOMINAL ANCHOR DIAMETER (inches)	
			³ / ₁₆	¹ / ₄
Minimum spacing distance	<i>S_{min}</i>	inches	1½	2
Critical spacing distance	<i>S_{cr}</i>	inches	3	4
Spacing load reduction factor - Tension	-	-	1.00	0.84
Spacing load reduction factor - Shear	-	-	1.00	0.81
Minimum edge distance	<i>C_{min}</i>	inches	2	2
Critical edge distance	<i>C_{cr}</i>	inches	4	4
Edge load reduction factor - Tension	-	-	0.91 ⁶	0.88 ⁶
Edge load reduction factor - Shear	-	-	0.93	0.80

For SI: 1 inch = 25.4 mm.

¹The critical edge and spacing distances are for full anchor capacity, and the minimum edge and spacing distances are for reduced anchor capacity.

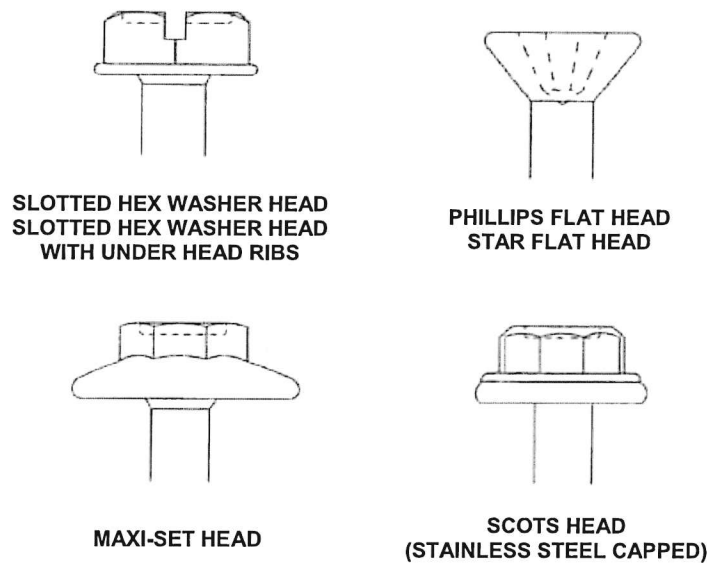
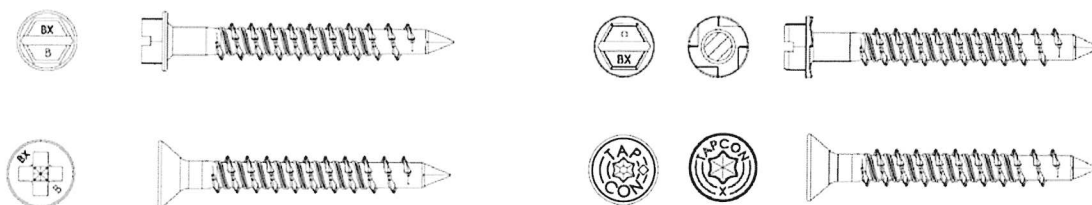
²The load reduction factors in this table are applicable only to the allowable loads shown in Tables 1 and 2 of this report.

³Reduction factors are cumulative. Multiple reduction factors for more than one spacing or edge distance are calculated separately and multiplied.

⁴Load reduction factors for anchors loaded in tension or shear with spacing between critical and minimum are obtained by linear interpolation.

⁵Load reduction factors for anchors loaded in tension or shear with edge distances between critical and minimum are obtained by linear interpolation.

⁶Reduction applies to anchors installed in lightweight CMU only.

**FIGURE 1—TAPCON ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY HEAD STYLES****FIGURE 2—TAPCON ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY ANCHORS**

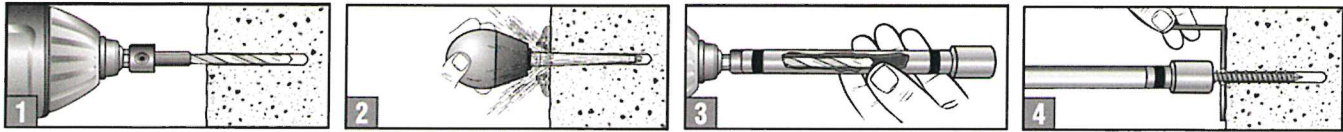
LENGTH MARKING ON ANCHOR HEAD			A	B	C	D	E	F	G	H	I	J
Length of anchor (inches)	From	1	1½	2	2½	3	3½	4	4½	5	5½	6
	Up to, but not including	1½	2	2½	3	3½	4	4½	5	5½	6	6½

For SI: 1 inch = 25.4 mm.

FIGURE 3—LENGTH IDENTIFICATION SYSTEM



Installation Instructions for $\frac{3}{16}$ " and $\frac{1}{4}$ " diameter Tapcon® Screw Anchors



- 1) Using a Tapcon® drill bit, drill the hole $\frac{1}{4}$ " deeper than anchor embedment.
- 2) Clean hole with compressed air or vacuum to remove any excess dust/debris.
- 3) Place Condribe® tool with drive socket over drill bit.
- 4) Using drill, hammer mode disabled, drive anchor thru fixture and into hole until nut driver spins free from head of anchor.

FIGURE 4—INSTALLATION INSTRUCTIONS FOR TAPCON® SCREW ANCHORS

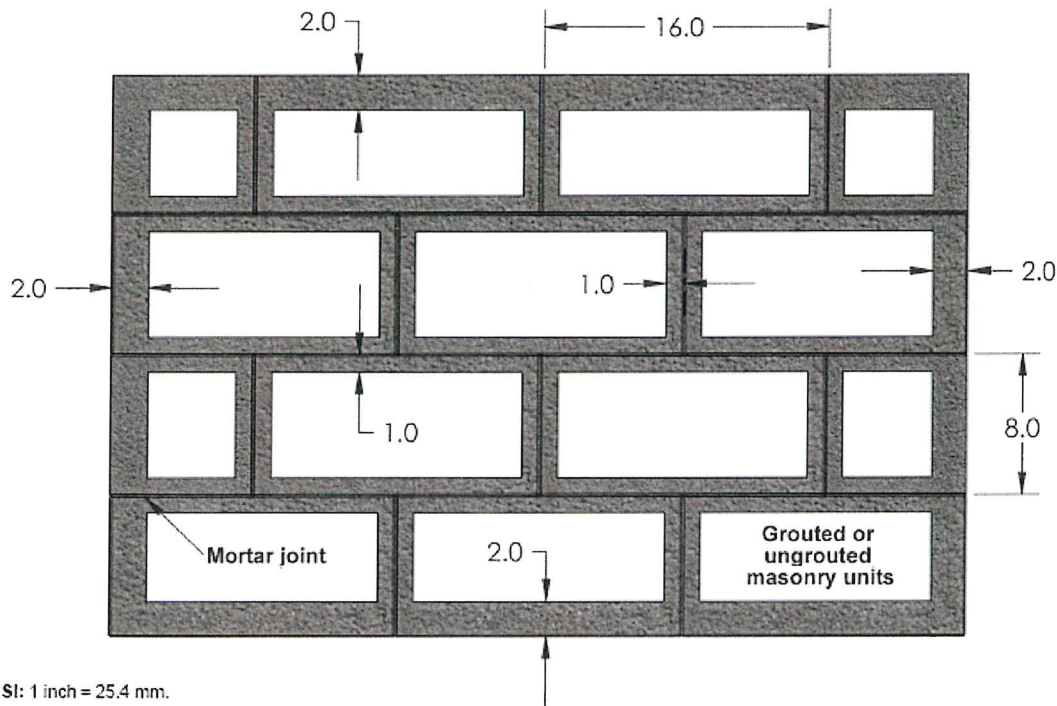


FIGURE 5—ANCHOR LOCATIONS (LIGHT COLOR AREAS) FOR INSTALLATION IN MASONRY UNITS
(ALL DIMENSIONS IN INCHES)

ICC-ES Evaluation Report

ESR-1671 CBC and CRC Supplement

Issued September 2021

This report is subject to renewal September 2023.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 04 00 00—MASONRY
Section: 04 15 19.16—Masonry Anchors

REPORT HOLDER:

ITW BUILDEX

EVALUATION SUBJECT:

TAPCON® ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Tapcon® Anchors with Advanced Threadform Technology, described in ICC-ES evaluation report ESR-1671, have also been evaluated for compliance with the codes noted below.

Applicable code edition(s):

- 2019 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) and Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 California Residential Code (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Tapcon® Anchors with Advanced Threadform Technology, described in Sections 2.0 through 7.0 of the evaluation report ESR-1671, comply with CBC Chapter 21, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 16, 17 and 21, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Tapcon® Anchors with Advanced Threadform Technology, described in Sections 2.0 through 7.0 of the evaluation report ESR-1671, comply with CRC Chapter 3, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report and the additional requirements of CRC Chapter 3, as applicable.

This supplement expires concurrently with the evaluation report, reissued September 2021.

ICC-ES Evaluation Report

ESR-1671 FBC Supplement

Reissued September 2021

This report is subject to renewal September 2023.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 04 00 00—MASONRY

Section: 04 05 19.16—Masonry Anchors

REPORT HOLDER:

ITW BUILDEX

EVALUATION SUBJECT:

TAPCON® ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Tapcon® Anchors with Advanced Threadform Technology for masonry construction, described in ICC-ES evaluation report ESR-1671, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2017 *Florida Building Code—Building*
- 2017 *Florida Building Code—Residential*

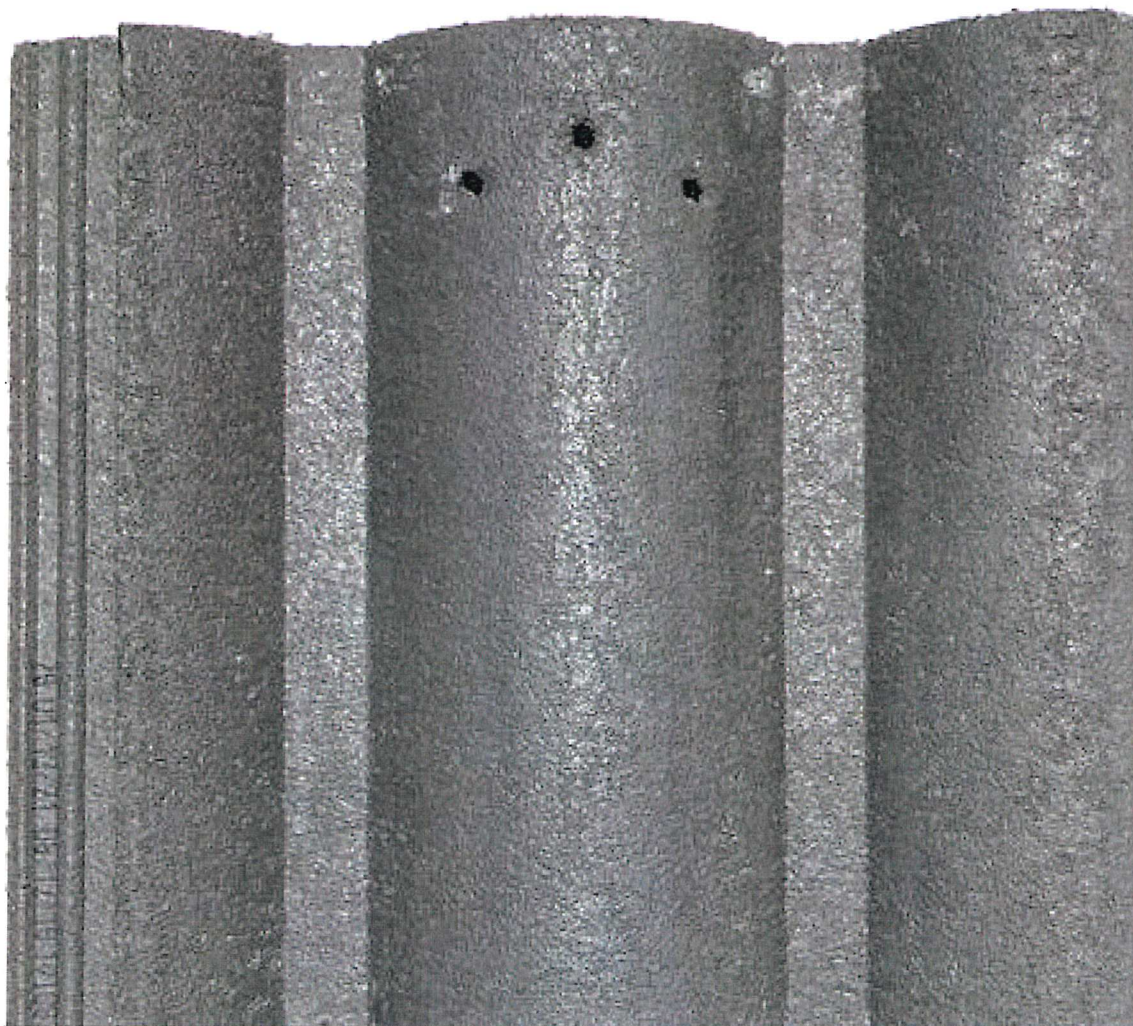
2.0 CONCLUSIONS

The Tapcon® Anchors with Advanced Threadform Technology for masonry construction, described in Sections 2.0 through 7.0 of the evaluation report ESR-1671, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design and installation are in accordance with the 2015 *International Building Code*® provisions noted in the evaluation report.

Use of the Tapcon® Anchors with Advanced Threadform Technology for masonry construction for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*, has not been evaluated, and is outside the scope of this supplemental report.

For products falling under Florida Rule 9N-3, verification that the report holder's quality assurance program is audited by a quality-assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued September 2021.





Monier/Boral Villa

MONIER



Type: Dark Gray, Cobblestone

Elabana - Brown Blend

Elabana - Red (Weathered)

Brown (Weathered)

Gray

Dark Gray, Cobblestone

Prairie Green

Red Sky

Light Red (Weathered)

Red, Moab

Red (Weathered)

Red (Slurry Coat)

Red/Purple Blend (Weathered)

Price: \$12

Stock: In stock (505 units)

Quantity: 1

Item you want not in stock?

Call us at (303) 600-8696 or fill out the form below, there's a good chance we have the tile you're looking for!

Your name

Your email

Describe the tile you are looking to match

Attach sample tile photo here

Choose Files

 No file chosen

Send message

Payment & Security



Your payment information is processed securely. We do not store credit card details nor have access to your credit card information.



We deliver nationwide

Please inquire at (303) 600-8696



Fast pickup

Quick order turnarounds



Expert tile consultation

Call us at (303) 600-8696



Secure payments

No stored credit card details

TALK TO A ROOFING SPECIALIST

Call Us at (303) 600-8696 or send us a message [HERE](#).

MAIN MENU

Home

Tile Selections

Tile Roof Installation

Tile Roof Repairs

Tile Roof Restoration

Tile ID Guide

Sell To Us

About Us

Contact Us

Terms and Conditions

We Accept



Exhibit 3



Communication: Z05737-052522 - Exhibit 3 - Existing Site Photos (Case Z05737-052522 Howard Street



Exhibit 4



RECEIVED
MAY 25 2022
BY: _____

Communication: Z05737-052522 - Exhibit 4 - Applicant Submitted Photos (Case Z05737-052522 Howard Street Ventures (Wilcox Warehouse)-



Communication: Z05737-052522 - Exhibit 4 - Applicant Submitted Photos (Case Z05737-052522 Howard Street Ventures (Wilcox Warehouse))

Exhibit 5

L²

L SQUARED ENGINEERING

PO Box 225

Crossnore, North Carolina 28616

336-977-5212

June 10, 2022

John Winkler

215 Boone Heights Drive, Suite 100

Boone, NC 28607

Re: Exterior Finish
Brick Building
173 Howard Street
Boone, NC

Dear Mr. Winkler:

In accordance with your request and authorization the undersigned engineer from L Squared Engineering (LSE) has observed the existing exterior finishes of the building at the referenced location. This report provides recommendations to enhance the exterior of the building.

Currently the building has an exterior of brick and concrete block. The brick at some locations have fragmented slightly but not to a point where they are unsightly. The following is recommended.

1. Cover the brick and block with a natural stucco. Do not use synthetic stucco.
2. You may use the materials for stucco application using the attached.
3. If you have any questions or comments regarding this report, or require any additional engineering services, it is recommended that you contact me at your earliest opportunity.

Sincerely,

L Squared Engineering

Laurence F. Lindsey, P.E.



Exterior Finishes
Brick Building 173 Howard Street

1

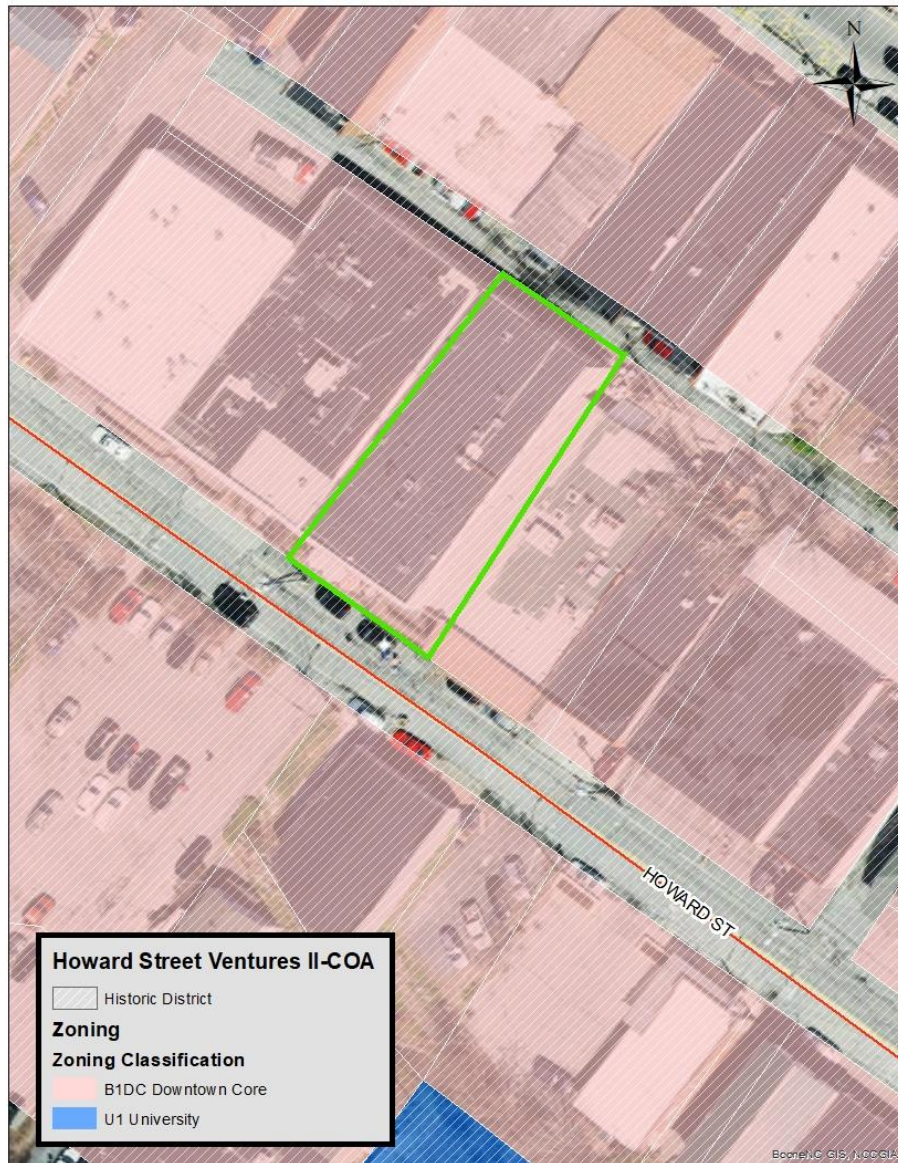
June 10, 2022
Boone, NC



STAFF REPORT

HISTORIC PRESERVATION COMMISSION, JULY 12, 2022

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



Request

John Winkler on behalf of Howard Street Ventures II, LLC (Wilcox Warehouse) has requested a Certificate of Appropriateness for Major Work (COA) to repair/replace and modify the exterior facade at 161 Howard Street (Watauga County PIN 2900-79-8147-000). The applicant proposes to replace damaged stucco with natural stucco as well as repair the awning and roof.

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

Parcel Information

Address: 161 Howard Street
Property Owner: Howard Street Ventures II, LLC
Watauga County PIN: 2900-79-8147-000
Lot size (total): .20 Acres
Jurisdiction: Town of Boone
Access: Howard St. (Town maintained)
SFHA: No
Watershed District: No
Corridor District: No
NCD: No
Viewshed: No
Steep Slope: No
Transitional Zone: No
Current Zoning: B1 Downtown Core, Downtown Boone Local Historic District Overlay

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1 Downtown Core, Downtown Boone Local Historic District	Retail, Government Facility
East	B1 Downtown Core, Downtown Boone Local Historic District	Restaurant
South	B1 Downtown Core, Downtown Boone Local Historic District	Retail/Other Restaurant, Parking Lot
West	B1 Downtown Core, Downtown Boone Local Historic District	Other Restaurant, Personal Service Establishment

History

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

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

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

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

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

Historic District Analysis

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

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

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

INVENTORY CLASSIFICATION

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

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

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

DESIGNATION REPORT/ARCHITECTURAL SURVEY PROPERTY SUMMARY

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

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

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

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

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

WT0892 Boone Tire and Bargain Store Warehouse (1944)—CH

161 Howard Street (2900-79-8147-000)

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

this time (Watauga Democrat, April 20, 1944). The building was “practically completed” by August 1944 (Watauga Democrat, August 17, 1944).

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

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

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

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

The west, two-story building’s south elevation is now parged concrete block with terracotta coping (probably original), beneath which are eight evenly spaced dogtooth medallions, probably of concrete and painted orange. Six evenly spaced, two-over-two, double-hung sash, vinyl replacement windows with faux muntins dominate the west side of the second-floor façade, followed to the east by a gap of two window openings that appear to have been filled in and parged. A final window, identical to those elsewhere on this second-floor portion of the elevation, is located near the east edge of the south elevation of the west building. All have parged concrete sills. A shed-style awning with ornate brackets and black terracotta shingles covers most of this south elevation

between the first and second floors. The first-floor south elevation, moving west to east, features three fixed, single light, vinyl replacement windows, followed by a single, wood-paneled door; a single, vinyl replacement door; another fixed light vinyl window; a single, aluminum-frame door; and finally, a double, aluminum frame door with a single transom light. A planter box is located under one window at the center of the façade. Brick steps located at the center of the narrow patio and running parallel to the patio's brick retaining wall, descend to the east to provide access to this building's patio. An iron balustrade runs the full length of the patio. A brick planter is located near the west end of the west building's south elevation.

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

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

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

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

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

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

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

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

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

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

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

DESIGN STANDARDS

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

Standards for Commercial Properties Within the District, Commercial Properties Within the District

...

1. Storefronts, Upper Facades, Side Elevations, and Rear Elevations, [Design Standards p. 62-68]

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.

...

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

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

- 1.2 When reconstructing an historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.
- ...
- 1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.
- 1.5 Original upper facade windows should not be removed and replaced with modern materials, nor is the enclosing or bricking in of upper façade windows appropriate. When upper floor windows must be replaced, use new windows that match the original windows in configuration, appearance, and materials.
- 1.6 It is never appropriate to cover an historic upper facade. Whenever possible, non-historic coverings of upper facades, including metal, stucco, or faux mountain village fronts and porches, should be removed and underlying original architectural elements repaired and restored.
- ...

2. Architectural Components and Details, [Design Standards p. 68-69]

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

- 2.1 It is important to preserve character-defining, historical, architectural features of exterior walls, such as cornices, friezes, medallions, sunbursts, brackets, bays, turrets, fascias, quoins, columns, brickwork, string courses, and decorative moldings. Original architectural details should always be retained if structurally feasible, even if portions of the original material are damaged or deteriorated to a point requiring replacement. If original details are missing, design replacement features based on historic photos and other documentation.
- 2.2 It is NOT appropriate to cover or remove rather than repair or replace in kind such features when they are deteriorated. If replacement is necessary, the new materials should match the materials being replaced in composition, design, texture, color, and other visual qualities. Original architectural features that are covered should be uncovered, exposed, repaired and/or restored, and maintained.
- 2.3 It is NOT appropriate to cover or replace historic materials with substitute materials, such as aluminum, vinyl, fiber cement board siding (or similar materials simulating the appearance of wood), or plywood panels. Architectural details that are not appropriate to the historic context and

character of a building should never be added. At the same time, property owners should never use details from an earlier period to try to make a building look older than it is.

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

4. Masonry, [Design Standards p. 70-74]

Many commercial properties in the District are composed of brick or stone masonry, and it is imperative that original masonry materials—many of which have a weathered appearance reflecting the history of the building—remain preserved whenever possible. For this reason, masonry should never be cleaned unless it is determined that perceived “dirt” is actually accumulated deposits and not the effects of weathering. If cleaning is pursued, always use the gentlest method available, preferably with lowpressure water, a mild, non-caustic detergent, and a natural bristle brush where needed. In addition, while re-pointing is sometimes necessary when mortar is missing or moisture problems have developed, it should only be completed in a manner that avoids smearing the mortar onto the surface of the masonry. Terracotta, stucco, and concrete are other masonry elements that are occasionally found on historic commercial properties in Boone. In addition, many historic commercial properties feature chimneys, arches, quoins, lintels, sills, cornices, corbelling, and pediments that are all essential to the historic character of the building in question.

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

- 4.2 Whenever feasible, historic masonry, including decorative masonry features, should be repaired rather than replaced or covered. When replacement is necessary, it should always be completed using traditional materials of like composition, size, color, shape, pattern, texture, and quality to the originals that are being replaced.
- 4.3 Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.
- 4.4 Unless there is a specific reason for using waterproof or water-repellent coatings (e.g., brick that has previously been sandblasted, creating a porosity problem), these treatments should be avoided, as they can accelerate deterioration of historic masonry.
- 4.5 When repairing or replacing masonry or mortar, take care to maintain the alignment, bond pattern, joint spacing, color, texture, and size of the original masonry.
- 4.6 Unless there is historic precedent for its use on the building in question, stucco should never be applied to existing masonry walls, as it can trap moisture that accelerates the deterioration of the masonry. If historic stucco is being repaired, the stucco mixture should duplicate the original appearance, color, and texture as closely as possible.
- 4.7 Masonry should never be treated with abrasive stripping methods, sandblasting, or high-pressure water cleaning, as these methods almost always immediately damage the “skin” of the brick and the mortar joints, and they can make the masonry more susceptible to spalling, or flaking of the masonry surface as a result of the introduction of moisture. Masonry should only be cleaned using the gentlest

method available, including low-pressure water, soft natural brushes, and, if necessary, non-abrasive, non-toxic chemicals that will not damage the masonry being treated.

...

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

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

6. Windows, Doors, and Awnings, [Design Standards p. 76-85]

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

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

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

...

6.6 In cases where historic windows are deteriorated or damaged beyond repair, replacement windows on historic properties must match the original, historic window casings, sash details, and muntin divisions. In most cases, this will mean the use of true, divided light sashes, rather than sashes featuring simulated divided lights. Grids between glass (GBG) windows, vinyl replacement windows,

and windows made of fiberglass, aluminum, or other materials that are incongruous to the District are not permitted. For new windows in new construction or an addition to an historic property, new windows may use simulated divided light sashes (with muntins permanently attached to the interior and exterior of the window panes and a matching space in between the glazing) that approximate the general appearance of windows in other residential properties in the District.

...

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

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

...

7. Roofs, [Design Standards p. 85-90]

Among the most significant and important of the distinguishing characteristics of historic properties are the roof form and pitch, which are often essential to identifying the architectural style of a building. For this reason, it is imperative that every effort be made to preserve and maintain the original roof configuration and materials on historic properties, including dormers, turrets, balustrades, parapets, etc. While historic roofing materials should always be preserved whenever possible—especially if they consist of specialty roofing materials such as slate or tile—many roofing elements will require replacement due to deterioration and age. Many of the commercial buildings in the District originally featured flat or gently sloping roofs behind a parapet wall along the primary elevation and sometimes the secondary elevations.

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.

- 7.1** Significant changes to roofs of historic properties are not permitted, including the raising or lowering of pitch, the removal or alteration of widow's walks, dormers, turrets, balustrades, bargeboards, quarter round, cornices, corbelling, parapets, coping, dentil moldings, brackets, eaves, rafter tails, weather vanes, or lightning rods, the cutting back of roof overhang, and the replacement of historic roofing materials with modern materials that do not replicate the original appearance of the historic property's roof. Open rafter tails and similar roof trim elements should never be obscured by boxed soffits or similar treatments. Specialty roofing materials, such as tile or patterned slate, should never be replaced with composition shingles. Original roofing materials should never be covered or replaced with a different type of roofing material, such as installing a standing seam metal roof over a slate or asphalt shingle roof.
- 7.2** Whenever possible, deteriorated soffits, fascia, moldings, brackets, eaves, rafter tails, cornices, coping, and other important roof components should be repaired. If replacement is necessary, it should be completed using historic materials if possible, and at minimum with equivalent materials that replicate the appearance, configuration, size, scale, and composition of the original historic materials. Underlying roofing components are just as important. For example, tongue-and-groove soffit lumber should never be replaced with plywood, and whenever possible, damaged or deteriorated roof decking should be replaced with similar materials rather than modern materials that are not historically appropriate to the building.
- ...
- 7.6** Deteriorated roof coverings should be replaced with materials that are compatible with the old in composition, size, texture, pattern, and color once the structural integrity of the roof decking is assured. If at all possible, the use of historic replacement materials for slate, clay tile, terra cotta, pressed metal shingle, and wood shingle roofs is always preferred over new materials. Unless historically appropriate to the building in question, or unless totally obscured by street view by parapets, white or very light roofing materials are not permitted. Exposed tarpaper rolls are never permitted as a roofing material.
- 7.7** Historically appropriate metal gutters, downspouts, and other drainage devices are common on historic properties and should always be retained whenever possible, as they provide important protection for both the roof and the foundation of the property. Built-in gutters that are an important part of the architecture of the building should always be repaired rather than replaced if they become deteriorated. When metal finishes must be replaced because of rust or other deterioration, replace ONLY deteriorated material or detail with new materials that match the previously existing historic material in composition, size, shape, texture, pattern, color, and detail. Replacement gutters and downspouts should never conceal or interfere with architectural trim details. It is not appropriate to paint metal finishes, such as metal downspouts or copper trim, if these items were historically unpainted.
- ...

- 7.9** Roof coping on commercial buildings with original flat roofs was typically made of terracotta tile. Modern coping systems that are often used in conjunction with rubber membrane roofs, especially if they employ metal coping in a color that contrasts with the masonry walls they cover, are inappropriate.

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

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

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

- 9.1** It is NOT appropriate to apply paint or other coatings to unpainted wall materials and surfaces/finishes that were historically left unpainted, including masonry, stonework, wood shingles, stained wood surfaces, and metal.
- ...
- 9.3** Select paint colors that are appropriate for the building's architectural style and that are complementary to neighboring buildings. In general, color should function as a method of contrasting among different materials and architectural elements that make up the building. Contrasting colors that accent architectural details and entrances are discouraged, however, except in those cases where this design element was common to the historic architectural style of an existing historic property and there is historic precedent for such accenting.

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

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

- 12.1** The removal of previously installed substitute materials of all types is strongly encouraged.
- 12.2** Previously installed vinyl windows and snap-in muntins are examples of inappropriate replacements for wood windows and should also be removed and replaced with more historically appropriate materials whenever possible.

CONFORMITY TO ADOPTED PLANS
COMPREHENSIVE PLAN UPDATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

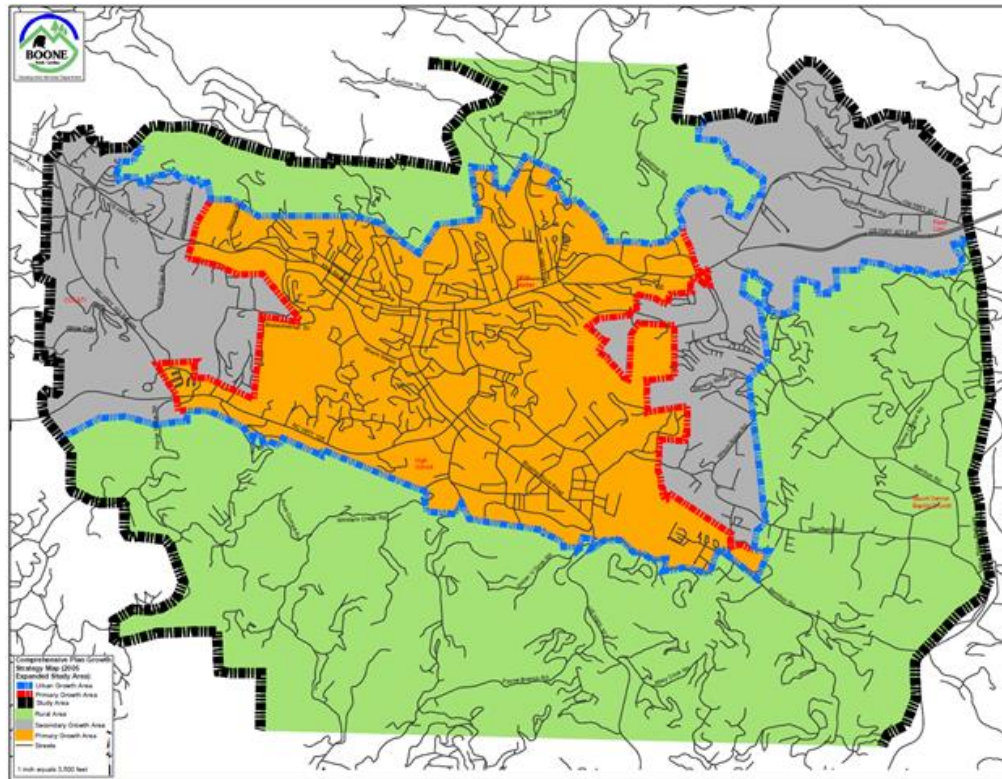
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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.

Conditions of Approval

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

- Where there is a conflict between the application information and the plans (May 25, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

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

1. Condition (as warranted) ...

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).



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

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

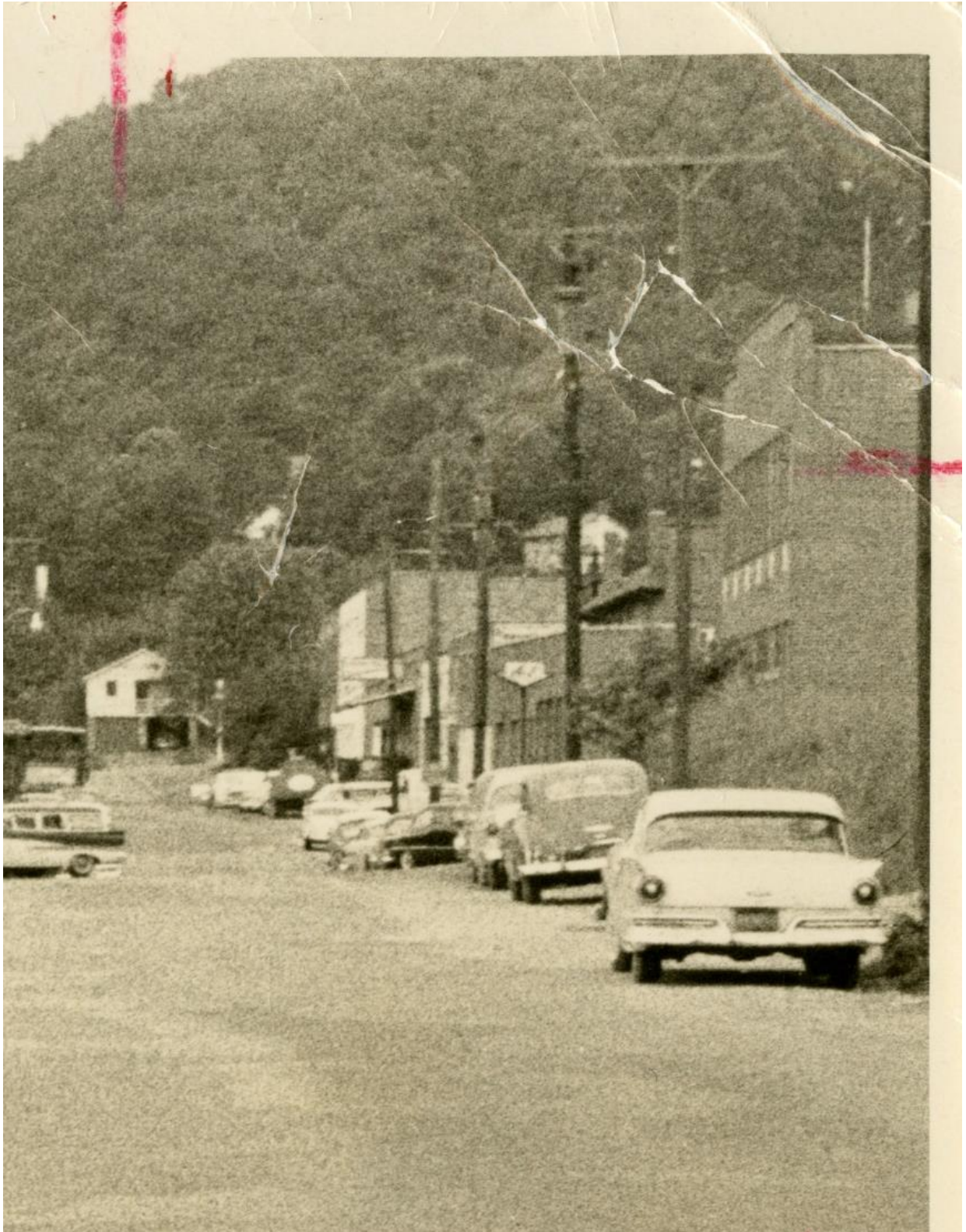


Figure 1. Frank Jones, "Von Hagaman Delivering Mail," Digital Watauga, accessed June 28, 2022, <http://digitalwatauga.org/items/show/5841>.



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

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



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