



Historic Preservation Commission

Special Meeting

~ Agenda ~

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

Jane Shook
828-268-6960

Tuesday, July 26, 2022

3:00 PM

WebEx

This meeting is a continuation of the July 12, 2022 meeting.

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. 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

II. Case Z05737-052522 Howard Street Ventures, LLC (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

III. Adjournment

IV. 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 by online (by computer or smartphone) or 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 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 user 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.



*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@cappalarch.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)

Deron Gregor
Applicant (Signature)

5-24-2022
Date

DERON GREGORQUE, CTY. MANAGER
Property Owner (Print)

Deron Gregor
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.

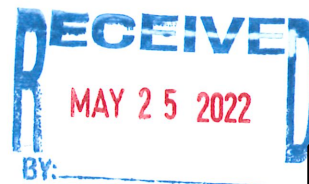
Water Street (West) – Primary pedestrian and automobile entrance/exit into the lower covered parking area including one of two required exit stairs.

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.

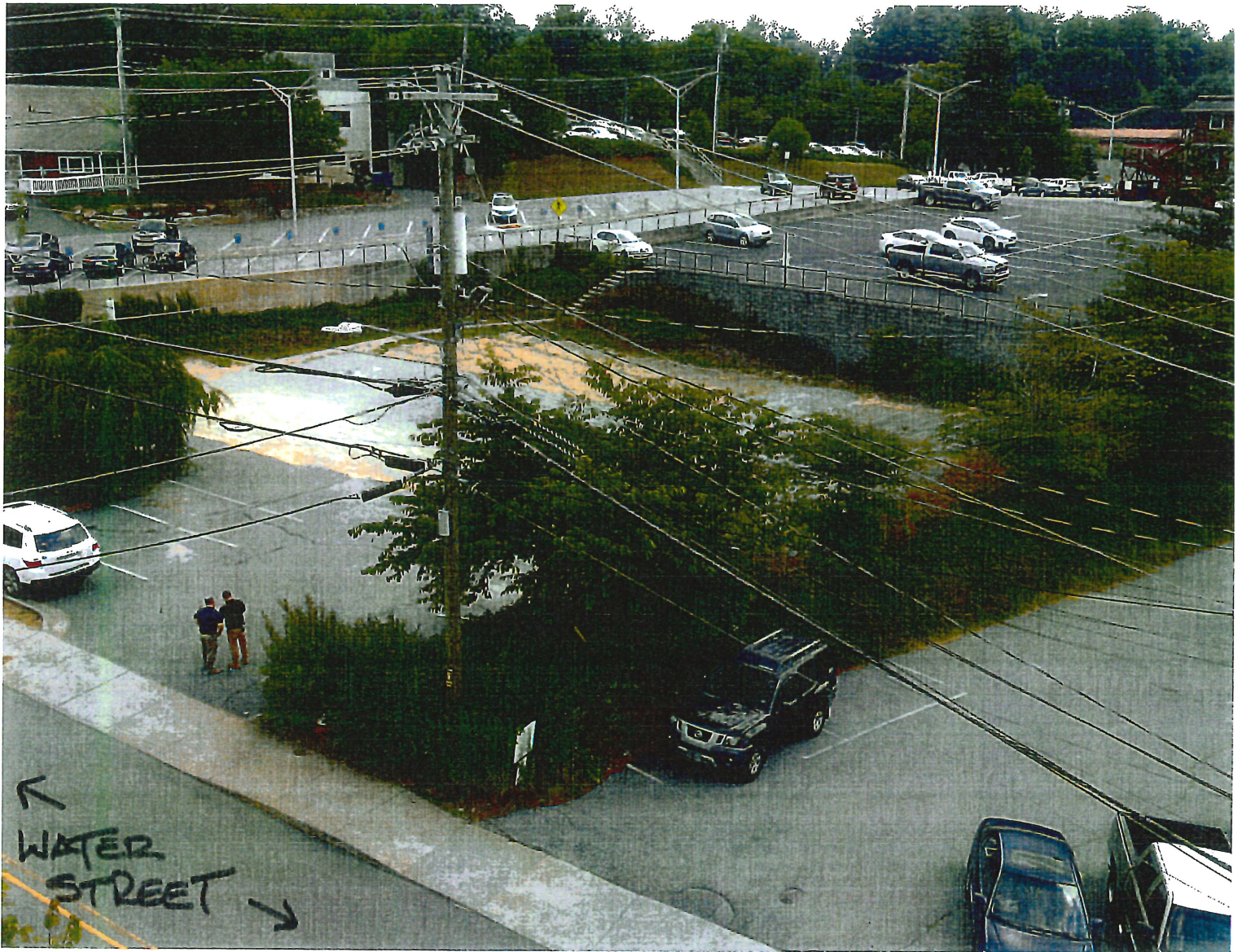
The entrance to the lower parking level faces Water Street. The entrance to the upper parking level faces the alley. Neither street is considered a main thoroughfare.

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.

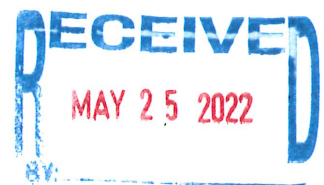
1.16 - 1.18 NA



Proposed Parking Deck

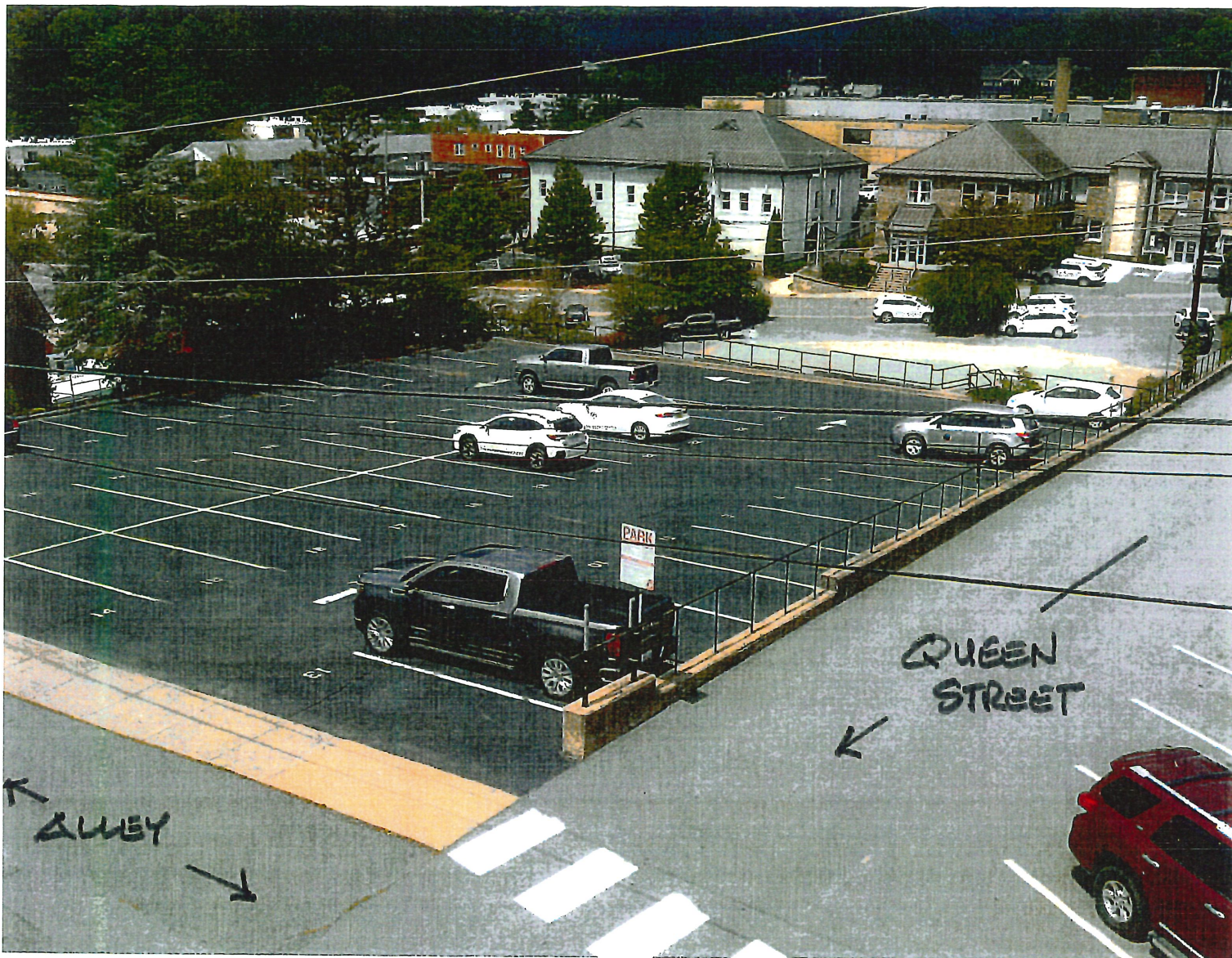
May 25th, 2022

Site Photograph of existing vacant lot on Water Street



www.appalachian.com

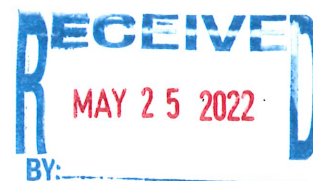




Proposed Parking Deck

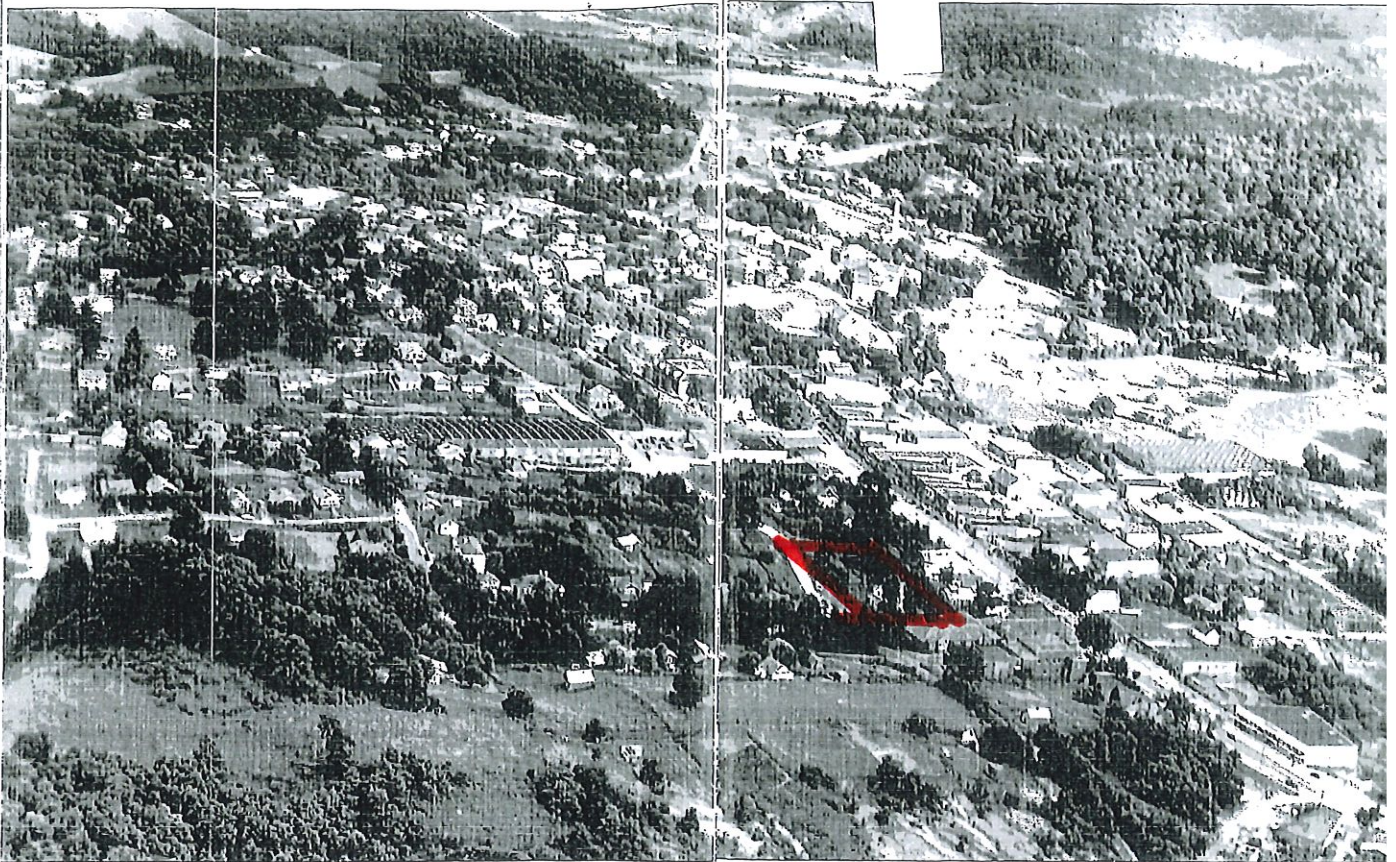
May 25th, 2022

Site Photograph of County's existing surface parking lot



www.appalachian.com





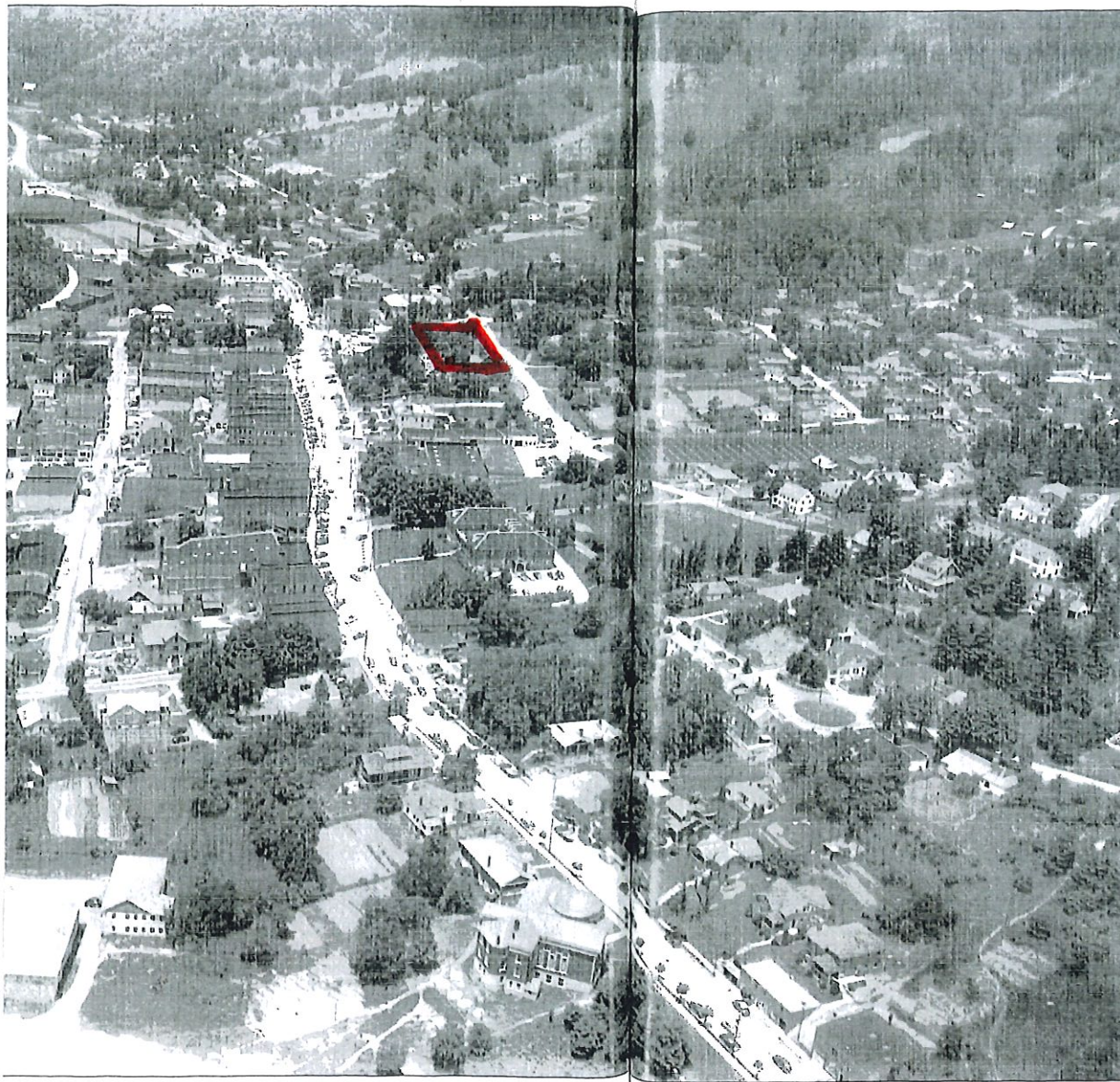
DOWNTOWN BOONE. This 1949 aerial photograph is a view of West King and Queen Streets (middle center) in downtown Boone, the Appalachian State Teachers College (top center), and Blowing Rock Road (very top center). Buildings of interest include the Watauga County courthouse (bottom right),

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.

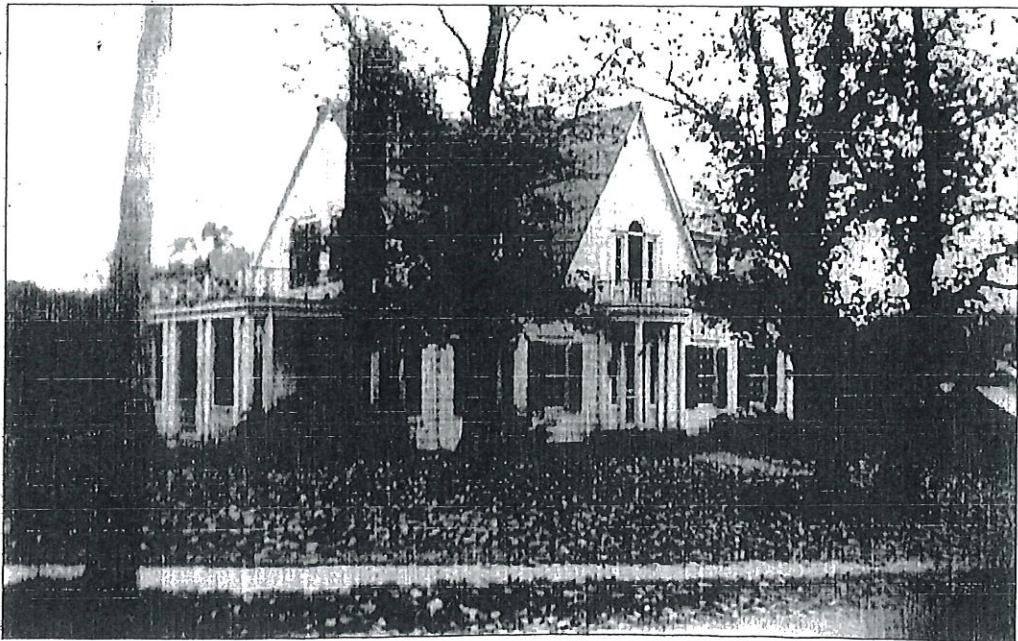
2008 CONNA MYERS & BRIAN LAMBETH



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

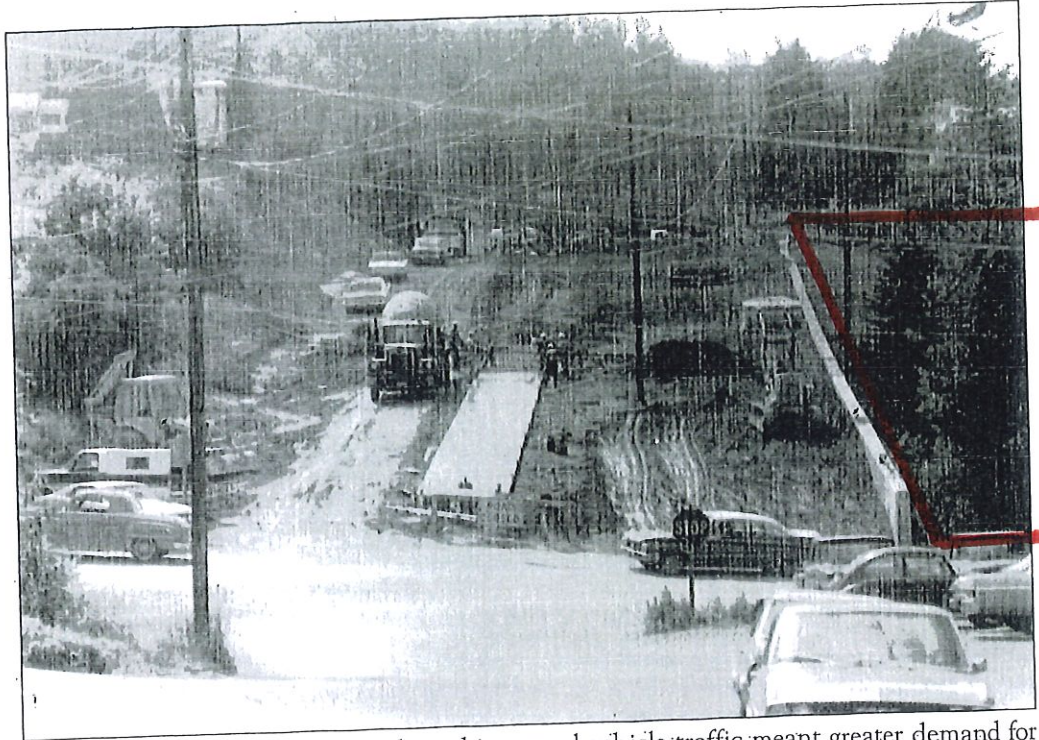
IMAGES OF AMERICA - 'REMEMBERING BOONE'
2021. DR. ERIC W. PLAAG



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

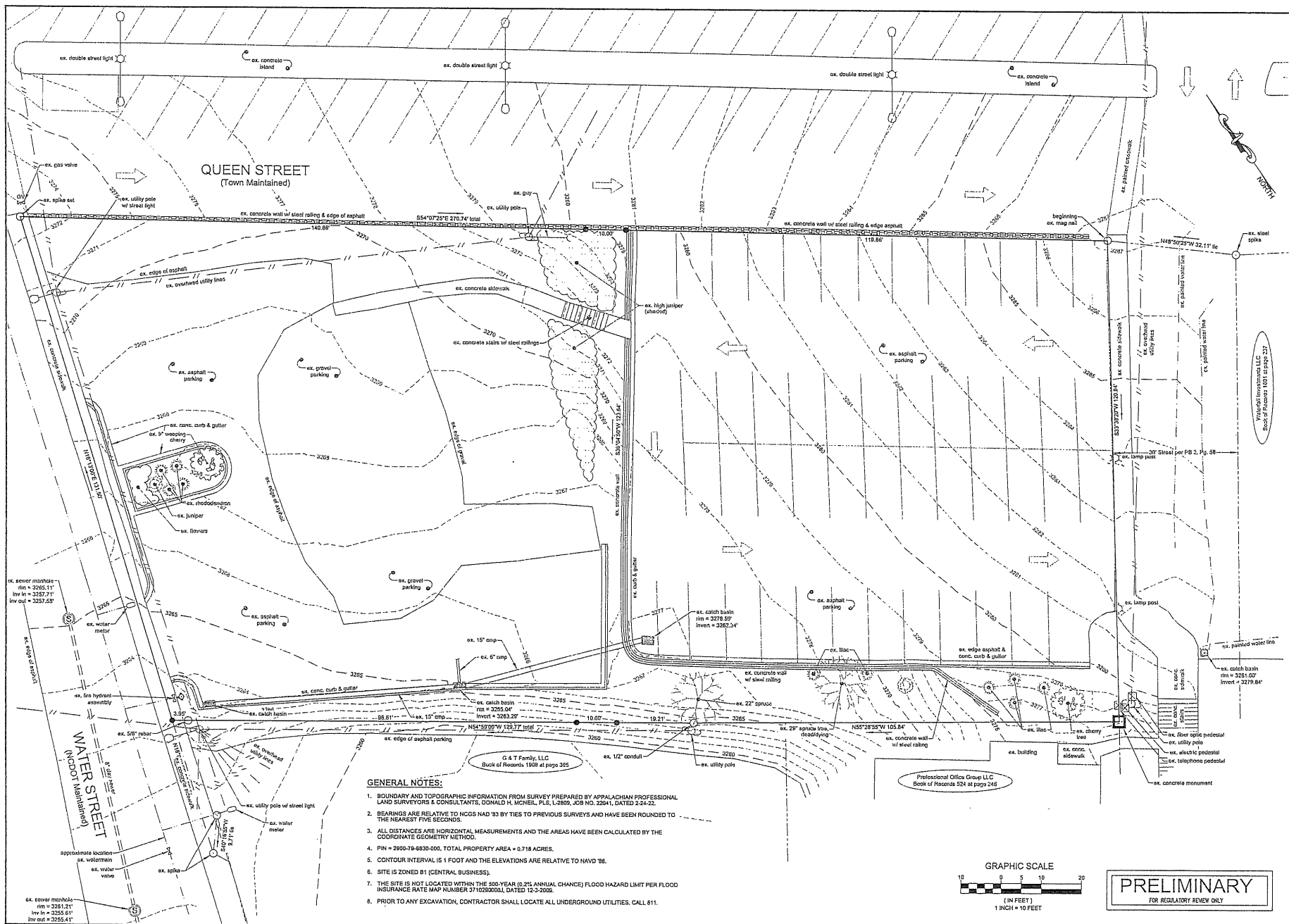
SURVEYOR:
APPALACHIAN PROFESSIONAL LAND
SURVEYORS & CONSULTANTS, PA
1480 US HWY 421 S
BOONE, NC 28607
(828) 264-0290

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

PROJECT NO.

By: _____
Professional Engineer

WATAUGA COUNTY PARKING DECK						COVER SHEET	
WATAUGA COUNTY							
WATER STREET							
						DATE	BY
DESCRIPTION							
SCALE: N/A							
DATE: 5-29-20							
DRAWN BY: SCL							
CHKD BY: AUC							
PROJECT NUMBER: B21030							
DRAWING NO.							SHEET NO.



MUNICIPAL ENGINEERING, INC.

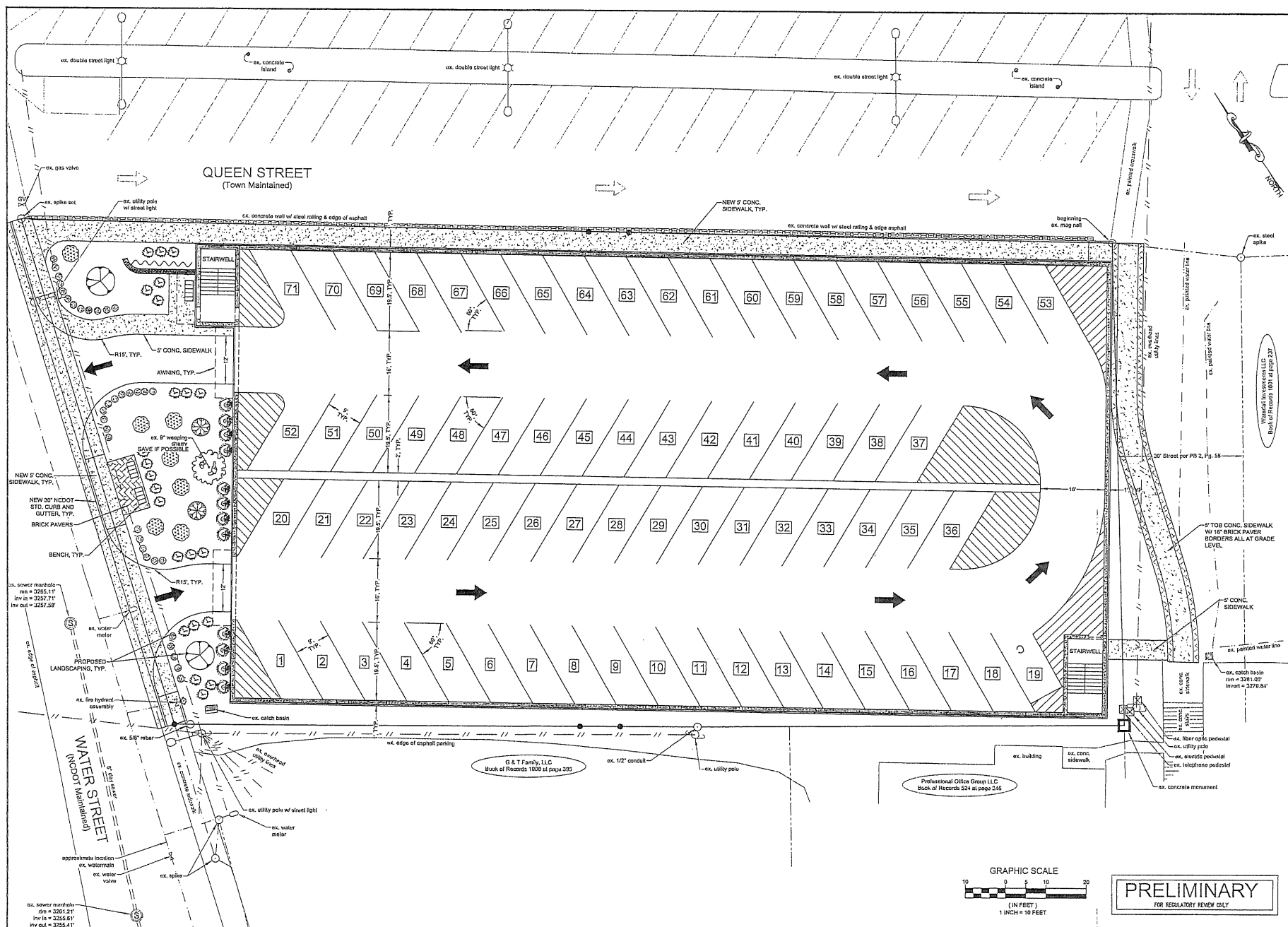


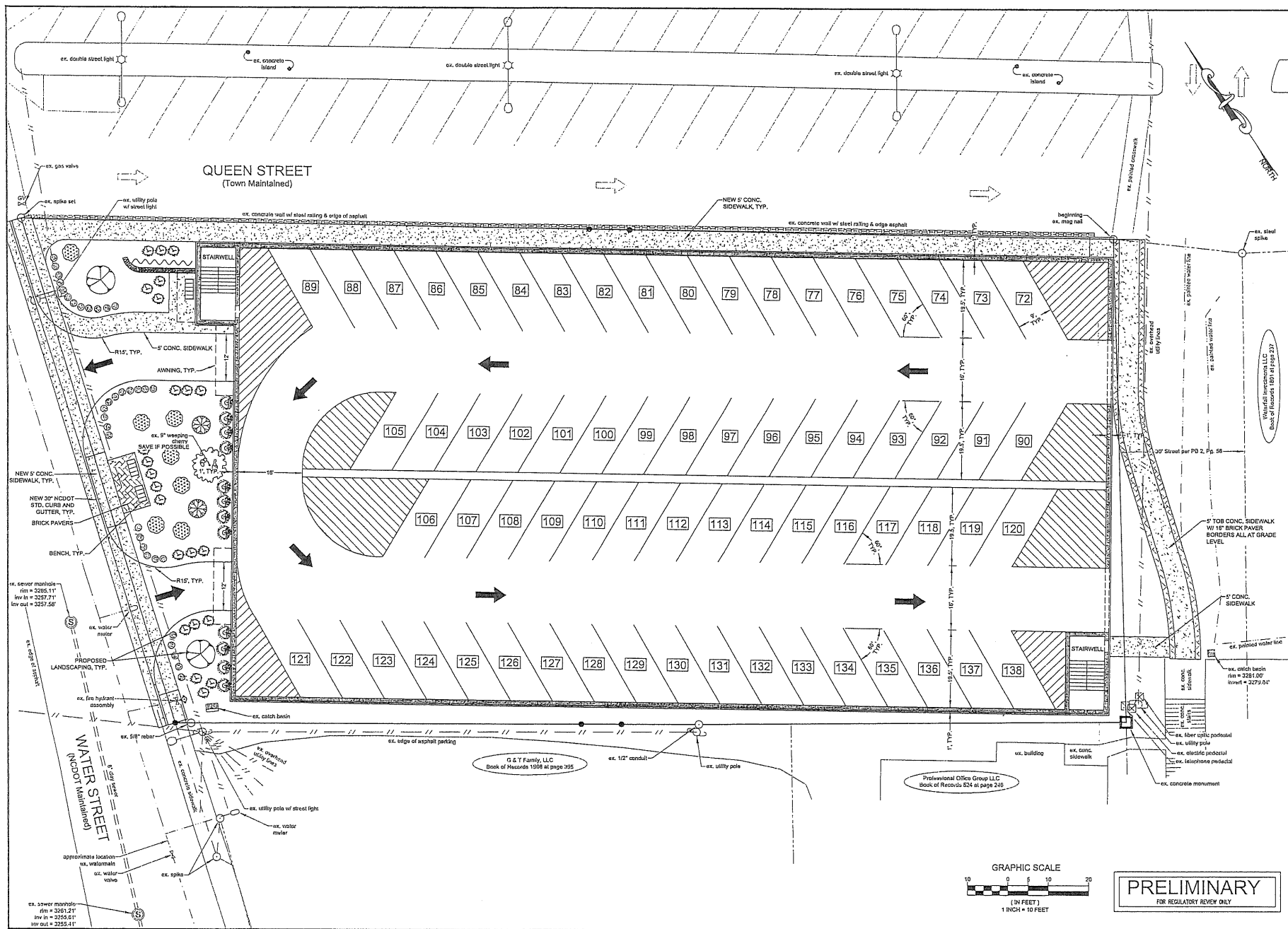
WATAUGA COUNTY PARKING DECK
WATAUGA COUNTY
WATER STREET

DATE	BY	REV.	DESCRIPTION
2-25-22	AS SHOWN		
2-25-22	DRWN. BY: SJE/ECT		
2-25-22	CHKD. BY: ALG/CTP		
2-25-22	PROJECT NUMBER	821030	
2-25-22	DATE	2 C	

EXISTING CONDITIONS PI AN

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





PRELIMINARY
FOR REGULATORY REVIEW ONLY

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**

**SCALE: AS SHOWN
DATE: 8-25-22
DRWN. BY: SUBJECT
CHKD. BY: SUBJECT
PROJECT NUMBER: 821030
DRAWING NO.: SHEET 4 OF 4**

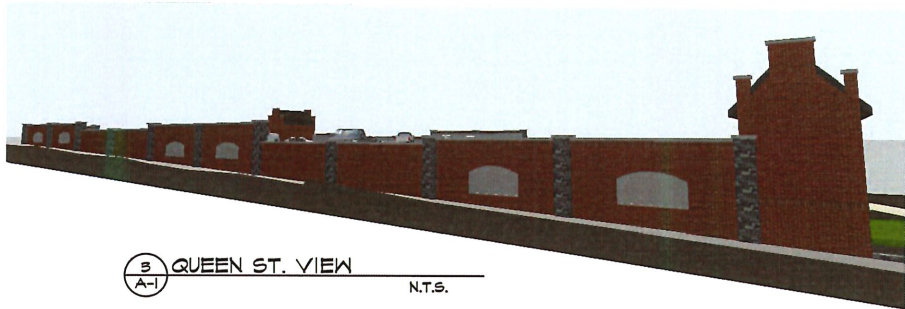
Communication: 205738-052522 - Exhibit 5 - Site Plans & Elevations (Case 205738-052522 Watauga



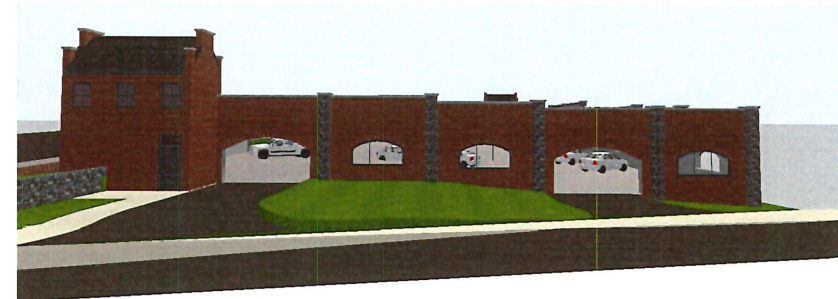
4
A-1 QUEEN ST. VIEW
N.T.S.



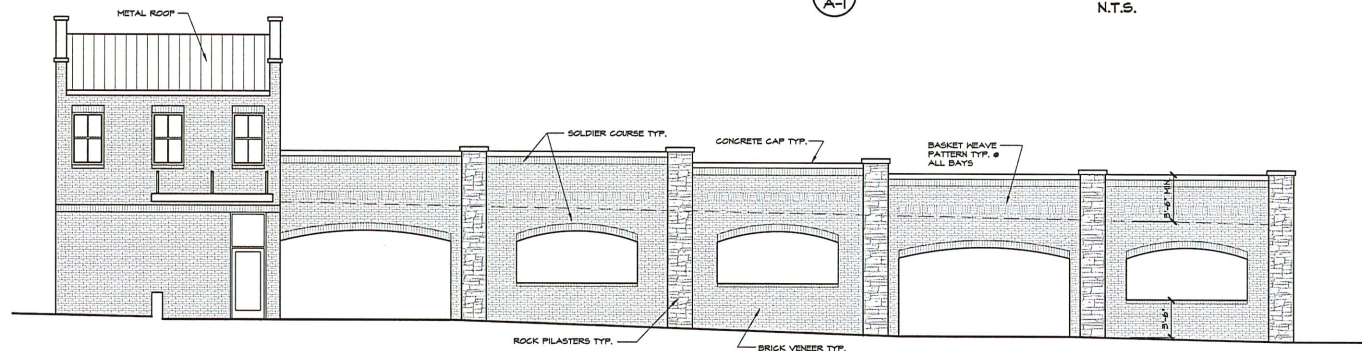
5
A-1 WATER ST. VIEW
N.T.S.



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, OWNER
705 N. KING ST.
SUITE 201
BOONE, NC 28607
828 268 2409
FAX: 828 268 2408
WEB: WWW.APPALACHIAARCH.COM

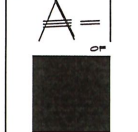
DATE: 5/25/22

NO.	REVISIONS	DATE	AREA	BY



EXTERIOR ELEVATIONS
WATAUGA COUNTY PARKING GARAGE
BOONE
NORTH CAROLINA

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





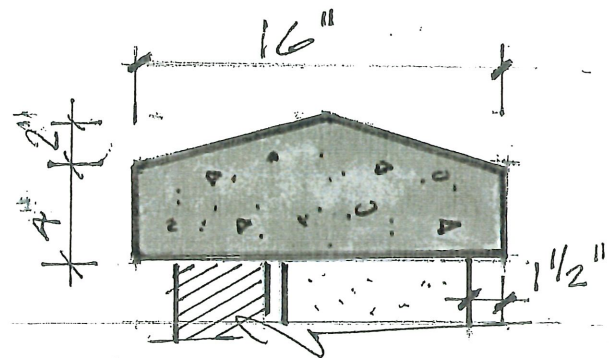
Proposed Parking Deck Exterior materials

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.



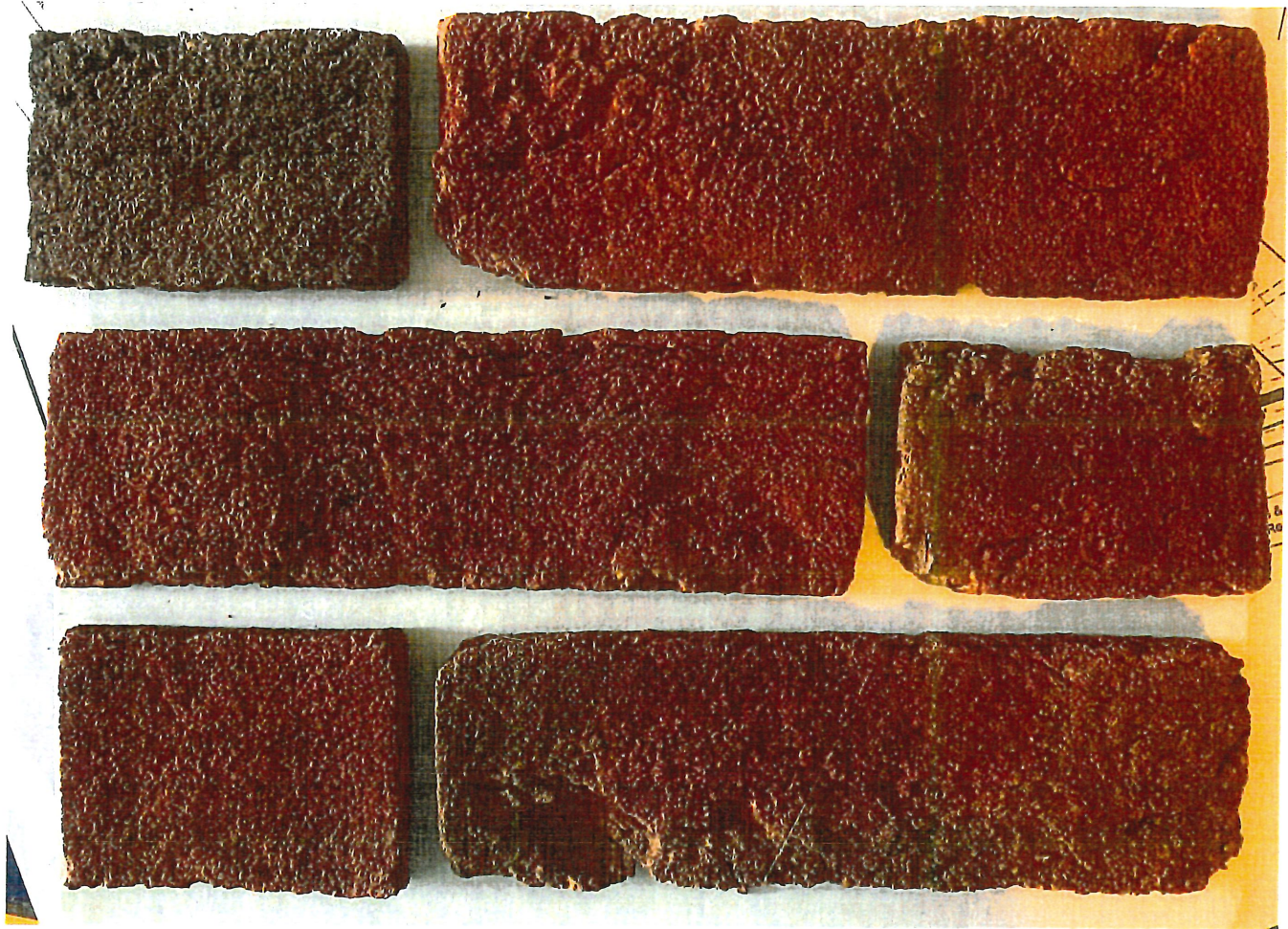
Proposed Parking Deck Exterior materials
**METAL ROOFING, WINDOWS,
DOOR FRAMES, DOORS &
MISC. METALS - Dark Brown**



Proposed Parking Deck Exterior materials

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

www.appalachian.com



Proposed Parking Deck Exterior materials

May 25th, 2022

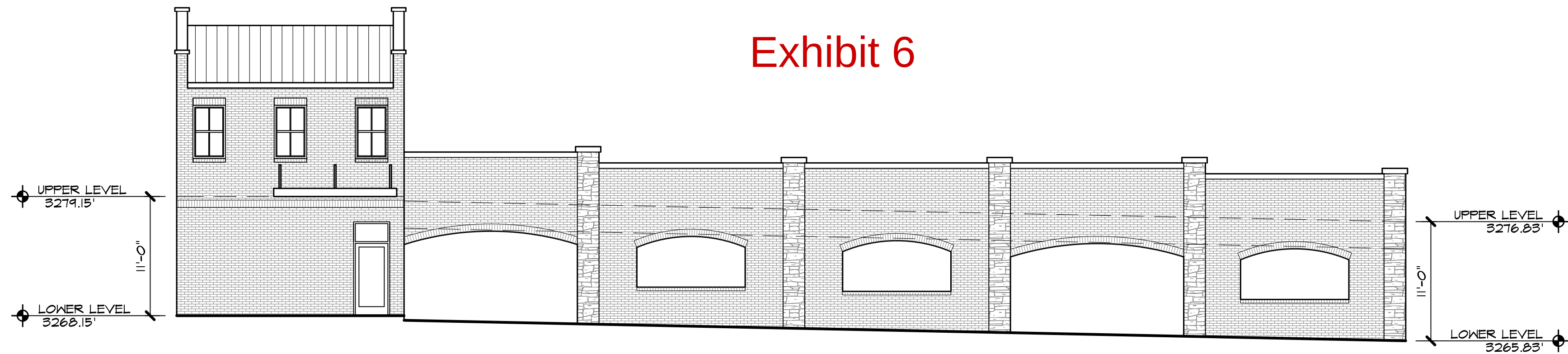
**BRICK – Selected because of resemblance to old handmade brick
in form, color & texture**

Manufacturer's Information

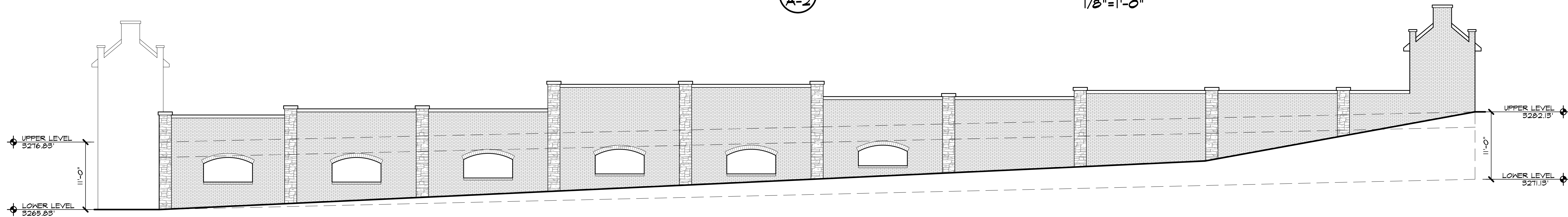
www.appalach.com



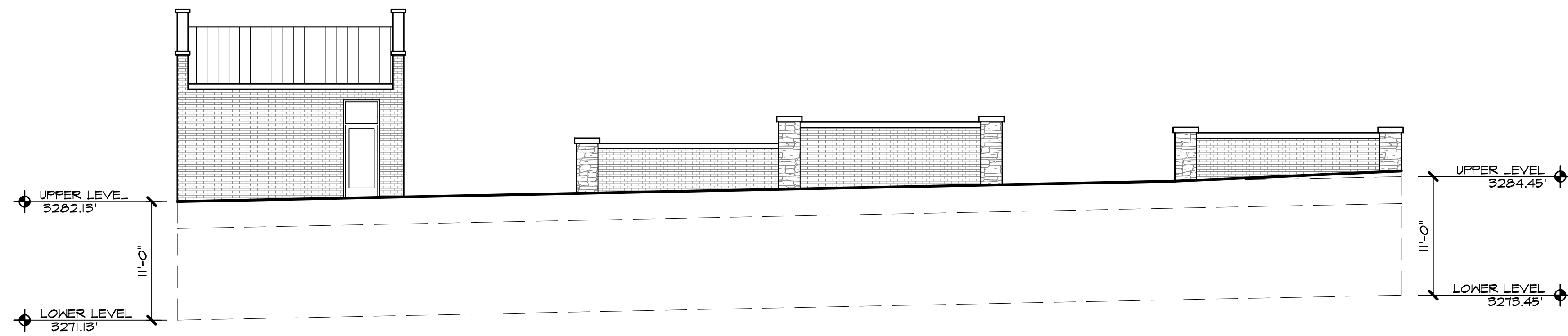
Exhibit 6



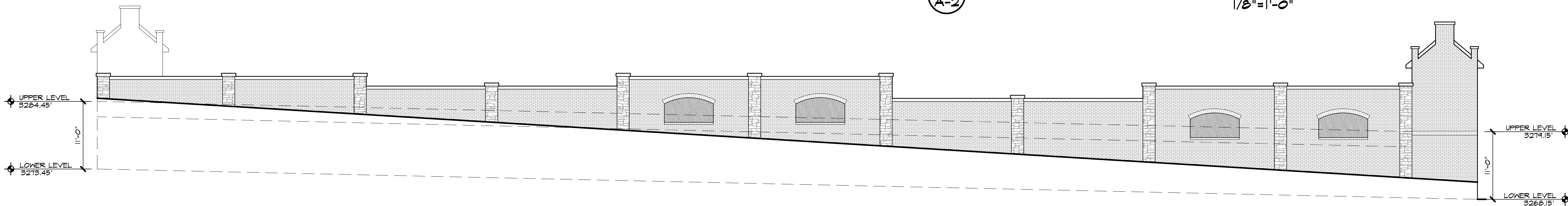
1 WEST ELEVATION (WATER ST.)
A-2 1/8"=1'-0"



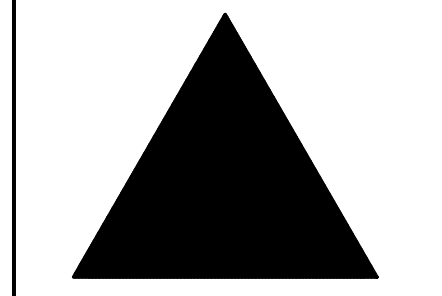
2 SOUTH ELEVATION
A-2 1/8"=1'-0"



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



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

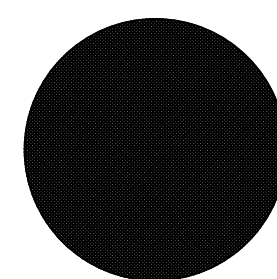


APPALACHIAN
ARCHITECTURE, PA

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



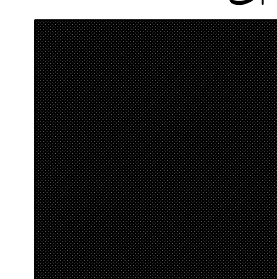
EXTERIOR ELEVATIONS
WATAUGA COUNTY PARKING GARAGE
BOONE
NORTH CAROLINA

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

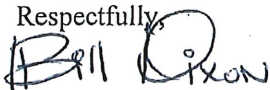
1. Additional drawings will be provided indicating grade, building elevations and openings. The structure will meet the NC Fire Code.

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.

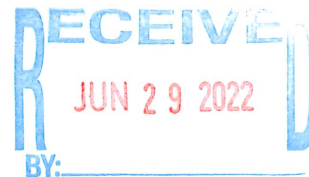
Please call if you have any questions or concerns.

Respectfully,



Bill Dixon, Architect

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



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.

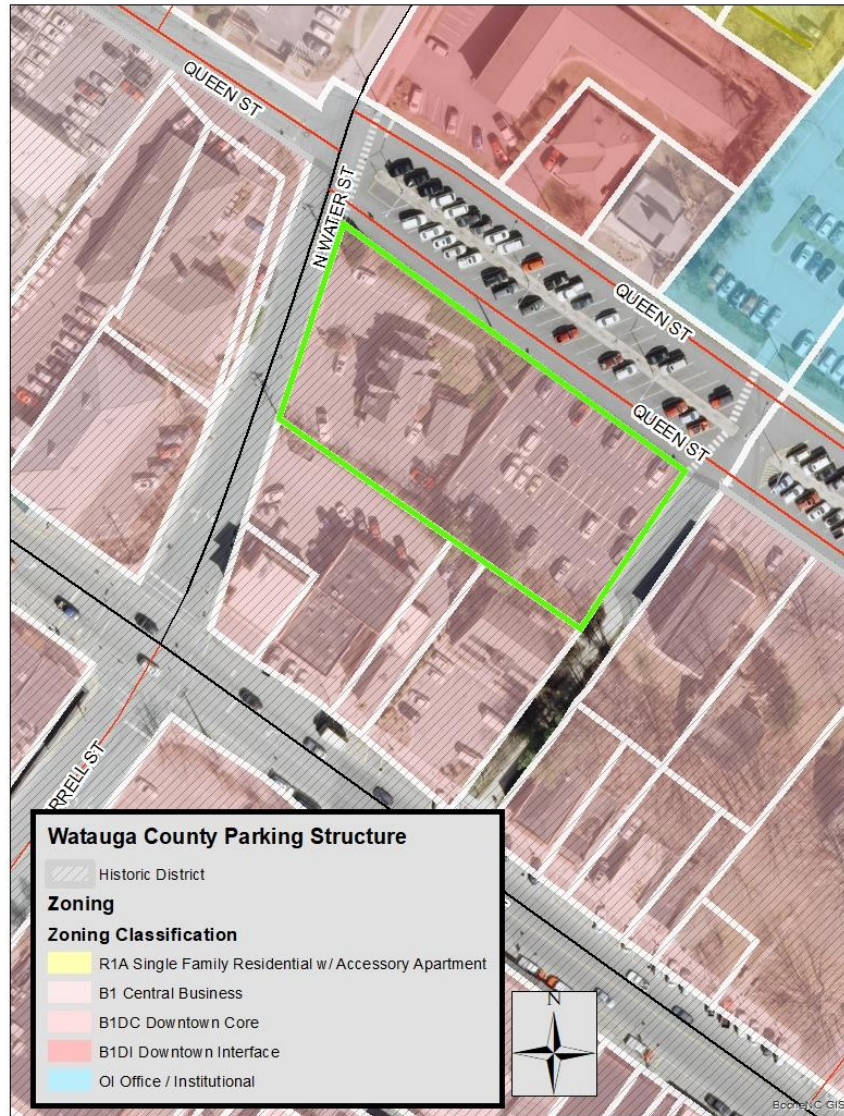


STAFF REPORT

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.

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.

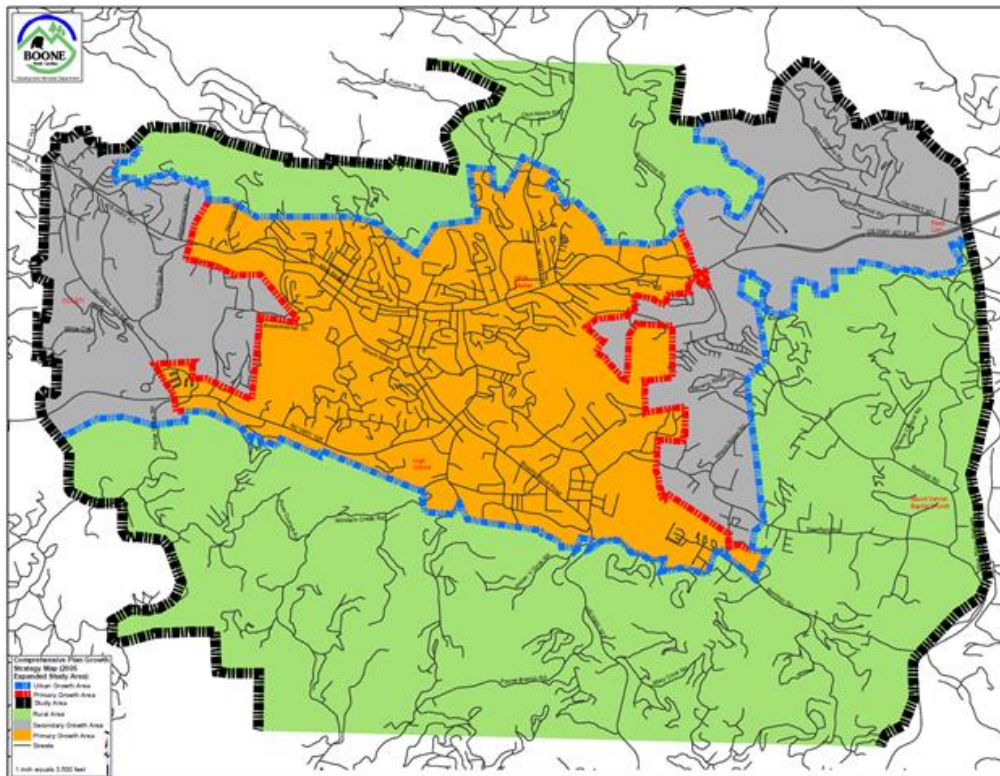
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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).

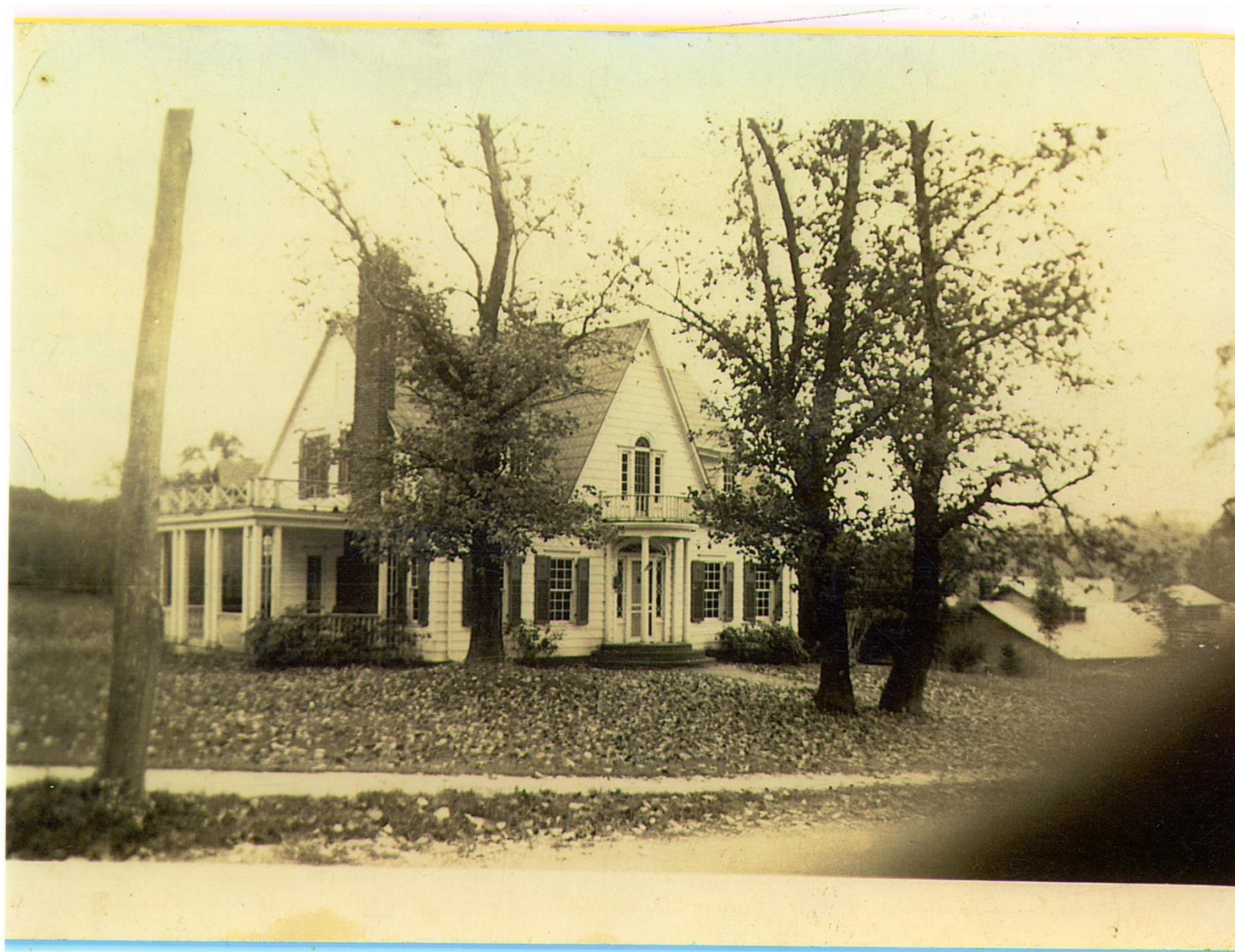


Figure 1. Unknown, "Oscar and Suma Hardin House, Water Street, Boone, NC," Digital Watauga, accessed June 28, 2022, <http://digitalwatauga.org/items/show/7980>.



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>.

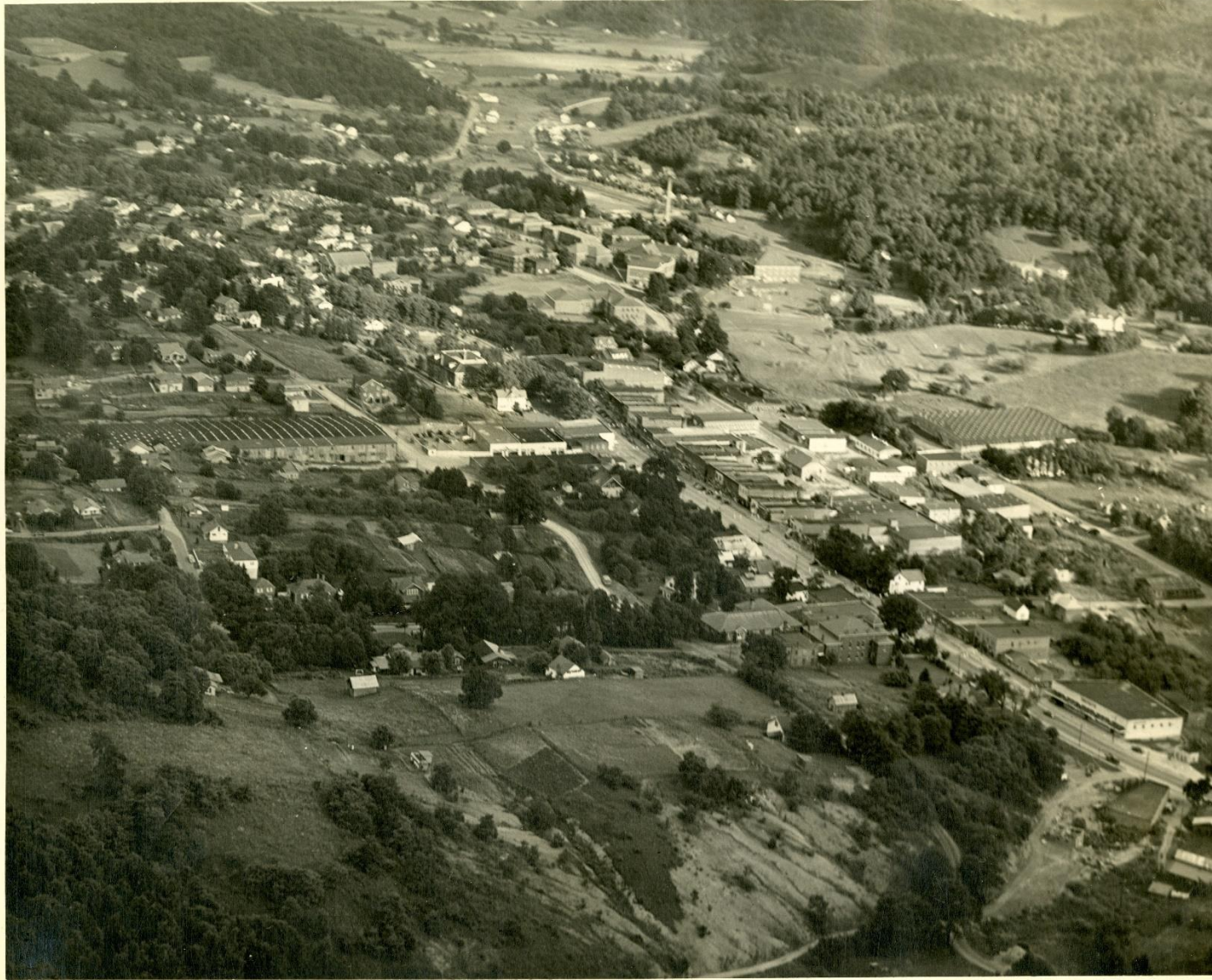


Figure 5 Palmer Blair, "Aerial Print of Downtown Boone," Digital Watauga, accessed June 28, 2022, <https://digitalwatauga.org/items/show/3809>.

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/WT0602 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

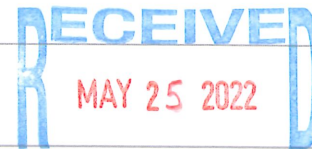
COA for Major Work Supplemental Checklist

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.
- ✓ 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 (IMIAC)
 - 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.



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.



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.

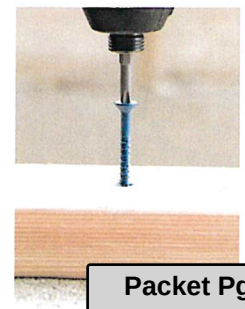
ALLOWABLE EDGE AND SPACING DISTANCES

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





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.

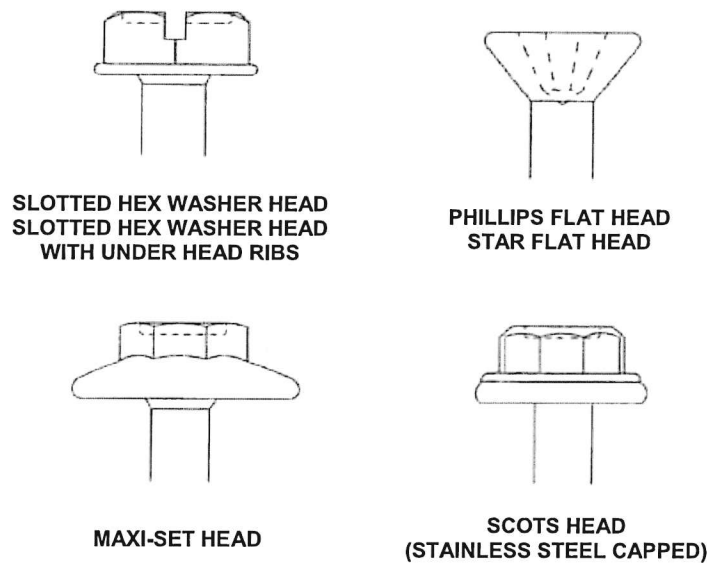
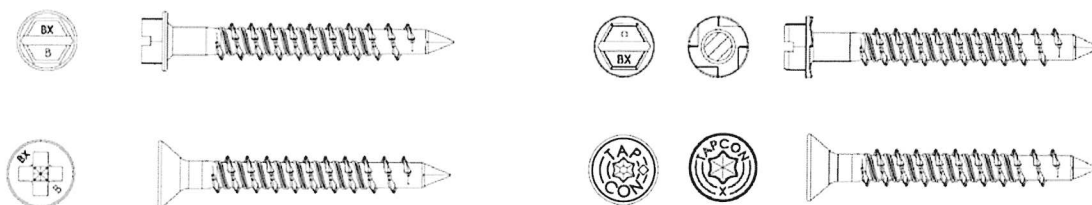
²The load reduction factors in this table are applicable only to the allowable loads shown in Tables 1 and 2 of this report.

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**

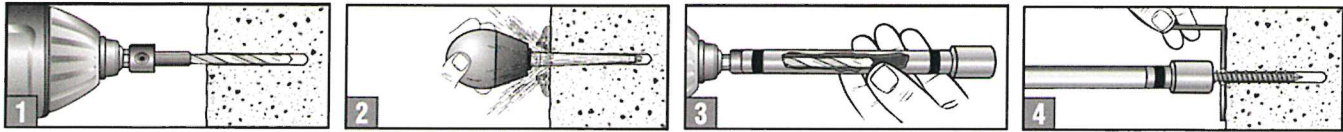
LENGTH MARKING ON ANCHOR HEAD			A	B	C	D	E	F	G	H	I	J
Length of anchor (inches)	From	1	1½	2	2½	3	3½	4	4½	5	5½	6
	Up to, but not including	1½	2	2½	3	3½	4	4½	5	5½	6	6½

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

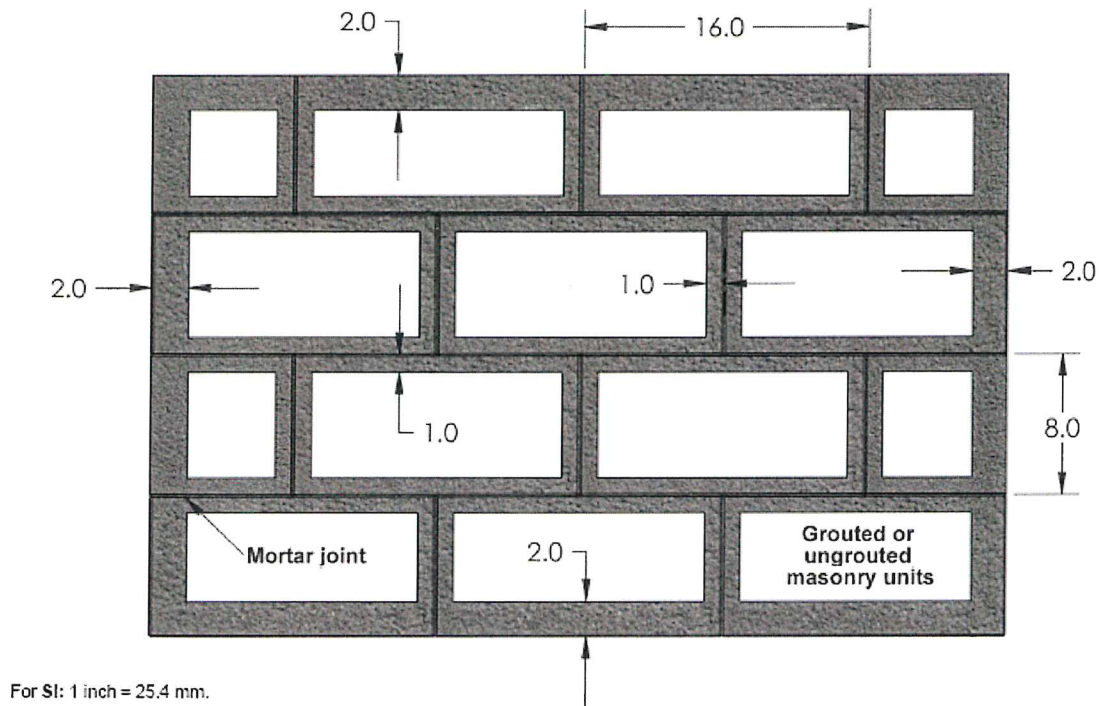


FIGURE 5—ANCHOR LOCATIONS (LIGHT COLOR AREAS) FOR INSTALLATION IN MASONRY UNITS
(ALL DIMENSIONS IN INCHES)

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*

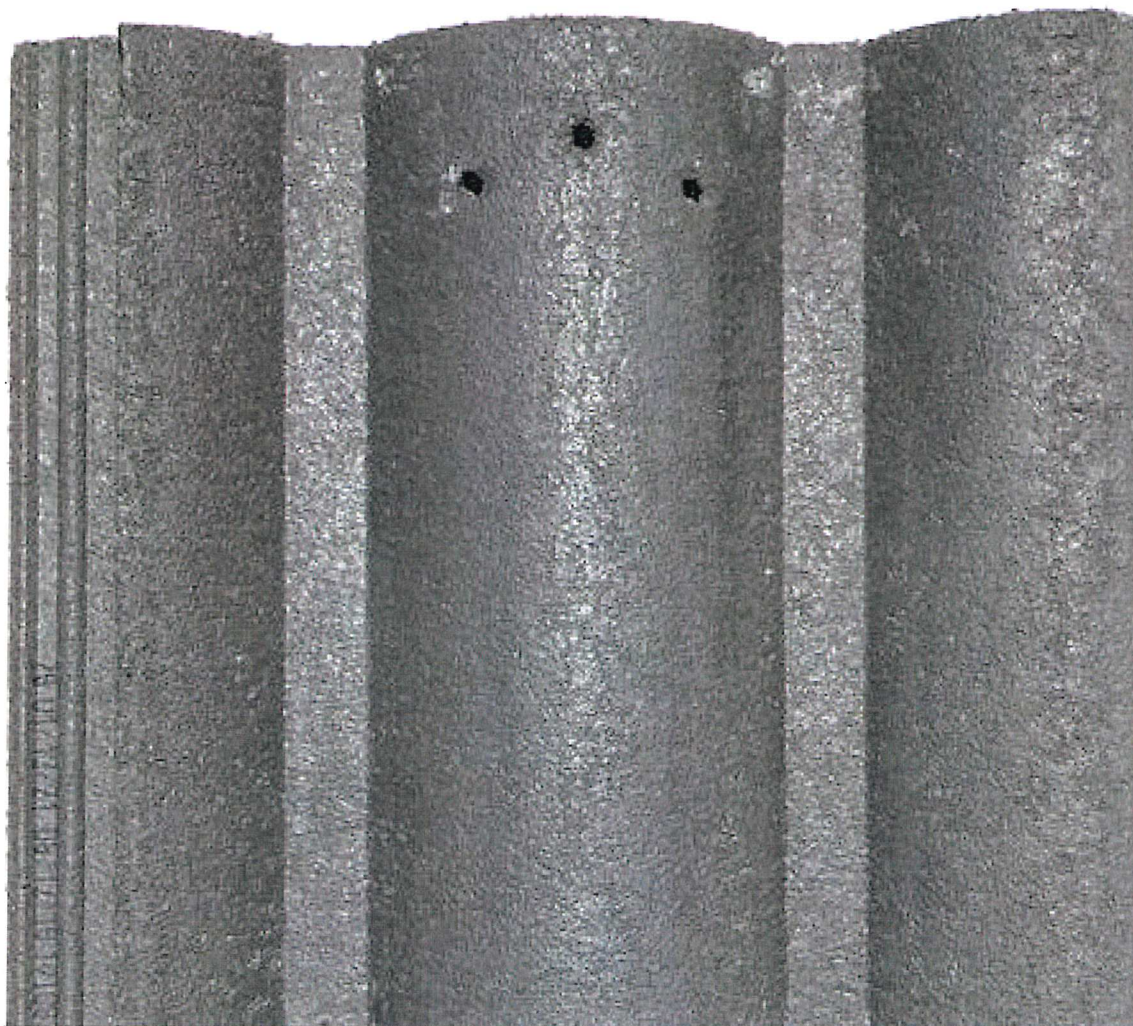
2.0 CONCLUSIONS

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

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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, LLC (Wilcox



Communication: Z05737-052522 - Exhibit 4 - Applicant Submitted Photos (Case Z05737-052522 Howard Street Ventures, LLC (Wilcox

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

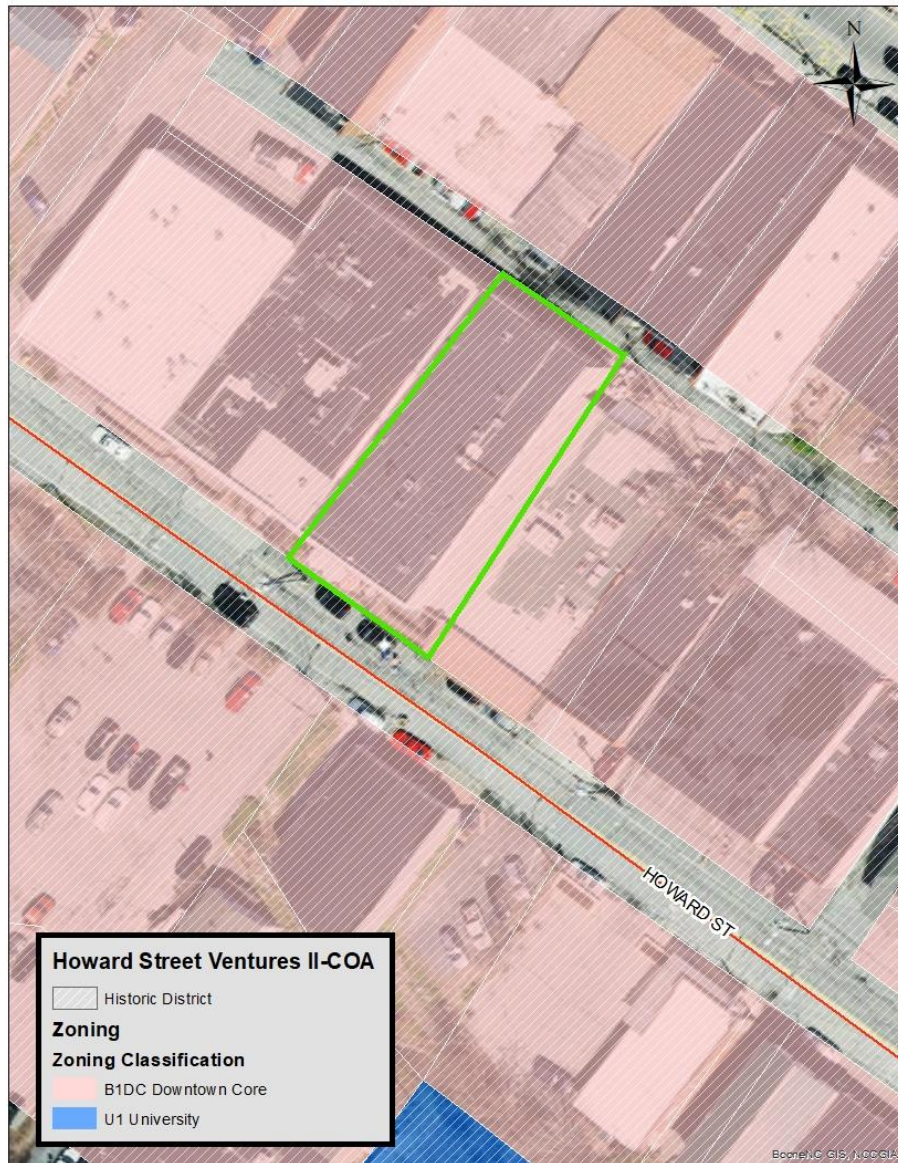
June 10, 2022
Boone, NC



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. Copping 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.

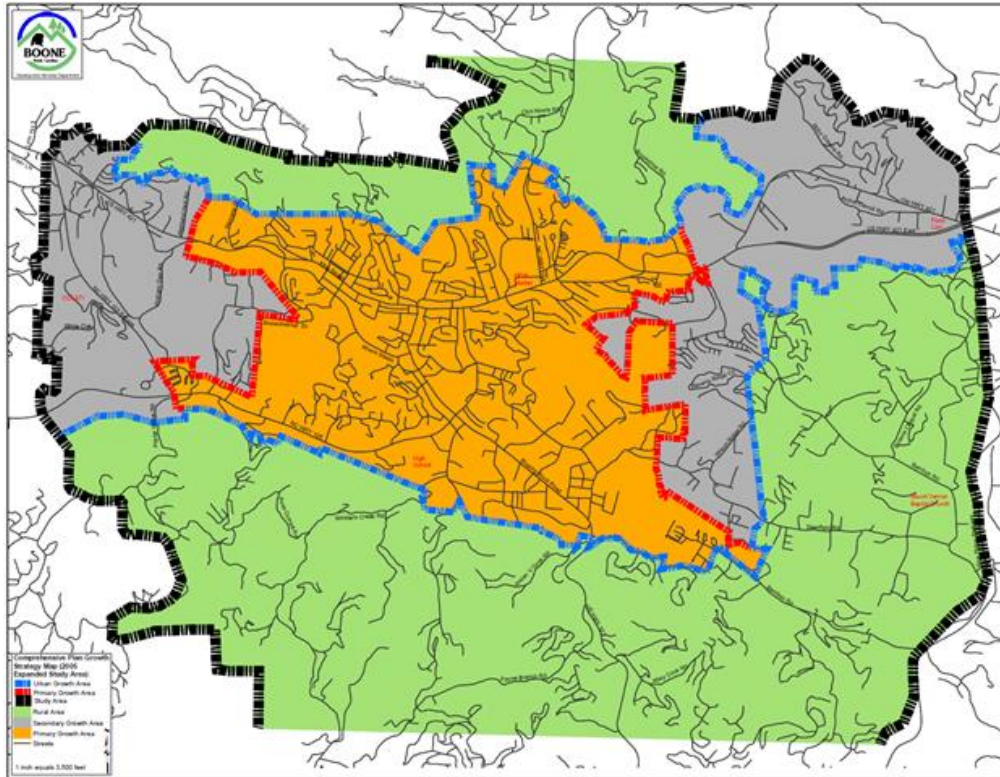
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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.

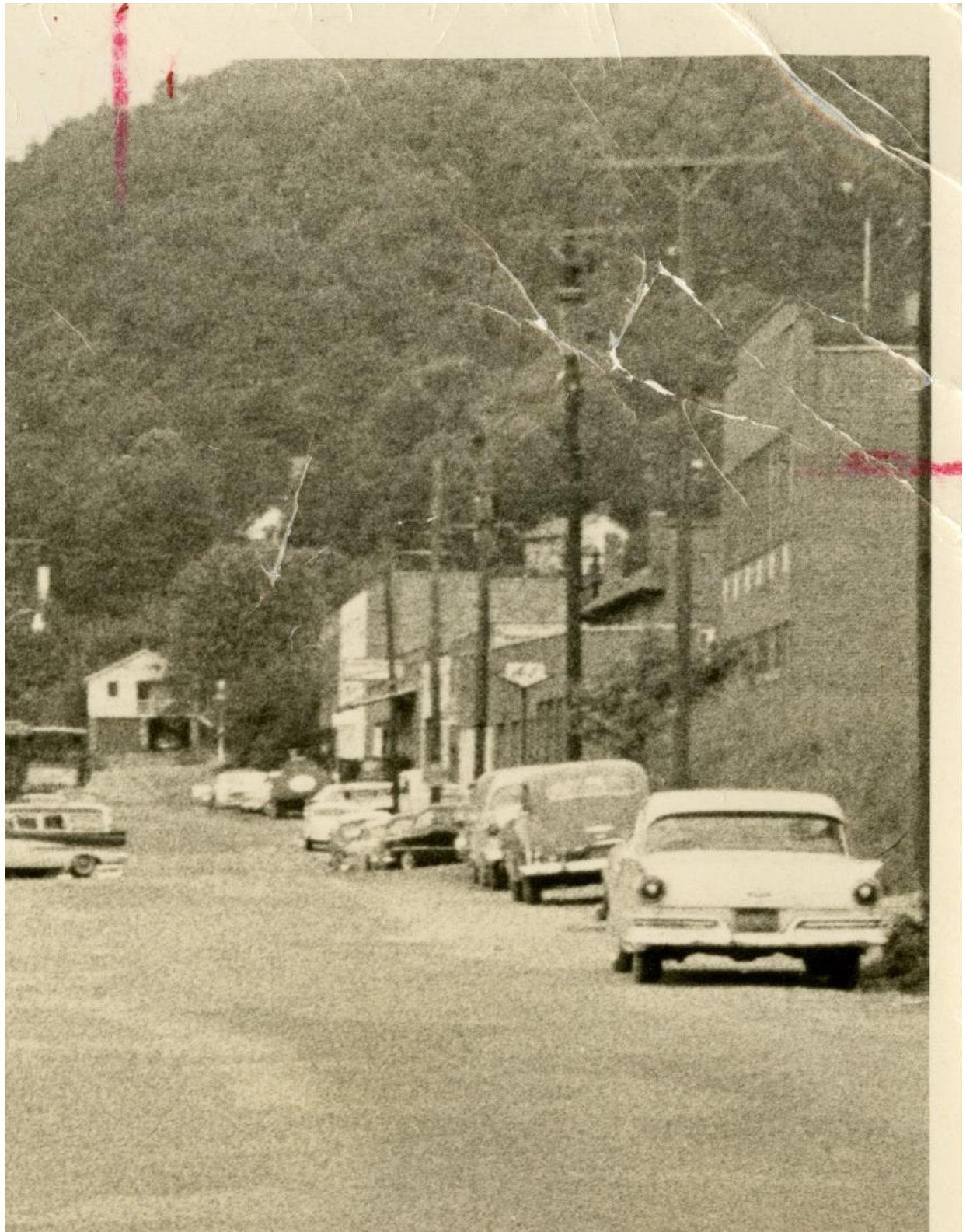


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Figure 2. Palmer Blair, "Aerial View of Boone from the Southeast, 1950," Digital Watauga, accessed June 28, 2022, <https://digitalwatauga.org/items/show/6030>.

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