



# Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook  
828-268-6960

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Tuesday, November 8, 2022

3:00 PM

WebEx

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

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

**I. Call to Order**

*HPC Advisory Session*

**II. Adoption of Agenda**

**III. Approval of Minutes**

October 4, 2022 HPC Advisory Meeting Minutes

**IV. Public Comment**

**V. Requested Appearances**

**VI. Review of Remaining Work Plan**

Staff Memo - HPC Work Plan List and Supporting Documents

**VII. Staff Updates**

**VIII. HPC Member Updates**

**IX. Interpretative Panels for Stoneman's Raid and Boone Cemetery**

Boone Cemetery Interpretative Panels - Draft Text and HPC Recommendations to Town Council from 2021

**X. HPC Chair and Vice-Chair Applications - Review and Recommendation**

Submitted HPC Chair and Vice-Chair Applications for HPC

**XI. Other Discussion**

**XII. Recess of Advisory Session**

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**3:00 p.m., November 8, 2022**

**Historic Preservation Commission Meeting**

**WebEx, Remote Meeting Software**

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**XIII. Call to Reconvene**

*HPC Quasi-Judicial*

**XIV. Case Z06158-101422 diSanti, Capua & Garrett - COA**

**Z06158-101422 - Exhibit 1 - Application**

**Z06158-101422 - Exhibit 2 - Written Description & Design Standards**

**Z06158-101422 - Exhibit 3 - Existing Conditions Photos**

**Z06158-101422 - Exhibit 4 - Applicant Submitted Historic Photos**

**Z06158-101422 - Exhibit 5 - Site Plan**

**Z06158-101422 - Exhibit 6 - Landscape Plans**

**Z06158-101422 - Exhibit 7 - Front Elevation**

**Z06158-101422 - Exhibit 8 - Staff Report**

**Z06158-101422 - Exhibit 9 - Historic Photos**

**XV. Adjournment**

**Webex Video Conferencing Information**

**WATCH OR PARTICIPATE IN THE MEETING: Individuals who wish to give testimony/evidence with respect to this case may do so through WebEx either online (by**

computer or smartphone) or telephone. To do so, please email Jessica Mitchell, Long-Range/Special Projects Planner at [jessica.mitchell@townofboone.net](mailto:jessica.mitchell@townofboone.net) or call 828-268-6960 and you will be provided with an email invitation to the meeting. All requests for participation must be completed by 2 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 Jessica Mitchell at 828-268-6960 if you are interested in this option.

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

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

**TOWN OF BOONE  
HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
October 4, 2022, 3:00 p.m.  
WebEx Video Conferencing**

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**Historic Preservation Commission Members in Attendance:**

Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and James Sharp

**Council Liaisons:** Virginia Roseman

**Town Staff in Attendance:**

Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Long-Range/Special Projects Planner, Marlene Crosby-Board Secretary, and Mark Freed – Director of Cultural Resources

**Others in Attendance:** Shea Bruer and JC Feimster

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**CALL TO ORDER**

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

**ADOPTION OF AGENDA**

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

**Vote:** Aye – All  
Nay – None

**The motion passed.**

**APPROVAL OF MINUTES**

Vice-Chair Bond made a motion, seconded by Member Watkins, to approve August 9, 2022, meeting minutes as amended:

- Page 1, paragraph seven, first sentence change: “lentils” to “lintels”
- Page 2, paragraph five, first sentence change: “sidewalks” to “stairwells”
- Page 2, paragraph nine, first sentence change: “lentils” to lintels”
- Page 5, paragraph four, fifth sentence change: “no poles and wall-mounted fixtures” to “no poles and instead use wall-mounted fixtures and bollards”
- Page 7, paragraph, paragraph eight add to last sentence: “but noted several examples submitted by applicant that would not meet the standards”
- Page 8, paragraph four, second sentence change: “1930s” to “1940s”
- Page 8, paragraph five, fourth sentence remove: “new construction” to “construction”
- Page 8, paragraph six, third sentence change: “of the building” to “of the applicant’s building in this case”
- Page 9, paragraph one, first paragraph, first sentence change: “storefront, remnants of brick to “storefront, and remnants of brick”
- Page 9, paragraph one, first paragraph, first sentence add: “today” after “visible”
- Page 9, paragraph one, first paragraph, fifth sentence add before façade: “first-floor”
- Page 9, paragraph one, first paragraph, sixth sentence change: “Mr. Deal asked if was not brick” to “Mr. Deal asked if that façade was not brick”
- Page 9, paragraph five, eighth sentence change: “mortar” to “screw or bolt”
- Page 10, paragraph four, first sentence change: “he” to “she”



- Page 10, paragraph one, first sentence change: “same” to “existing”
- Page 10, paragraph four, second sentence change: “Mr.” to “Ms.”
- Page 10, paragraph six, second sentence change: “Mr.” to “Ms.”
- Page 11, paragraph one, second sentence change: “paying the fee” to “applicant paying the fee”
- Page 11, paragraph six, third sentence change: “include” to “included”
- Page 11, paragraph seven, first sentence change: “date is for” to “date for”
- Page 11, paragraph seven, fourth sentence change: “said” to “noted”
- Page 12, paragraph one, last sentence change: “and completed following” to “and repair of the brick completed”
- Page 12, paragraph three, first sentence change: “and” to “provided that new construction is”
- Page 13, paragraph four, fourth sentence change: “second floor” to “first floor”

**Vote:** Aye – All

Nay – None

**The motion passed.**

Vice-Chair Bond made a motion, seconded by Member Watkins, to approve August 15, 2022, meeting minutes as amended:

- Page 1, paragraph six, second sentence change: “obtains” to “considers”
- Page 2, paragraph three, fifth sentence change: “east” to “west”
- Page 2, paragraph five, second sentence change: “2020” to “2022”
- Page 2, paragraph five, third sentence change: “and” to “but”
- Page 2, paragraph five, third sentence change: “though” to “thought”
- Page 2, paragraph six, third sentence change: “finding of fact” to “finding of fact was warranted”
- Page 2, paragraph nine, third sentence change: “sometime” to “sometimes”
- Page 3, paragraph five, fifth sentence change: “now” to “not”
- Page 4, paragraph three, second sentence change: “though” to “thought”
- Page 4, paragraph three, second sentence change: “preserve the upper façade” to “preserve the brick of the upper façade”
- Page 4, paragraph three, fourth sentence change: “in the in the interest” to “in the interest”
- Page 4, paragraph three, last sentence remove: “and the standard recommends, you know, the language is should be removed, the standard encourages that”
- Page 4, paragraph four, first sentence change: “but” to “and”
- Page 4, paragraph four, second sentence change: “with contemporary a” to “with a contemporary design”
- Page 5, paragraph seven, first sentence change: “HPC the right” to “HPC has the right”
- Page 6, paragraph four, first sentence change: “Mr. Lindsey” to “Member Watkins”
- Page 6, paragraph seven, second sentence change: “wood and” to “wood-window type”

**Vote:** Aye – All

Nay – None

**The motion passed.**

Vice-Chair Bond made a motion, seconded by Member Watkins, to approve August 30, 2022, meeting minutes as amended:

- Page 3, paragraph one, first sentence remove: “must be considered”

- Page 3, paragraph one, third sentence change: “Standard” to “Standard’s” and remove “guidelines” and remove “for Restoration”
- Page 3, paragraph two, first sentence change: “the standards” to “the Secretary of Interior Standards”
- Page 4, paragraph five, third sentence change: “structure” to “structural”
- Page 5, paragraph three, third sentence change: “the two over two design” to “the present two over two design”
- Page 5, paragraph three, fifth sentence change: “that the windows” to “that if Mr. Winkler is replacing the windows”
- Page 5, paragraph five, fifth sentence change: “follows” to “follow”
- Page 5, paragraph five, sixth sentence change: “source” to “course”
- Page 7, paragraph four, fourth sentence change: “could” to “should”
- Page 8, paragraph eleven, first sentence change: “and east” to “elevation”
- Page 9, paragraph two, second sentence remove: “or”

**Vote:** Aye – All  
Nay – None

**The motion passed.**

Member Sharp made a motion, seconded by Vice-Chair Bond, to approve September 6, 2022, meeting minutes as amended:

- Page 1, paragraph three, sixth sentence change: “business” to “businesses” and change: “helping” to “and helping,” and change: “and building renovations” to “as well as building renovations,”
- Page 2, paragraph one, second sentence change: “and” to “and with”
- Page 2, paragraph one, second sentence change: “and” to “as important to our health”
- Page 2, paragraph three, first sentence change: “of a Certificate” to “of securing a Certificate”
- Page 6, paragraph four, fourth sentence change: “hats that helped: to “had built up additions that resembled hats that helped”
- Page 6, paragraph five, first sentence change: “original” to “19<sup>th</sup> Century”
- Page 6, paragraph five, last sentence change: “Fields” to “Wilkes”
- Page 6, paragraph six, last sentence change: “conservation” to “conversation”
- Page 8, paragraph two, first sentence change: “signed” to “sign”
- Page 9, paragraph one, third sentence change: “public hearing” to “planning commission and public hearing”
- Page 9, paragraph five, fifth sentence change: “Council” to “Council’s”
- Page 10, paragraph three, first sentence change: “he spoke” to “spoke”
- Page 10, paragraph three, first sentence change: “Digital Watauga Project” to “Digital Watauga Project building an image library of Landmark and District Properties for Planning and Inspections”
- Page 10, paragraph three, third sentence change: “worked for two weeks” to “worked the last two weeks”
- Page 10, paragraph three, last sentence change: “but they begin work again” to “but they are usually rehired again in January”

**Vote:** Aye – All  
Nay - None

**The motion passed.**

## **PUBLIC COMMENT**

Chair Plaag asked Ms. Mitchell if the Planning Staff had received any requests for public comment. Ms. Mitchell said that Ms. Amber Bateman, Director of the Watauga County Arts Council, had requested to speak during public comment. She noted that Mr. Shea Bruer and Ms. JC Feimster wanted to only listen to the meeting.

Ms. Bateman spoke about the Boone 150 Monument. She said she had approached Ms. Brenda Council, artist of the monument, and encouraged her to present the monument proposal to the HPC. She also thanked the HPC for addressing public art in the town. She said that the Public Arts Placement and Policy Committee had been reviewing the public art standards, and they have some questions about it that she would present once the committee understands its own policy and process.

Ms. Bateman pointed out that she wanted to make it clear that the Public Arts Placement and Policy Committee did not intend for the recommendation that was written and not presented to Town Council to be given to them by Ms. Council at last month's meeting. Ms. Bateman said this is why she went to the Council meeting last month and tried to address it based on the revisions of the Unified Development Ordinance (UDO) regarding public art.

Chair Plaag explained to Ms. Bateman that the Boone 150 Monument topic might appear before the HPC in a quasi-judicial manner; therefore, he did not want to create a situation by hearing information about the monument outside of a quasi-judicial setting. He asked Ms. Mitchell to explain the general limitations of public comment regarding a potentially pending case. Ms. Mitchell referred to Appendix D Section 11.4; she said this section mentions if art is proposed to be located on town-owned property, those cases will come before the HPC in their advisory capacity. She said that for an update to be given in this format is alright to do so. She noted that at some point in the future, there should be a request for the HPC to discuss the monument in their advisory role.

Ms. Bateman noted that she understood that the Downtown Boone Post Office is not an ideal place to put the monument because it is a historic landmark. She asked the HPC for suggestions on other locations within the town for the Public Arts Placement and Policy Committee to consider placing the monument. She said she could include those suggestions in their recommendations since they have not yet made a formal recommendation to Council. She noted that Ms. Council and her supporters, the people who have sponsored the monument, do want to have the presence of their family names and their history somewhere within the town.

Chair Plaag asked for Ms. Bateman or Ms. Council to request to be on the HPC agenda to discuss locations for public art within the historic district. He pointed out that generally, during public comment, there is no interaction or feedback from the HPC; they would listen to the public commenter. Ms. Bateman asked the HPC to think about other sites in the historic district where the monument could be placed.

Chair Plaag said that when Mr. John Ward was still Town Manager, there was an informal proposal to take the town parking lot between Town Hall and the Veterans Memorial and build a proposed town hall annex on that site. He explained the informal proposal included a large courtyard at the front would feature the existing Veterans Memorial and probably some seating and plantings. He said he did not know the current status of this informal proposal.

Chair Plaag added that historically, the Jordan Council Jr. property was across the street and the store was purchased by D.B. Dougherty and moved to the parking lot just described in about the 1880s. He said

this might be an excellent location for the monument, and this would give a connection back to the Council store if the HPC and Council approve the monument.

Vice-Chair Bond mentioned the new lot adjacent to the Appalachian State Peacock parking lot, and she supported including the monument in the parking lot between Town Hall and the Veteran's Memorial, making a mini garden with seating in that area. She said this could be more of a pass-through from King Street to Howard Street. She said this suggestion would make the Downtown friendlier and give a softer feel to this area. Chair Plaag shared that this same parking lot area at one time was where the Boone citizens liked to play croquet and other activities. Ms. Bateman mentioned that she has brought to the Downtown Boone Development Association that attention was needed with the planter at this parking lot.

Council Liaison Roseman referred to Appendix D, Article 11.4. She explained that the Council approved this text so it would be clear that the HPC has a voice when there are projects presented for a proposed town-funded project or on a town-owned property without having to discuss it in a quasi-judicial setting. She continued that Ms. Council's project could have historical flaws where the HPC could comment on in the Commission's expertise, and without this chance for the HPC to comment on the historical value would be a missed opportunity for the community.

Ms. Mitchell confirmed with Ms. Bateman that the Public Arts Placement and Policy Committee was working on a list of locations. Ms. Bateman stated that she would like to discuss with the HPC and have an understanding of places that have a rich historical background and would be great places to draw attention to the arts. She mentioned that the Public Arts Placement and Policy Committee is working on specifics for items such as, timing for approved murals, and also designate and pre-plan areas for a more intentional type of master plan as Town Council requested. Ms. Bateman said that as the Public Arts Committee works on policy, they would also like to identify potential sites where they can put public art. Ms. Mitchell also asked if Ms. Bateman was requesting to discuss with the HPC work on a list of possible sites for public art in the historic district. Ms. Bateman replied yes, and that there might be other members of the Public Arts Placement and Policy Committee that might attend.

Council Liaison Roseman noted that she is on the Public Arts Placement and Policy Committee. She added that the previous conversation about the history of the parking lot was something she did not know before, and that pieces of history such as that would help identify appropriate places. She suggested that Ms. Bateman meet with the HPC and pinpoint sites for public art within the historic district.

Council Liaison Roseman explained that if the HPC and Council approve the Boone 150 Monument, she thought the bike rack location in front of the Downtown Boone Post Office, and her suggestion would be for the monument to not be permanently placed. She explained her suggestion would be for the art location would be suitable for an art pad and different types of art put there on a rotating basis.

Ms. Bateman left the meeting at approximately 3:56 pm.

#### **DISCUSSION OF THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES AND GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING, AND RECONSTRUCTING HISTORIC BUILDINGS**

Chair Plaag explained that he had requested that this agenda item be placed on this month's agenda regarding something that occurred during the discussions on the Howard Street Ventures, LLC, Certificate of Appropriateness (COA) case. He said that during the final round of discussions with the applicant,

Member Watkins had raised some objections. Chair Plaag noted that he knew what Member Watkins was referring to or quoting was not the Secretary of the Interior Standards for Rehabilitation. He said that Member Watkins referred to the Standards for Restoration. He said the HPC needed a refresher on the documents guiding them and their mission, and the best way to do this is to review several different documents.

The first document that Chair Plaag reviewed was the “Handbook for Historic Preservation Commissions in North Carolina,” and he explained this is a guiding document as a commission within the state. He referred to page 35, Chapter Four, Design Guidelines. He said this section talks about the purpose and development of the guidelines. He read the section as it states:

“...guidelines for alteration, addition, and restoration affecting existing properties that may be grouped under the rehabilitation heading. Rehabilitation is the type of change that the Commission will be most called on to review. A valuable resource for developing rehabilitation guidelines is *The Secretary of the Interior Standards for the Treatment of Historic Properties*.”

He said the 1992 version is referenced in this handbook, and there is an updated version from the 2000s or 2010s.

Next, Chair Plaag read the Introduction from *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (note, further referenced as Secretary of the Interior’s Standards for Rehabilitation); the introduction begins with “Using the Standards and Guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction Projects.” He explained that there are four different categories of treatments for historic buildings, and that each of these categories is viewed differently. He said you have to choose the appropriate treatment of the building that you are reviewing, and the first thing you look at is the level of significance. He referenced the section about National Historic Landmarks, under the section “Level of Significance”, which he stated that they are the highest designation of significance that the HPC grants in the United States. He read from this section:

“National Historic Landmarks, designated for their ‘exceptional significance in American history,’ and other properties important for their interpretative value may be candidates for Preservation or Restoration. Rehabilitation, however, is the most commonly used treatment for the majority of historic buildings...Reconstruction [is] the most limited... because so few resources that are no longer extant can be documented to the degree necessary to accurately recreate the property [in a historically significant way].”

Next, Chair Plaag referred to the objections that were made by Member Watkins and stated that they were based on Standards for Restoration, which applies a substantially higher standard to a building. He explained that the HPC does not apply that standard either individually or broadly within the historic district. He said the HPC designed their guidelines to be based around the Secretary of the Interior Standards for Rehabilitation. He referenced the ten Standards for Rehabilitation included within the referenced Secretary of Interior Standards for Rehabilitation; these standards were screen shared during the meeting. He explained that the Standards for Restoration are higher standards than what is called for by the enabling language or by the design standards for the historic district. Chair Plaag said the HPC relies on the Standards for Rehabilitation as the basis for general individual guidance applied to windows, doors, and rooflines.

Lastly, Chair Plaag referred to Sections 2, 6, and 7 of the Standards for Restoration that Member Watkins had referred to for the Howard Street Ventures, LLC, COA case. He referenced a shared image comparing the two sets of standards. He said that Member Watkins relied heavily on Section 7 while commenting on

the case. Chair Plaag pointed out the differences between the Standards for Restoration and the Standards for Rehabilitation in these specific sections. He read Sections 2 and 6 of the Standards of Restoration. He noted that the second standard of the Standards for Rehabilitation is a lower standard than the Standards for Restoration. He said Member Watkins mostly referred to Standard 7 in the Standard of Restoration, which does not appear in the Standard of Rehabilitation that the HPC relies on for guidance. He said that Standard 7 is not included in the Standards for Rehabilitation. Moreover, he pointed out that Standard 7 under the Standards for Rehabilitation is found under Standard 8 of the Standards for Restoration. Chair Plaag pointed out that the most relevant or closely aligned standard for rehabilitation that resembles Standard 7 under Restoration is Standard 9 under Rehabilitation.

Chair Plaag noted that he just wanted to point out that Member Watkins was working from a different set of standards and making his argument than the standards that apply to the historic district. He continued that the standards Member Watkins referenced were different than the set the HPC said that they would rely upon and that the National Park Service (NPS) has already provided for us as the basis for our work. He encouraged the HPC to read the Historic Preservation Commission Handbook and the NPS Guidelines, the Treatment for Historic Properties (The Secretary of the Interior Standards for the Treatment of Historic Properties), and the design standards for the historic district. He said for the HPC to recognize that the Secretary of the Interior Standards for Rehabilitation as the basis for the HPC's work, not for restoration, preservation, or reconstruction.

Member Watkins asked Chair Plaag what difference does this make if they use the Restoration or Rehabilitation guidelines. Chair Plaag reiterated to Member Watkins that he was applying the restoration standards; they are a different set of standards than what the HPC relies upon in making decisions. Chair Plaag further explained that the restoration standards contained within it is a much higher set of standards. He explained that Member Watkins used those higher standards to frame his opinion on the case. Chair Plaag said the HPC all needs to be in agreement as a body that they are relying upon the same set of standards and that they know what those standards are. He said the enabling legislation in North Carolina and the Commission handbook is very clear that the principle set of standards the HPC is to rely on when making decisions about a COA are their own design standards that they have approved for the historic district. He said these are the only guiding standards for the HPC to follow.

Chair Plaag said that when creating the design standards, the State of North Carolina asks that you base them around the Standards for Rehabilitation. He said the HPC does not rely on the Standards for Restoration. He pointed out that no property in the Boone community currently rises to the standard of National Historic Landmark status. Chair Plaag concluded that said he wanted to ensure that the HPC uses the same standards when reviewing a case, and the HPC does not give inaccurate information to an applicant.

Member Watkins explained what he objects to and will continue to object to regarding the recommendations for the Howard Street Ventures, LLC property. He said what is being suggested is to create a new appearance for that building for which no historical record exists. He said his point was and still is that the only appearance of that building there was evidence of is when the building was stuccoed. He said he was now aware of another image of that building near the construction period that shows the arrangement of the piercings on that first floor. He said the building was built around 1947, and there is about 40 years of the building that is unknown about its appearance, and about 30 years of the appearance of the building that is known. He said that given these two alternatives, his view is to allow the owner to restore the building to the known appearance rather than the owner resort to an unknown appearance. He said that if the HPC applies the Standards of Restoration or Rehabilitation has little



relevance in this case. He said he referred to the Standards of Restoration because it is the most apparent. He said that because these standards can be easily misunderstood, he had spoken to the National Park Service about the wording in the Standards of Restoration. He said he is still comfortable in the position that he took on the case.

In summary, Chair Plaag explained the reasons for bringing this topic to the HPC for discussion: he said the HPC has enabling legislation, State guidance, and a set of design standards approved by the Council. He said there are no other standards the HPC must follow. Member Watkins said he did not see where the HPC is authorized to offer a subjective alternative to existing evidence. Chair Plaag said he did not think that was what the HPC was doing. He said his point is that whenever any HPC member is making suggestions for how a building could be appropriately treated, the HPC needs to ground their decisions into the standards that Council has approved for the HPC.

Discussion ensued on using the approved standards to review COA cases. Member Watkins said he was not advising the applicants for the case but Chair Plaag was advising the applicant. Member Watkins explained that he was stating his opinion to the other HPC members. Member Watkins said what he said had no binding on the property owners. Chair Plaag noted that the discussion of the HPC as a whole needed to be grounded in the approved standards. Chair Plaag emphasized that the HPC is required to either approve or not approve proposals that are submitted. He continued that part of the process is to potentially negotiate with an applicant in order to arrive at changes that meet the standards.

Chair Plaag asked Council Liaison Roseman to explain, as a former member of another Town quasi-judicial body on the mandate, when reviewing cases and making determinations of this type. Council Liaison Roseman pointed out that when she was on the Board of Adjustment (BOA), the board members used the approved bylaws, rules, and guidelines before them to make decisions. She said if the topic is not given to the board member to debate, it is not up for the board members to debate. She explained that whenever there is a conflict, it needs to be addressed with Council to see if Council would like to make a proposed amendment to the UDO on that topic. She said that Chair Plaag is correct; the HPC, when voting, should not use documents that are not directly within the approved documents.

Council Liaison Roseman noted that this discussion is an excellent opportunity to see if Member Watkin's argument is valid because the evolution of the building was between 1918 and 1964, the period of significance. She said that Member Watkins did have a good point about not having images of the building for several years. Chair Plaag noted that some images were presented of the first and second floors of the building but not the entirety of the building. She said that maybe the result of Member Watkin's argument might be a reason the HPC might need to review and make revisions to the standards. She reiterated that if with a case, it is not within the document given to the Commission to judge a member cannot use that as the standard of a vote. Chair Plaag agreed that if someone believes something is flawed in the design standards, he said whatever that is should be presented to the HPC for review for a possible revision. He said that right now, the HPC has a current set of approved standards to be used for current cases.

Member Watkins expressed his concerns about the decision made on the appearance, and that his concerns were forwarded to Ms. Allison Meade, Town Attorney, and that he was directed to bring up his concerns at the meeting. Chair Plaag emphasized that he brought us this topic at this meeting to make sure the Commission is on the same page about what the HPC's standards are. Chair Plaag mentioned that there is a great opportunity to discuss if there are flaws in the standards to mention during the advisory session.

Ms. Mitchell pointed out that when she was going through the CLG process, she had to report which set of standards the HPC used, which is the Secretary of the Interior's Standards for Rehabilitation, approved in 2017. She added that in 2016, the HPC Rules of Procedure, and an additional Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings were both approved. Chair Plaag asked Ms. Mitchell if the standards adopted in Appendix D in 2021 would have replaced the standards adopted in 2017. Ms. Mitchell believed this is correct, and it was stated that it may need to be confirmed with the Town Attorney. Ms. Mitchell noted that it has been discussed before that the HPC looks at Appendix D first and then the Secretary of the Interior's Standards for Rehabilitation.

Vice-Chair Bond said she believed the Howard Street Project is trying to create the feel of a specific period of rehabilitation to the period of significance, which doesn't require that you have an image of something that existed before that period. Chair Plaag said that Appendix D clearly states what to do when there are no surviving historic features of a building and what is appropriate for that building. He said he quoted the Appendix D section when the case was being discussed.

Council Liaison Roseman noted that she heard Member Watkin's concerns and wanted to ensure that all voices were heard equally and given the weight they deserved. She said that as a Council Member, she wants the best for our community and wants to preserve our history. She stated that the Town is lucky to have the chances to hold onto pieces of history. She said she would like to discuss if there is a time when we cannot pinpoint a building's beginning, or cannot directly prove it with evidence or documentation and use the latest documented history of a building as its point of beginning. Chair Plaag explained that some specific standards in the HPC's standards document to encourage the removal of non-historic elements from a building. He said some standards state directly that you are not supposed to put non-historic materials back on the building if the building is being repaired or reconstructed. He said if Member Watkins or any other HPC member wants to revisit those standards and reconsider them, they may request through Ms. Mitchell that this topic be added to the HPC agenda for discussion on revising certain sections of it.

Member Watkins voiced his discontent when he emailed Chair Plaag asking for advice regarding his objections to the case before the meeting. He said that Chair Plaag forwarded his email to the Town Attorney, who advised Chair Plaag to discuss it in the HPC's advisory session. Chair Plaag explained that under state law, he could not respond to Member Watkin's email in person or over the phone while the HPC was in the middle of a case. Council Liaison Roseman further agreed that Chair Plaag could not legally respond to Member Watkin's email.

Member Watkins felt that the HPC would continue to have problems when debating significant issues within a regular meeting, possibly leading to others not understanding what is being said on a given topic. Ms. Mitchell said that the Planning Staff could present these questions to the Town Attorney on behalf of the HPC. Ms. Mitchell informed the HPC that the Planning Staff has an ongoing list of proposed revisions to Appendix D, and she could add any proposed revisions to this list for discussion with the Town Attorney. She offered that the questions for Appendix D could be mentioned at an advisory meeting or by contacting staff, and she stated that it would be best to combine all the conversations about Appendix D together to present to Ms. Meade at one time.

#### **REVIEW OF REMAINING WORK PLAN**

Ms. Mitchell said the following items are remaining on the work plan based on a past activities list she gathered for the Certified Local Government (CLG) application: obtaining the Certified Local Government



(CLG) status, the Hayes-Bryan-Greene Cemetery Historical Marker and the Councill Store Historical Marker, Watauga County Jail local landmark designation, the Boone Cemetery Interpretative panels, the local landmark designation reports for the R.L. Clay (Rivers) House and the Jones House, the Boone's Street Project, Boone Cemetery Survey. She stated that Planning Staff are working on finishing up on those markers and the Watauga County Jail local landmark designation. Chair Plaag mentioned that the Boone Cemetery Survey was paused for the historic district work, and he has the Boone Cemetery Survey on his personal work plan to complete. He also mentioned that there were several of the Boone Streets left to complete.

Discussion ensued on topics for the HPC to work on in 2023. Chair Plaag asked if there were any other landmark designations beyond the two previously mentioned. Ms. Mitchell asked what year that would have been discussed. Chair Plaag said that the HPC created a work-plan list in possibly late 2020 or early 2021. Ms. Mitchell said she would try to locate that list in the minutes. Vice-Chair Bond mentioned that they had discussed Founders Hall, and Chair Plaag added that building was on their list to evaluate. Ms. Mitchell asked about the Boone Cemetery footstone information for markers. Chair Plaag added there was discussion to put a row of stones dividing the cemetery into two sections, and getting stones for the sites in the historic black section of the cemetery. He added that the Junaluska Heritage Association has taken on the footstones project, and the other project was abandoned. Vice-Chair Bond added that the dividing stones project was abandoned because of problems with mowing, and the Austin & Barnes Funeral Home was helpful before identifying where to get stones.

Chair Plaag encouraged the HPC to think of projects that the HPC has not addressed yet. He told the HPC that there are a lot of historical resources in Boone, and asked the HPC to think of another part of town they would like to take up as a potential survey. He mentioned that the Blair Farm is on the National Register, but it is not a local historic landmark. He also mentioned the Gragg House on Grand Street. He asked the HPC if a neighborhood has rich architectural resources that the HPC would want to see surveyed. He said the HPC might want to ask the Council for funding to do this type of survey.

Chair Plaag said that behind the scenes, Dr. Kristen Deathridge had asked him if there was anything that her class could work on because she taught a course where students could work on an architectural survey. He said that over the last several semesters, she has done preliminary surveys on Grand Boulevard and started the process on the Cherry Park neighborhood, including Dale Street, Westbrook Drive, Eastbrook Drive, and Cherry Drive. He asked the HPC if they might want to work on these. He asked the HPC to come back to the next HPC advisory session with some ideas of things that should be made a priority. Ms. Mitchell added that in the past, the HPC had discussed Grand Boulevard and Cherrybrook Street as other historic districts, if the HPC wanted to add these to their 2023 work plan.

Chair Plaag said that the HPC has learned about the historical marker process and the temperature of Council and the community. He asked if it was time for our community to work on things like the former courtroom in the 1875 Court House being renamed Ku Klan Klan Hall. He asked if it is time to deal with the active recruitment of a Klan parade through Downtown Boone. He asked the HPC about future historical markers, for example, what kind of things they wanted to acknowledge or celebrate as a community.

Vice-Chair Bond said that since the Mount Lawn Cemetery has been privately purchased, the new owners are seeking their 501-3C status. She said Dr. Deathridge might want her students to survey their cemetery. Chair Plaag said that the HPC had identified other cemeteries that could be surveyed. He asked the HPC if

they wanted to contact those cemetery owners to see if they could be surveyed by either the HPC or Dr. Deathridge's class.

#### **STAFF UPDATES**

Mr. Mark Freed, Director of the Cultural Resources Department, began the update of the Boone 150 events for October. He said the cemetery tours would start in the evening going into the nighttime this Friday, October 7, and every Friday through the month, including Halloween night. He said that Chair Plaag, Vice-Chair Bond, Historian Trent Margrif from Appalachian State University, and Ms. Ellie McCorkle, Staff Intern, would be the tour guides. He said the tours are very popular with the public, have been filling up, and have drawn some attention from the media. He said the Daniel Boone Forum Event would be held on October 26<sup>th</sup> in the evening at the Appalachian Theatre. He said it is a free ticket event, and the public will be asked to RSVP for the event. He said the Sacred Songs event was scheduled for last Saturday, and with the impending storm, they decided to postpone the event. He said they intend to have the Sacred Songs event at the Three Forks Baptist Church later in the fall. Vice-Chair Bond added that on October 13<sup>th</sup> at 6 p.m., the Watauga County Historical Society will hold an event at the Watauga County Library to talk about the history of the Three Forks Baptist Church. She also added that on October 14<sup>th</sup> at 3:30 p.m., at the Watauga County Public Library will be a presentation about the Shipley Family. She mentioned the Shipley's involvement with the county as they still own a farm in the county, were involved in the Cove Creek School, and a part of the Future Farmers of America. She said that Mr. Evan Smith had written a book entitled, "Here by the Owl," about the Shipley Family. She said that Mr. Smith would also give a presentation on his book on November 3<sup>rd</sup> at the "67<sup>th</sup> Annual Farm City Banquet," in which Mr. Shipley was the leader.

Mr. Freed left the meeting at approximately 5:07 pm.

Ms. Jane Shook, Director of Planning and Inspections, said that the Planning Staff has talked with the other departments of the Town. She mentioned that we are going to endeavor through Planning Staff, and that Staff has talked with the Public Works Department, Ms. Paige Henderson, the Downtown Boone Development Coordinator, and Mr. Freed, and Planning Staff will endeavor to inform the HPC of any significant work done at the Boone Cemetery, the Rivers Property, or any town-owned property within the historic district. She said this endeavor and updates would not include routine maintenance or infrastructure work approved by Council. She said this information has gone out to other departments.

Ms. Mitchell began her staff updates beginning with the Certified Local Government (CLG) application status. She said she should hear back about the CLG status on October 17<sup>th</sup> and have an update for the HPC at their November meeting. She continued with updates on the historical markers mentioning for the Hayes-Bryan-Greene Cemetery Historical Marker, this marker's production date would be late this year or early 2023, which the latter might be more likely. She explained that the Council's Store marker is being processed sooner than the Hayes-Bryan-Greene Cemetery marker because of the order dates. She mentioned that she was waiting for receiving a proof for the Council Store Historical Marker and that would be another four to six weeks. She confirmed with Sewah Studios that she would be able to see a proof before they start production of the marker. She said she estimated to get that proof by the end of October. She said that once she approves of the marker proof, it will go into production, and we will receive it by the end of 2022. She mentioned that with both of these it would be a great way to end the Boone 150 celebrations into the new year.

Ms. Mitchell gave an update last week on the work of the intern, Ms. Ellie McCorkle. Ms. McCorkle has made progress on the Rivers House local landmark designation report by gathering digitized deeds and

archives of the Watauga Democrat, gathering primary sources for significance of the families and their relationship to the Town, generating a floor plan from the house visit, and researching Clay and R.C. Rivers as well as Rachel Coffey Rivers, in the beginning, phases of outlining the report and starting the architectural description. Chair Plaag, in his role at Digital Watauga, added that he and Ms. McCorkle had discussed completing a draft report by January, and she had agreed that this was feasible for her.

Ms. Mitchell explained that she would be working with Ms. Laney Pilkington, Administrative Support Specialist/Communications, on her project of social media posts of historic landmarks and the historic district as part of the ending of the Boone 150 year. She explained that Ms. Pilkington's work would be on the social media platforms of Instagram and Facebook. She further stated that she directed Ms. Pilkington to use the resources and do a direct copy from the information on the Planning and Inspections webpage and the reports available online, such as the landmark reports and the architectural survey, with citations. She explained that the pictures used would be photographs that Ms. Pilkington has taken or will take, and historic photos that Ms. Pilkington has requested and received written permission to use. Ms. Mitchell said she wanted to inform the HPC that Ms. Pilkington would be doing these media posts and asked the HPC if they had any concerns Chair Plaag noted that he is happy to answer questions from Ms. Pilkington on the historical landmarks or the historical markers. Ms. Mitchell said she would inform Ms. Pilkington that she could reach out to Chair Plaag if she or Planning Staff cannot answer.

Ms. Mitchell explained that last month she started working with Ms. Paige Henderson, the Downtown Boone Development Coordinator, on a project to promote the historic district. She said they are still in the brainstorming phases for that project between their two roles and operations in their departments. Ms. Mitchell explained that they are looking at the façade grant application through the Downtown Boone Development Association (DBDA) to make it clearer for applicants to know about the information in UDO Appendix D and Article Eight regarding the historic district standards. She said there is an existing underlying process that the Planning Staff and Ms. Henderson would inform each other when an applicant either applies for a façade grant or contacts the Planning Staff on a property in the historic district. Ms. Mitchell noted that she and Ms. Henderson are also looking at educational ways to promote the historic district and the format for the final products. Ms. Mitchell said they would research Main Street Programs that have historic districts to see what type of format they use to promote their districts, as Ms. Henderson's role is working with the Main Street program.

Chair Plaag asked if there was a DBDA social media webpage. Ms. Mitchell said there might be one and that Ms. Henderson and Ms. Pilkington might manage it. Chair Plaag suggested that at least once a month, the social media posts showcase properties that have received façade grants and include the history from the survey report. He indicated that they should use portions of the long survey report entry, excise most of the architectural description, and focus on the owners and the year it was built and the original intent, include the year that they received their façade grant and what they did with it. He said this approach has the effect of celebrating success stories and encouraging others to apply for the façade incentive program. He said some of the successful places that have received the façade grants are the "Common Goods," which was formerly "Did Somebody Say Party" place and the "Appalachian Theatre," are a few great examples. She said that she would pass this information on to Ms. Henderson. He mentioned this would be a way to get people within the Municipal Service District (MSD) excited about the program.

Ms. Mitchell said that she included Ms. Henderson on the project of historic district signage, as Ms. Henderson was more familiar with the newest wayfinding signage, by the Watauga County Tourism Development Authority (TDA). Ms. Mitchell said she contacted the North Carolina Department of Transportation (NCDOT) about signage. She received a response from someone in the NCDOT Raleigh,

North Carolina office, and since the Downtown Boone local historic district is not recognized at the state level, the Town does not qualify for the brown historic district signs. She explained that she had contacted Ms. Kristi Brantley, North Carolina State Historic Preservation Office, who suggested that she contact NCDOT. She said the Town does not qualify for the historic brown sign because we do not meet the criteria for the tourist oriented directional sign from NCDOT. She explained those qualifications are to have a set site for tours, recreational activity, or a visitor center where someone is available for directions, provide tours, or an open museum. She explained the direction she received would involve the existing town limits sign and could add to the "Welcome to" sign with a line to mention the historic district. She explained that in asking other Town staff there was a difficult process in the past to get the current signs with current wording regarding the Appalachian State University championship. She said that in the past, she had been given direction that if we had a sign design, she could try to get it approved by NCDOT. She said she asked this question again and could not get a direct answer. She said she did not know if it would be worth navigating this possibility to get a sign put up. She stated that if we did that possibility for a sign, it would be required to see what NCDOT approval would involve for the right of ways and easements. In conclusion, she explained that the Town cannot get the historic district brown sign at this time unless we navigate another option.

Vice-Chair Bond added that the current signs, referencing the wayfinding signs by the Watauga County TDA, answers these concerns as well. She was concerned that there might be too many signs, and she thought the wayfinding signs were attractive. Chair Plaag suggested that the most straightforward solution might be to hang a banner off one of the light poles at each end of the historic district to say, "Welcome to the Historic District" because the town controls the light poles. Vice-Chair Bond added that on U.S. Highway 321 towards Hickory, North Carolina, said it might be worth researching how the Town of Lenoir got its historic district sign. Ms. Mitchell explained that Ms. Henderson had more contact with the Watauga County TDA to know the progress of that project. She stated she would contact the Public Works Department to ask more about the banner signs. Ms. Shook agreed that the banner would be doable for the town, but it would take funds to do it. She suggested that the HPC discuss the design of the banner. Chair Plaag said that it might be that the DBDA will want to weigh in on the design of the banner since it directly affects their properties. Ms. Mitchell said she could do the research about the current banners and get an estimated cost for the banner. She said we could continue this project into 2023.

Ms. Mitchell gave the status of the Watauga County Jail for local landmark designation. She said this case is scheduled to be heard on Monday, November 28, 2022, at 6 p.m., at the Public Hearing/Planning Commission meeting. She noted that the HPC was required to attend for the public hearing as part of the landmark designation process. She said the Planning Staff does not foresee an issue placing this agenda item near the top of the Public Hearing/Planning Commission meeting agenda. Ms. Shook confirmed that the Town will still use WebEx for this meeting. Ms. Shook told the HPC to plan a virtual meeting.

Chair Plaag asked Ms. Mitchell if she had reached out to the property owners of the Watauga County Jail property, Mr. and Mrs. Sam Furgiuele, to make sure they were on board with their property being considered for a landmark designation. Ms. Mitchell said that she hoped to contact them this week.

Ms. Mitchell presented the question regarding standards for designated local landmarks. She explained that the most recent local historic landmark was the Blue Ridge Tourist Court property in which the ordinance included UDO Article 8 and the Secretary of the Interior's Standards for Rehabilitation. She asked the HPC since the Watauga County Jail property is the first historic landmark designation since the historic district was approved, if it would be the HPC's recommendation to include Appendix D with

consideration that it is known what the historic district's period of significance is. She continued that the Watauga County Jail's period of significance is between 1889 and 1927, so it does fall within that period of significance of the district. She the property's period of significance is towards the beginning of the district's period of significance. She asked if this is still enough to consider it underneath the historic district standards, and if the HPC wants the ordinance to include UDO Article Eight and Appendix D as the guiding standards for the property. Chair Plaag said that ideally, with all landmark properties, the HPC needs to write standards for each landmark. He said that technically we are supposed to have separate standards specific to each property, even if the landmark property is within the district and listed individually as a landmark. He suggested that Planning Staff lists the period of significance in the ordinance from 1889 to 1927, and the guiding standards, for now, would be the existing district standards along with the Secretary of the Interior's Standards for Rehabilitation, broadly speaking, and until such time a revised set of standards are approved by Council. Ms. Mitchell said this was a question Planning Staff came across thinking about the property, especially, considering materials and the property's period of significance.

### **HPC MEMBER UPDATES**

Chair Plaag said the HPC member updates not otherwise covered on the agenda were the Interpretative Panels for Stoneman's Raid and the glossary of architectural terms. He asked that these two items be tabled to the HPC's November meeting as he did not have time to complete them this month.

Chair Plaag asked that the item regarding Boone Cemetery Interpretative Panels, including the draft text and attachments included in the meeting packet, be tabled to the HPC's November meeting. He asked that the HPC review the draft text for the panels. He said that he and Ms. Mitchell are continuing to get additional guidance on a word count and other things that will influence the final version of the panels. He asked the HPC to review the draft text and come back with feedback regarding the panels, recognizing that word limitations may limit what can be put on the panels.

Member Sharp asked if a uniform style or format is followed for this type of work. Chair Plaag said not for Boone. He explained that it would also depend on the panel maker. He said that he and Ms. Mitchell had not had time to research the options for the panels. He said he drafted the text from past discussions in 2020 and 2021 about the panels the HPC wanted to have at that time.

### **HPC CHAIR AND VICE-CHAIR**

Ms. Mitchell explained that an application for the HPC Chair and Vice-Chair is included in the meeting packet that needs to be completed and submitted to the Planning Staff by the November HPC Advisory meeting. She stated she did not see an issue with submitting the application for the November Town Council meeting deadline, although it would be before the HPC would meet in November. She stated that the HPC can make their recommendations at the next HPC meeting, and Planning Staff can present that information to Council.

Member Watkins asked Chair Plaag if the current slate of officers is willing to run again. Vice-Chair Bond nominated Member Sharp. Chair Plaag said he is willing to accept the position of Chair.

Ms. Mitchell pointed out that the standards for the positions of Chair and Vice-Chair are in UDO Article Two, which states that a person can apply for repetitive terms, moreover for one year with unlimited reappointment, provided that the member's term is still valid.

### **OTHER DISCUSSION**

There were no other topics discussed at this meeting.

**ADJOURNMENT**

Chair Plaa made a motion, seconded by Member Sharp, to adjourn the meeting at 5:21 pm.

**Vote:**

Aye – All

Nay – None

**The motion passed.**

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Eric Plaa, Chair

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Marlene Crosby, Board Secretary



## Town of Boone Planning and Inspections Department

### Memorandum

To: Historic Preservation Commission  
From: Jessica Mitchell  
Date: 10/28/2022  
Subject: Historic Preservation Commission Work Plan

#### Review of Remaining Work Plan on October 4, 2022

At the October HPC Advisory meeting, the HPC discussed the previous work plan and which items to add for the 2023 year. Staff mentioned the priority items listed within a document Staff created for the Certified Local Government (CLG) application, "Description of the Town of Boone's Historic Preservation Commission 2020-2022 Activities". The document is based on priorities from August 2021 meeting minutes with current priorities included. (See the end of memo for attachment)

The list from the document is as follows, with notes of progress within parenthesis ():

1. Historical Marker for Councill's Store (Marker approved for site, Planning Staff awaiting order)
2. Landmark Designation Report for the Watauga County Jail (HPC created a report, Planning Staff is handling case for local landmark designation, scheduled for November 28, 2022, Public Hearing/Planning Commission meeting)
3. Report for Boone Cemetery Interpretative Panels (HPC will discuss at November HPC Advisory meeting)
4. Designation of Hayes-Bryan-Greene Cemetery (Marker approved for site, Planning Staff awaiting order)
5. Landmark Designation of the R.L. Clay (Rivers) House (P&I/HPC Intern working on report, possibly receive draft report in January)
6. Landmark Designation of the Jones House (P&I/HPC Intern working on report)
7. Complete the Boone Cemetery Survey and share data with Chris Miller, GIS Specialist (Cemeteries within Town Limits Mapping completed in March 2022, other Boone Cemetery projects need to be discussed)



8. Complete the first phase of the Boone Streets Project and Place the information online (Completed reports from 2022 are Howard Street, Junaluska Road, and Appalachian Street; Website needs to be updated by Staff)
9. Pursue Certified Local Government (CLG) Status through the NC (Staff lead project)
10. Quasi-Judicial procedures for COA in the historic district (HPC hearing COA cases)

#### **Other Items Mentioned as Part of the HPC Work Plan (Order of priority needs to be determined)**

- Write standards for each landmark, including those within the district (Downtown Boone Post Office, Linney House and Former Linney Law Office, Blue Ridge Tourist Court, possibly Watauga County Jail)
- Future local historic districts including Grand Boulevard and Cherry Drive
- Designation of Blair Farm (property on National Register of Historic Places)
- Designation of Gragg House
- Architectural survey of Grand Boulevard and Cherry Park (Cherry Drive, Dale Street, Westbrook Drive, Eastbrook Drive) in partnership with Appalachian State specific classes
- Survey of other identified cemeteries
- Tree inventory (area to be determined, Staff would need direction as whether it is of Town limits, historic district, etc.; this might be involved during the Comprehensive Plan process)

#### **Items previously mentioned that are no longer on the HPC Work Plan**

- Footstones in the Boone Cemetery – project now by Junaluska Heritage Association

#### **Meeting Minutes Excerpt, August 10, 2021 Historic Preservation Priorities List**

Discussion ensued on tasks and priorities assigned to the Historic Preservation Commission. Chair Plaag indicated that he wanted to ensure that the Commission kept track and prioritized tasks for effectiveness and efficiency.

After some discussion, the group agreed to prioritize the identified tasks and identified who would be responsible for beginning work on each assignment:

1. Historical Marker Report for Council's Store (Council Member Roseman)
2. Landmark Designation Report for the Watauga County Jail (Chair Plaag)
3. Report for Boone Cemetery Interpretative Panels
4. Possible Designation of the Hayes, Bryan, Greene Cemetery
5. Landmark Designation Report for the R.L. Clay Rivers House
6. Landmark Designation Report for the Jones House



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7. Complete the Boone Cemetery Survey and share data with Mr. Chris Miller, GIS Specialist (Chair Plaag)
  8. Complete the First Phase of the Boone Streets Project and Place the Information Online
  9. Pursue Certified Local Government Status through the State of North Carolina (Planning Staff)

Discussion ensued on the variety and amount of tasks assigned to the Commission outside of any development review associated with a Certificate of Appropriateness. Discussion ensued on the possibility of interns assisting with some of the work. Ms. Shook explained though the Planning and Inspections Department is short-staffed at this time, the Department was currently advertising for a planner position to do special projects, which would assist the Department in completing current and future tasks assigned to the Commission.

**CLG Document of HPC Activities**  
See attached document

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

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## Historic Preservation Commission Priority List

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

1. Historical Marker for Council's Store
  - a. Historic Marker Report was created by HPC members regarding the history and significance. Following the report, the HPC made a motion to request approval of the marker report by Boone Town Council for February 2022. Town Council approved the marker, and Planning Staff is working with Sewah Studios, a monument marker company, on the marker (awaiting order as of July 2022).
2. Landmark Designation Report for the Watauga County Jail
  - a. HPC members are working on this item during 2022, as part of Boone's sesquicentennial (150<sup>th</sup>) celebrations. HPC members were presented with a draft report in May 2022 with a discussion for the HPC's June 7, 2022, Advisory session. Planning Staff presented the report to Boone Town Council on July 13, 2022. Upon approval, Planning Staff began the designation process with the NC SHPO.
3. Report for Boone Cemetery Interpretative Panels
  - a. Note: *See Town of Boone Cemeteries item in Current and Ongoing Projects*
4. Designation of the Hayes, Bryan, Greene Cemetery
  - a. HPC members conducted a cemetery photographic survey and research with assistance from Planning Staff that initiated a report on the historically significant individuals in the cemetery. Following the report, the HPC made a motion to request the designation of the cemetery, considered by Boone Town Council in December 2021. The HPC revised the marker report in March 2022, and Town Council approved the marker in April 2022. Planning Staff is working with Sewah Studios, a monument marker company, on the marker (awaiting order as of July 2022).
5. Landmark Designation Report for the R.L. Clay (Rivers) House
  - a. HPC members are working on this item during 2022, as part of Boone's sesquicentennial (150<sup>th</sup>) celebrations.
6. Landmark Designation Report for the Jones House
  - a. HPC members are working on this item during 2022, as part of Boone's sesquicentennial (150<sup>th</sup>) celebrations.
7. Complete the Boone Cemetery Survey and share data with Mr. Chris Miller, GIS Specialist
  - a. Planning Staff and the HPC launched a public survey request for anyone to submit information about local cemeteries; however, the survey concluded in January 2022 due to low public participation. The form will remain available on the [HPC website](#). Boone Town Council was presented with the results and updated mapping in March 2022.

Planning Staff coordinated with Mr. Chris Miller, GIS Specialist, on updating the cemetery map, which is also available on the website.

8. Complete the First Phase of the Boone Streets Project and Place the Information Online
  - a. HPC members have begun a research project on the history of the street names in the downtown area of Boone. Members will report on the significance, how the street received the name, and the change of the street path over time. Reports were started in 2021 and will continue through 2022.
9. Pursue Certified Local Government Status through the State of North Carolina (Planning Staff)
10. Quasi-Judicial procedures for Certificate of Appropriateness in the Local Historic District
  - a. The Town of Boone HPC began hearing Certificate of Appropriateness (COA) cases in February of 2022, with additional cases in March, April, and May 2022 and scheduled cases in June 2022.

### Current and Ongoing Projects

1. Downtown Projects Update
  - a. Revised Downtown Boone Local Historic District Designation Report (Final Report 4/13/2021)
    - i. Note: *Please review the Designation Report included with the CLG Application*
  - b. Downtown Boone Design Guidelines and Handbook (Adopted 10/21/2021, Revised 7/27/2022)
    - i. Note: *Please review the Design Standards included with the CLG Application*
  - c. All above are addressed and influenced by the Downtown Redistricting (Town of Boone, Planning and Inspections)
2. District Designation Report
  - a. As a part of the Downtown Projects, the HPC approved the District Designation Report, a summary of the Historic District. In addition, the Architectural Survey is a detailed report of each contributing building in the Historic District.
    - i. Note: *Please review the District Designation Report and Architectural Survey included with the CLG Application*
3. Town Streets
  - a. Town Street Reports completed for Appalachian Street, Junaluska Road, and Howard Street
    - i. Note: All these streets are within the Downtown Boone Local Historic District and have been completed.
  - b. Additional Street Reports for Linney Street, Grand Boulevard, North Street, Church Street, College Avenue, Depot Street, River Street, Queen Street, King Street, and Water Street

- i. Note: As mentioned as a Priority Item, these reports mark the history and significance of these thoroughfares through the Downtown area and how they have changed over time.
- 4. Town of Boone Cemeteries
  - a. Boone Cemetery Footstone Information for Markers
    - i. Note: Footstones in the Boone Cemetery was a proposed project among HPC members to delineate the former line dividing the cemetery. Discussion among HPC members concluded that the best solution would be to include an interpretative panel in the cemetery at the location of the line explaining its existence and historical significance.
  - b. Mapping of Other Cemeteries
    - i. Note: Mapping will be an ongoing project based on the completed and possible future results from the public survey. In February 2022, results were compiled and presented to the HPC. Boone Town Council was presented with the results and updated mapping in March 2022.
  - c. Cemetery Designation & Interpretation Guidelines
    - i. Note: HPC members drafted guidelines based on guidance from the North Carolina State Historic Preservation Office and the National Park Service regarding the designation, acquisition, and interpretation of cemeteries. Guidelines have been approved by Boone Town Council.
    - ii. Note: *Please review the Guidelines included with the CLG Application*
  - d. Hayes-Bryan-Greene Cemetery
    - i. Note: The cemetery has been approved for a local historic marker, following the HPC members creating a marker report. The HPC requested action by Boone Town Council for consideration of the marker report and location of the marker. Town Council approved the marker in April 2022.
  - e. Boone Historic Cemetery Interpretative Educational Panels
    - i. Note: The HPC discussed education panels to include panels that (1) explain the significance of the Cemetery with an interactive option, such as a QR code, for visitors, (2) Civil War Trails marker, in partnership with the Civil War marker program, to have an interpretive panel for the Union Soldiers graves, and (3) a panel describing the once division of the cemetery.
  - f. Cemetery Scripts for Boone 150 Events
    - i. The HPC and interested community members will begin researching historic individuals in local cemeteries and drafting scripts for docents to portray buried individuals as a cemetery walking tour event(s) in Fall 2022.
- 5. Boone 150 Committee
  - a. In January 2022, the Town of Boone celebrated the Sesquicentennial anniversary of its incorporation of Boone. The HPC as a commission has been interested in educational events for the anniversary that are ongoing throughout 2022.
- 6. Digital Watauga Project

- a. An archival system for Watauga County, the HPC uses the information and photographs available for research projects and historical information. Planning Staff will begin working with Digital Watauga to acquire images of the historic district, creating a database of images to use for continued work with Certificate of Appropriateness cases.

#### Future Local Historic Districts

1. Grand Boulevard
2. Cherry Street

#### Additional Projects

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

**Draft Text for the Boone Cemetery Interpretive Panels**  
**Eric Plaag**  
**September 29, 2022**

**Panel #1: Boone Cemetery**

You are standing on land historically associated with the Council family and once owned by Benjamin Council, Sr. (1795-1877). Local tradition sometimes suggests that Jacob Mast Council (1830-1865) was the first burial here following his death at the hands of Union soldiers during Stoneman's Raid, but substantial evidence suggests that burials occurred here long before Council's death, perhaps for several decades. Several nearby headstones point to earlier interments, even if the markers came later.

By the 1880s, local custom viewed the cemetery as the town cemetery, even though it remained on privately owned land, and from an early date, neglect and poor maintenance of the cemetery—which had no provisions for perpetual care—were a recurring problem. From its establishment, the cemetery was also racially segregated. The vast majority of the grave markers that you will see are located in this western section of the cemetery, which was exclusively reserved for White burials. The eastern section of the cemetery was also used from the antebellum period, primarily for Black people, many of whom were enslaved by the Council family. Following the Civil War, this section continued to be used by Black residents of Boone up until the 1950s, when a new cemetery for Blacks was established by local officials at the western edge of town.

At the request of the last surviving trustee of the private organization that owned the cemetery, the Town of Boone in 2015 acquired the entire cemetery—Black and White sections—to provide for its long-term preservation. Since then, the Town has invested in significant upgrades to the cemetery, including installation of the new perimeter fence and a retaining wall at the east end of the cemetery to prevent erosion, extensive cleanup of the grounds, cleaning and resetting of stones, and various forms of historical interpretation. While occasional burials still occur here, they are limited to members of the families already included here and require Town approval.

You can use the QR code on this sign to locate specific burials. Local burial traditions, common to much of the United States, oriented gravesites to the east of the main grave marker, even if the text of that grave marker faces toward the west. Many of the graves here also feature a footstone, usually a smaller marker that often includes the initials of the deceased. Cornerstones, often bearing a single initial representing the surname of the family whose plot is marked by the stone, are also present throughout the cemetery.

## Panel #2: How to Use the Boone Cemetery

[Located adjacent to Panel #1] The Boone Cemetery contains the graves of many people, Black and White, associated with the founding and early history of Boone. As such, it is considered a sacred space within the Town deserving of appropriate respect. For families and friends of those buried here, inappropriate behavior in the cemetery can be deeply offensive and upsetting. It can also cause physical harm to you or others, as well as the grave markers. We ask that you bear the following in mind as you wander through the cemetery.

- By state and local ordinance, the Boone Cemetery is open to the public only from dawn until dusk. Those in the cemetery without Town permission outside of these hours will be treated as trespassers and prosecuted accordingly.
- Please do NOT touch, lean on, or sit on ANY of the stones that you see in the cemetery. Not only is doing so disrespectful, but many stones are loose and fragile, and your weight against them can dislodge them or—worse—injure you in the process.
- Do NOT, under any circumstances, attempt to clean, do “rubblings,” or otherwise make contact with any grave marker. Your activity can cause severe damage or destruction, even if it’s “just once” or something you’ve done before. Think of this as a kind of art museum; many of the grave markers here are indeed works of art.
- Please do not remove ANYTHING that you find on a gravesite, including flowers, flags, rocks, coins, or other tributes that have been left by loved ones.
- The Boone Cemetery is more crowded than many cemeteries, and it is often difficult to know how to pass through the cemetery. Generally speaking, it is disrespectful to stand on a burial plot. To the extent that it is possible, always try to walk between headstones and near the foot-end of any burial site (remember: graves are oriented to the east of the main headstone). Keep in mind that the ground is very uneven, so be sure to look where you are walking.
- Children should never be allowed to roam freely in a cemetery and require close supervision. Some headstones can topple or shift if they are touched, seriously injuring folks standing or playing nearby. The Boone Cemetery also remains a place for quiet reflection, and children running through, playing in, or making noise in the cemetery can be both disruptive and upsetting to those who are mourning or paying respects to their loved ones.
- Adults can be good models for their children by speaking softly and politely while in the cemetery, as well as silencing their cell phones. If you encounter mourners, a funeral service, or folks paying respects, be respectful and give them plenty of space.
- The Boone Cemetery is not a place to walk your dog, have a picnic, have a party, sunbathe, rock out, play disc golf, or generally engage in entertainments. While the open grassy area of the eastern half of the cemetery may be tempting, bear in mind that it contains nearly 200 graves, the vast majority of them unmarked by traditional headstones. Just because there’s no stone, that doesn’t mean there’s only dirt beneath your feet.



- If you generate trash while visiting the cemetery, take it with you when you leave. That includes your cigarette butts.

### Panel #3: A Divided Cemetery

This panel sits at the approximate location of the line that once divided the Black section of the cemetery to the east from the White section to the west. The origins of this racial segregation of burials likely date to the original Council family burial practices. Local tradition holds that people enslaved by the Council family were buried in the eastern section, while Council family members were buried at the crest of the hill to the west. Such a racial division was common in southern burial practices during the antebellum period.

Slavery may have formally ended in 1865, but racial segregation did not. Throughout the late nineteenth and much of the twentieth century, the eastern section of this cemetery was referred to in local press and official records as the “Colored Cemetery,” while the western section was usually referred to as the “City Cemetery.” As you can see from the mid-twentieth century plat on this panel, deed records for the two sections were also separate, with White trustees exercising control over the western section but generally claiming no control over (or responsibility for) the eastern section. Paired with the economic disparities of systemic racial segregation, this approach resulted in a better maintained western section while the eastern section was usually neglected and overgrown. Instead of the finely carved monuments that marked graves in the western section, most graves in the eastern section were marked with flagstones or not marked at all. A ground-penetrating radar survey in the late 2010s identified nearly 200 individual graves in the eastern section. [Maybe show GPR instead of plat?]

In 1958, Town officials amplified this racial division by spending taxpayer money to construct a chain link fence—on private property—along this dividing line between the two sections, as well as around the remainder of the western section. Gordon Winkler, who was Boone’s mayor at the time, justified the fence as a way to keep college students from cutting through the western section of the cemetery, but the Town extended no such protections to the eastern, or Black, section of the cemetery. The Town also assumed responsibility for maintaining and mowing the western section of the cemetery but expended no such effort on the eastern section. Instead, shortly before the fence was erected, Watauga County sold land on the old County Home site, including the old potter’s field there, to the trustees of the Black churches in the Junaluska community so that this land could be used as yet another segregated cemetery, this time located far out of town. Burials in the eastern section of the Boone Cemetery effectively ceased after that.<sup>1</sup>

In 1999, Rachel Rivers-Coffey, who at that time was one of the trustees for the western section of the cemetery, reportedly discovered disturbed remains along the south embankment of the eastern section

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<sup>1</sup> This footnote is not to be included on the panel, but Winkler acknowledged the specifics and inconsistencies about the fence in an interview in 1979. See Mike McLaughlin, “Union Soldiers, Blacks Are Buried in the Town’s ‘Forgotten’ Cemetery,” *Watauga Democrat*, August 23, 1979: B12. Winkler and the Democratic candidates for City Council actually campaigned for re-election in 1957 on the fence issue; see “A Statement to the Voters and Citizens of Boone from the Democratic Candidates for Mayor and City Council,” *Watauga Democrat*, June 13, 1957: 8. On completion of the fence, see “Good Improvement,” *Watauga Democrat*, October 16, 1958: 4. On the Clarissa Hill transactions, see Watauga County to Trustees of the Clairica Hill Cemetery, November 27, 1956, Deed Book 77, Page 466; and Watauga County a Municipal Corporation to Clarica Hill Cemetery, February 4, 1957, Deed Book 79, Page 74, Watauga County Register of Deeds. Burials appear to have begun at Clarissa Hill in 1955.

as a result of construction activities at ASU. To protect the entirety of the cemetery, Rivers-Coffey had the remaining trustees claim ownership over the eastern section, created a plat that merged the two sections into one holding, then transferred the property to a new cemetery group. The two sections of the cemetery remained divided by the chain link fence, however, until 2015, when the Town acquired the entire cemetery from the cemetery group formed in 1999. One of the Town's first priorities was to remove the fence that had long demarcated Boone's racial divisions among its dead.

#### **Panel #4: Boone's Union Dead**

On March 28, 1865, Union troops under the command of Major General George Stoneman entered downtown Boone from the west, where they were fired upon by members of the town's Confederate Home Guard who had taken up positions in the James W. Council House on the site of the present downtown post office. Quickly overwhelmed, the Home Guard scattered toward Howard's Knob, and when the skirmish was over, three local residents were dead, several others were wounded, and 68 Watauga men were taken prisoner. One of those killed was Jacob Mast Council, who did not participate in the fighting and was ambushed by Union troops as he put up his plow harness at his barn a short distance away near Cherry Street. Council was the son of Benjamin Council, Sr., the man who owned this land where the cemetery sits.

About a week later, a second wave of Union troops, including members of the 2<sup>nd</sup> North Carolina Mounted Infantry, entered Boone to serve as an occupying force as other detachments seized control of nearby Deep Gap and Blowing Rock. Among those new arrivals were the three White men buried here, all of whom were probably already ill with the diseases that killed them over the next ten days. William T. Bradley was roughly 18 years old, while John E. Maricle (about 29) and Henry P. Evans (about 33) were a bit older. All three were farmers who enlisted in Tennessee, but Evans and Bradley were North Carolina boys, while Maricle was from eastern Kentucky. It is impossible to know why they joined their unit and fought for the North, but many who did held Unionist views despite being southerners. Two other Union soldiers from the same regiment also died at Boone, but it is not known where they were buried.

If we accept the tradition that this eastern part of the Boone Cemetery was already in use in 1865 as a burying ground for those enslaved by the Council family, then the decision to locate these White soldiers here was probably the Council family's not-so-subtle commentary on those who were fighting to end slavery. Nevertheless, Benjamin Council's willingness to allow them to be buried on his land after the killing of his unarmed son just a few weeks earlier is also striking.

You may notice that the headstones incorrectly listed Bradley's and Evans's names. This was likely the result of an error by the clerk taking the order in 1879, when the stones were finally installed. The stones here now are also not the originals, which were removed, stolen, and badly damaged during the early 2000s. Following the Town's acquisition of the cemetery in 2015, new stones were ordered, erected at their original locations, and rededicated in 2018.

Memo To: Mayor Rennie Brantz  
Boone Town Council  
Town Manager John Ward

From: Eric Plaag, Chairperson, Boone Historic Preservation Commission  
(HPC)

Date: April 2, 2021

As requested by Town Manager John Ward in February 2021, the Boone HPC began discussions at its March 9, 2021, meeting concerning proposed interpretive/educational panels to be located in the Boone Cemetery on Howard Street. The following is a summary of proposed options endorsed by consensus by the HPC:

- 1) Installation of three to four interpretive panels that assist with explaining the purpose and history of the Boone Cemetery;
- 2) The first panel would be located near the main (and now the only functioning) entrance to the cemetery off of Howard Street. It would briefly explain the history of the Boone Cemetery as being originally two burial areas associated with the Councill family, divided according to race (burials of Black people, many of them enslaved, in the east section, with Whites traditionally buried in the west section). The marker would emphasize that the cemetery contains the graves of many people associated with the founding and early history of Boone, and as such, it is considered a sacred space within the Town deserving of appropriate respect. This panel would also have a QR code leading people to a website with a detailed gravesite inventory of both sections of the Boone Cemetery, complete with a map and very brief bios of each individual. Particularly notable burials would have a bit more information (Rita Sheridan, aka "Circus Girl"; Jacob Mast Councill, who was killed during Stoneman's Raid while working in his barn; various mayors; Rachel Rivers Coffey, who played a huge role in saving the cemetery; etc.).

A sidebar or a separate panel located adjacent to the first would explain why cemeteries are sacred spaces, similar in many respects to places of worship, and what types of behavior are and are not appropriate within the historic cemetery.

- 3) A second panel would be located near the trees adjacent to the three Union soldier graves in the east section of the cemetery. The Watauga County Historical Society is presently working with the Civil War Trails program in the hopes of having a Civil War Trails marker placed here at the cemetery, with Boone TDA also involved in this process. Funding for this marker could possibly come from a mix of stakeholders. This marker would have a bit of history on Stoneman's Raid in 1865 and why these three soldiers are buried here; it would also mention Jacob Mast Councill's grave in the White section of the cemetery.

4) The third panel would be located at the crest of the hill of the cemetery, directly on the old line between the Black and White sections of the cemetery. This marker would contextualize the decision to racially segregate burials, as well as include general information about the numerous burials in the Black section that remain unmarked (the JHA's obelisk in the Black section provides more specific information). The marker will also mention and contextualize the chain link fence that divided the Black and White sections of this cemetery up until 2015.

5) There have been several discussions since 2015 about creating a row of small, granite stones that would be flush with the ground and demarcate the old fence line, and the HPC members initially supported this concept once again at their March 9, 2021, meeting. Since then, however, one HPC member has questioned whether permanently memorializing that line in granite is the best way to interpret Boone's segregationist past within the cemetery, or whether that money might be better spent on other interpretive projects at the cemetery, with the proposed third panel instead serving the function of creating a "mental line" for visitors to the cemetery.

6) The HPC also discussed with Cultural Resources Director Mark Freed (who was also at the March 9 HPC meeting) the possibility of lantern-guided tours at night at the cemetery, perhaps as part of a partnership with SAHA and/or ASU, wherein each (hourly?) tour would consist of interpreters dressed as five or six significant figures buried in the cemetery (Rita Sheridan, Jacob Mast Councill, etc.) who give a brief overview of "their" lives, then answer questions from tour patrons. Similar in many ways to a "ghost tour," such programs are immensely popular in other communities and can be an excellent source for getting locals as well as visitors interested in the local community's history. As an addendum, I will add that the featured "significant figures" can rotate throughout the year or from year to year, so that content is constantly cycling. Themed tours are also possible ("Great Women of Boone," "Notorious Figures," "Political Figures," "Appalachian State Figures," "Trailblazers of Boone," etc.). The HPC recommended that this programming be developed for rollout during the Boone 150 programming in 2022.

7) The HPC also discussed the possibility of having a poop bag station installed just outside of the cemetery. There is a difficult balance in this approach; we want to discourage dog-walking in the cemetery, but we also know that it is already happening, so a poop bag station might help alleviate the consequences of the inevitable.



# Historic Preservation Commission Chair/Vice-Chair Application

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](mailto:planning@townofboone.net) ♦ [www.townofboone.net](http://www.townofboone.net)



## Board Member Information (Please see Board Secretary if needed for term information)

Name (Print):

ERIC PLATZ

Date Appointed:

5/20/2021

Date Term Expires:

6/30/2024

Number of Terms Served:

2 (PRESENTLY IN SECOND TERM OF THIS CYCLE; PREVIOUSLY SERVED 2 OTHER TERMS)

Position:

☒ Chair

☐ Vice-Chair

## Questions

### 1. Orientation & Training

A. Have you completed the Historic Preservation Commission orientation?

☒ Yes ☐ NO

B. If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?

☒ Yes ☐ NO

### 2. Comprehensive Plan & Other Adopted Plans

A. Are you familiar with the Town's 2006 Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "[Ordinances, Plans & Studies](#)" heading?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

### 3. Unified Development Ordinance

A. Are you familiar with the Town of Boone's [Unified Development Ordinance](#), specifically Articles 1 General Provisions, Article 2 Administrative Mechanisms, Article 4 Permits and Article 5 Quasi-Judicial Procedures and Article 8 Historic Preservation Standards?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

### 4. Historic Preservation Commission Rules of Procedure

A. Are you familiar with the Rules of Procedure?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

### 5. Please explain why you wish to obtain this appointment:

I HAVE SERVED ON THE HPC SINCE 2012 AND AS ITS CHAIR SINCE 2014 (WITH A ONE-YEAR GAP AT SOME POINT, DURING WHICH I CONTINUED MY ROLE SINCE MY SPOT WAS NOT FILLED). DURING THAT TIME, THE HPC HAS ACCOMPLISHED A GREAT DEAL UNDER MY LEADERSHIP. I HAVE LED THE COMMISSION THROUGH ITS TRANSITION TO QUASI-JUDICIAL STATUS, AND WE CONTINUE TO WORK ON OUR AMBITIOUS WORKPLAN OF LANDMARK/DISTRICT DESIGNATIONS, HISTORICAL MARKERS, AND OTHER HISTORIC INTERPRETATION OF THE TOWN'S PAST. I WOULD LIKE TO CONTINUE SHEPHERDING THE HPC THROUGH THE REMAINING TASKS ON OUR WORK PLAN.

Page 1 of 2

Communication: Application for Chair and Vice-Chair (HPC Chair and Vice-Chair)

Communication: Submitted HPC Chair and Vice-Chair Applications for HPC (HPC Chair and Vice-Chair Applications - Review and

Packet Pg. 50

Packet Pg. 32

**Official Use Only**

Date Reviewed by Historic Preservation Commission:

Date Reviewed by Town Council:

\\Planning\data\SHARE\Boards\BOA\Chair & Vice-Chair Applications\BOA\_Chair&Vice-Chair\_Application\HPC\_Chair&Vice-Chair\_Application\_09212022.docx

# Historic Preservation Commission Chair/Vice-Chair Application

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](mailto:planning@townofboone.net) ♦ [www.townofboone.net](http://www.townofboone.net)



## Board Member Information (Please see Board Secretary if needed for term information)

Name (Print):

ELIZABETH B. BOND

Date Appointed:

6/18/2017

Date Term Expires:

6/30/2023

Number of Terms Served:

2nd term (currently)

Position:

☐ Chair

☒ Vice-Chair

## Questions

### 1. Orientation & Training

A. Have you completed the Historic Preservation Commission orientation?

☒ Yes ☐ NO

B. If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

### 2. Comprehensive Plan & Other Adopted Plans

A. Are you familiar with the Town's 2006 Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "[Ordinances, Plans & Studies](#)" heading?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

### 3. Unified Development Ordinance

A. Are you familiar with the Town of Boone's [Unified Development Ordinance](#), specifically Articles 1 General Provisions, Article 2 Administrative Mechanisms, Article 4 Permits and Article 5 Quasi-Judicial Procedures and Article 8 Historic Preservation Standards?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

### 4. Historic Preservation Commission Rules of Procedure

A. Are you familiar with the Rules of Procedure?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?

☒ Yes ☐ NO

### 5. Please explain why you wish to obtain this appointment:

I enjoy serving on this commission - particularly how that we are bearing case bearing a lot of future of Howard St. - a project I have wanted to see complete for over 40 years! I believe this commission is making some remarkable decisions about this project - which will be a real impact on the town and its plan - the development of it

**Official Use Only**

Date Reviewed by Historic Preservation Commission:

Date Reviewed by Town Council:

\\Planning\data\SHARE\Boards\BOA\Chair & Vice-Chair Applications\BOA\_Chair&Vice-Chair\_Application\HPC\_Chair&Vice-Chair\_Application\_09212022.docx

Communication: Submitted HPC Chair and Vice-Chair Applications for HPC (HPC Chair and Vice-Chair Applications - Review and





*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: 1<sup>st</sup> 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](mailto:planning@townofboone.net) • [www.townofboone.net](http://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](mailto: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: DECEMBER 1,  
2022

### C. Property Information

Street Address: 642 W. King St., Boone, NC 28607 Watauga County Parcel Identification Number: 2900-89-3129

Existing Zoning District(s): Town Limits, B1DC Downtown Core

Total Land Area: \_\_\_\_\_

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

If yes, describe: \_\_\_\_\_

### D. Applicant Information

Name: 642 West King, LLC (Chelsea Garrett, Member)

Complete Mailing Address (Street, City, Zip): 642 W. King St., Boone, NC 28607

Phone Number: 828-264-6126 Email Address: cgarrett@dwc-law.com

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

### E. Property Owner Information

Name: Same as above in "D. Applicant Information"

Complete Mailing Address (Street, City, Zip): \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

### F. Landmark/District Information

District/Landmark Name: Boone Garage/Hodges Tire Company Complex

Period of Significance: 1922-1988 (note: 1988 is the last date referenced in "history" and we think it is incorrect.)

**G. Project Details**

Project Cost: \$ TBD \$

**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 W. King St., Suite #201, Boone, NC 28607

Phone Number:

828-265-2405

Email Address:

bill@appalarch.com

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

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

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

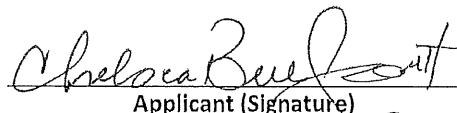
I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications, and related project details presented to, and approved by, the Historic Preservation Commission. Any proposed modification or addition must be submitted to the Planning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

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

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

Chelsea Garrett

Applicant (Print)



Applicant (Signature)

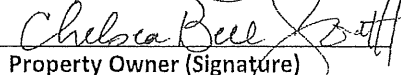
10-14-22

Date

Chelsea Garrett

Property Owner (Print)

642 West King, LLC



Property Owner (Signature)

10-14-22

Date

**Official Use Only**

Permit Name:

DiSanti, Capua + Garrett - Co A



|                                       |                         |                                  |                                                                                                                         |                               |
|---------------------------------------|-------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Permit Number: <b>Z06158 - 101422</b> |                         |                                  |                                                                                                                         |                               |
| Date:<br><b>10-14-22</b>              | Fee:<br><b>\$100.00</b> | Receipt Number:<br><b>522195</b> | Method of Payment:<br><input type="checkbox"/> Cash<br><input checked="" type="checkbox"/> Check<br>Number: <b>1059</b> | Paid By:<br><b>Steve Owen</b> |

Public Hearing Meeting Date: \_\_\_\_\_

Date of APO Mailed Notification: \_\_\_\_\_

Date of Posted Notification: \_\_\_\_\_

Request Approved: ☐ Yes ☐ No

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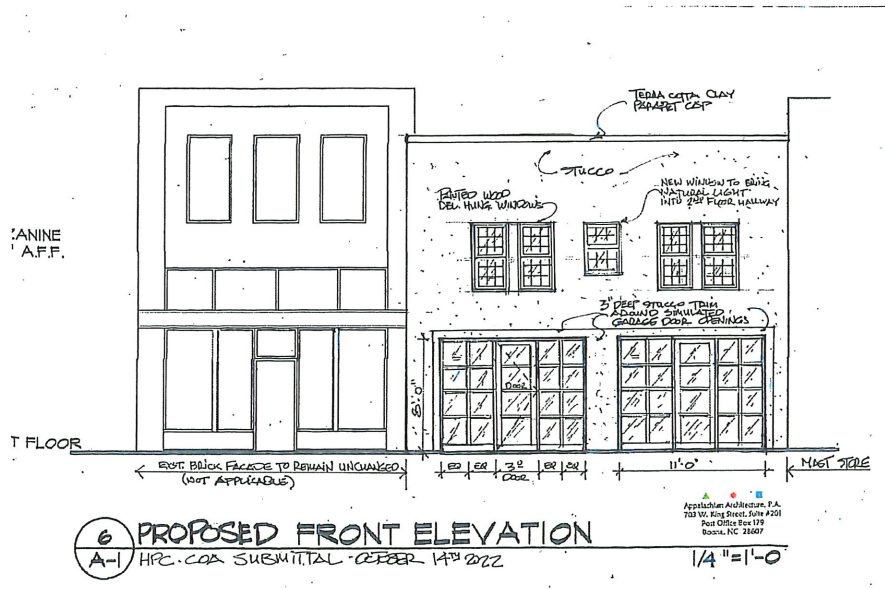
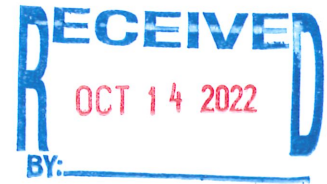
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*COA for Major Work Supplemental Checklist*

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**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.



(Larger image at rear of this document)

## DCG building Façade renovation

### I. Design Standards for Renovation of Existing Buildings

1. The brick veneer installed in the early 1970's, if not before, over the original 1920's stucco façade was delaminating from the masonry substrate. Eventually this would have led to collapse of the brick veneer onto the courtyard below. The delamination had reached a point of being a potential health hazard. As such, the building Owners decided to remove the brick veneer which was completed August 2022.

Upon removal of the brick veneer, it was discovered that the masonry substrate was in very poor condition and would require extensive work to repair. Additionally, further exploration determined that there was little, if any, foundation underground supporting the brick veneer.

Architect and structural engineer visually inspected the newly exposed masonry substrate, determining that it was in very poor condition as is evidenced in the attached photographs. As such it was recommended to the Owners that the masonry also be removed and replaced with a light gauge steel frame wall which would require less foundation work and provide much greater thermal insulation than a masonry replacement wall. The metal frame wall can accommodate a variety of exterior finishes, such as the proposed stucco finish.

2. The inventory of the historic buildings downtown indicate that the building was constructed as part of the Boone Garage/Hodge Tire Company Complex (WT0819). Historical photographs from the 1950's show the original building façade had a white stucco finish with no ornamentation. It is the applicant's intent to "replicate" the original white stucco façade with garage bay type openings on the ground level and double-hung windows on the 2<sup>nd</sup> level.
3. The original building façade has been altered multiple times since it was constructed in the 1920's. The applicant proposes to construct a new façade similar in look to the original building.
4. Masonry features - The original 1920's building façade was very plain, utilitarian and probably inexpensive to construct. Based on the historical photographs, there was no ornamentation or distinctive features in the facade to preserve or replicate. The garage bay openings in the original façade appears to have been surrounded by a wide stucco trim which will be replicated in the proposed new façade.
5. Wood features - Historical photographs indicate there was no wood features on the original façade.
6. Storefront – The original building was constructed to serve as a garage for servicing automobiles. It is assumed that garage doors originally closed the two garage bay openings. It is the applicant's intention to convert the ground level space from the current attorney's office into a commercial use. As such, the applicant proposes to install new aluminum storefront window system replicating the pattern seen in a typical garage door.
7. There are no historical features remaining from the original façade to preserve or repair. It is the applicant's intent to replicate the original 1920's façade with contemporary materials and colors similar to the original façade.
8. It is the applicant's intent to replicate the original unadorned stucco façade per the historical photographs.
9. It is the applicants intent to use a hard-coat cement based stucco finish compatible in overall appearance to the original façade.
10. Non-historic Buildings – It is the applicant's intent to replace the former brick veneer finish with a stucco material similar to the original façade in "design, workmanship and composition."

11. Color – It is the applicant’s intention to paint the new stucco facade in a white color similar to the original building. Field and trim colors will be selected from the Town’s approved color system.

12. Awnings – Applicant does not propose to install awnings on the new façade at this time, as there is no evidence to indicate that the original 1920’s garage had awnings.

13. Exterior Doors – It is the applicant’s intent to install new aluminum storefront windows and door in the garage bay openings similar in appearance to the layout and pattern of a typical utilitarian roll-up garage door.

**J. Fencing** – Not applicable

**K. Retaining Walls** – Not applicable.

**L. Landscaping** – It is the applicant’s intent to provide landscaping in the current courtyard area in front of the building that will meet the current landscape standards outlined in the UDO.



Photographs Illustrating the Current Wall Status



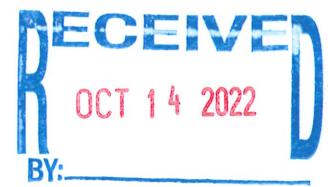
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OCT 14 2022  
BY: \_\_\_\_\_











Historic Photographs

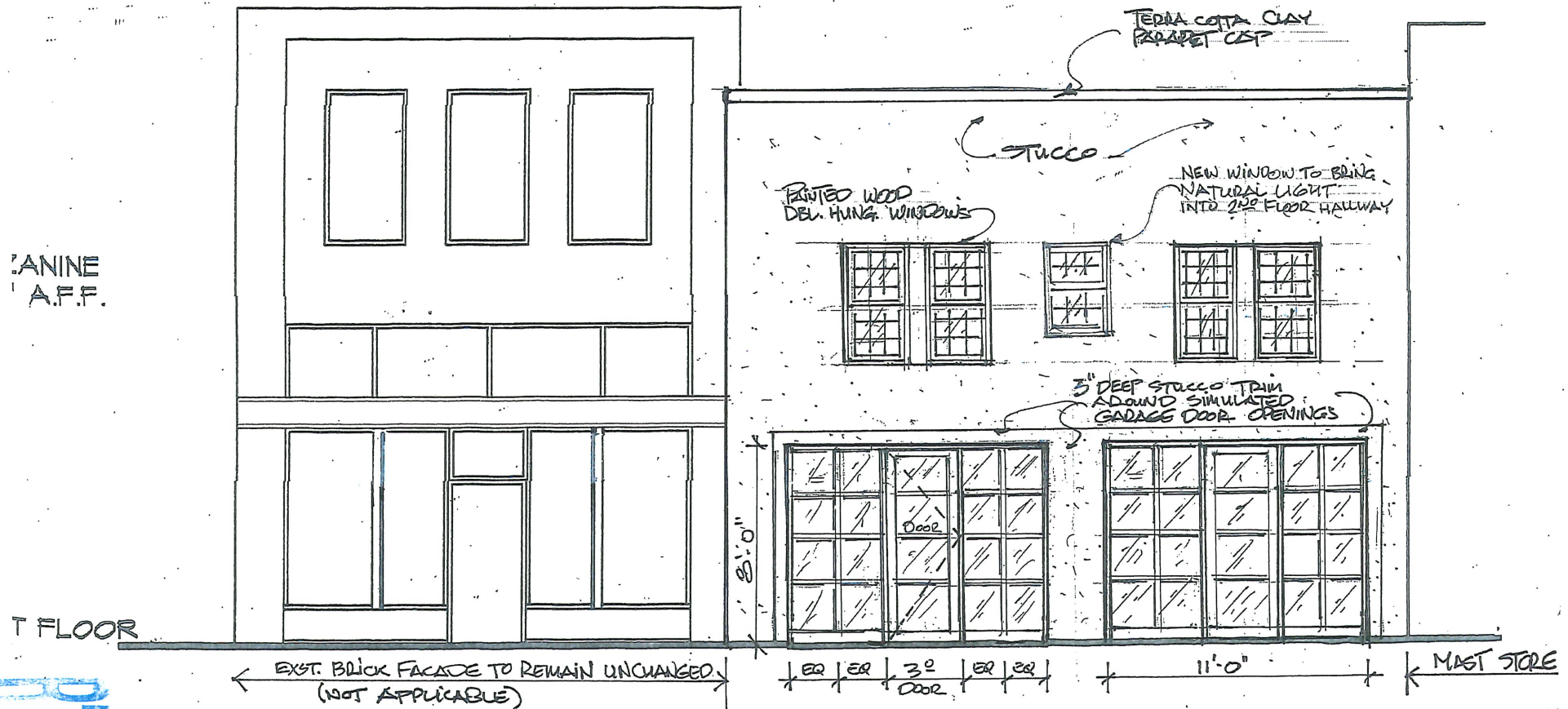
<http://www.digitalwatauga.org/items/show/6253>  
("Float in Boone Parade, 1950's")



<http://www.digitalwatauga.org/files/show/6445>

("Children In 1952 Spring Clean Up Parade")





**6 PROPOSED FRONT ELEVATION**  
**A-1 HPC COA SUBMITTAL - OCTOBER 14<sup>TH</sup> 2022**

Appalachian Architecture, P.A.  
 703 W. King Street, Suite #201  
 Post Office Box 179  
 Boone, NC 28607

1/4" = 1'-0"





EXISTING LANDSCAPE  
BEDS TO REMAIN

EXISTING HARDSCAPE TO REMAIN

DOC WATSON BENCH  
DO NOT DISTURB

PLACE PROTECTIVE FENCING TO  
PROTECT EXISTING HARDSCAPE, AND  
LANDSCAPE

DISANTI WATSON CAPUA  
WILSON & GARRETT, PLLC

EXISTING FIR  
TREE TO  
REMAIN

EXISTING BRADFORD  
PEAR TO BE  
REMOVED

EXISTING LANDSCAPE  
TO BE REMOVED

EXISTING SIGN  
TO BE REPLACED

5' SIDEWALK

KING STREET

MAST  
GENERAL  
STORE

1

Existing Condition

Scale: 1" = 10'-0"

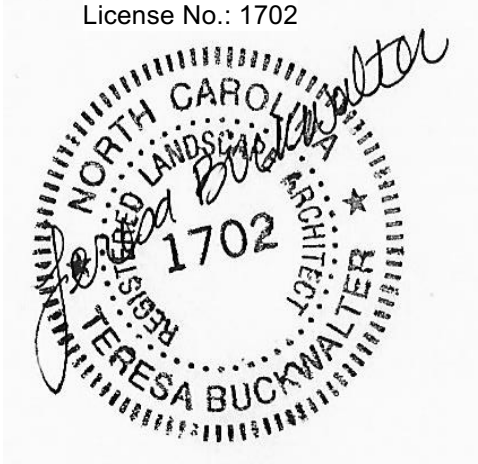
NOT FOR CONSTRUCTION

DISANTI WATSON CAPUA WILSON & GARRETT, PLLC  
642 WEST KING STREET  
BOONE, NC 28607

Project #: CL 0122  
Drawn By: TB  
Checked By: TB  
Scale: As Shown on Plan

Issue: 1                      Date: 4/10/2022

Seal:      Name: Teresa Buckwalter  
             Profession: Landscape Architect  
             License No.: 1702

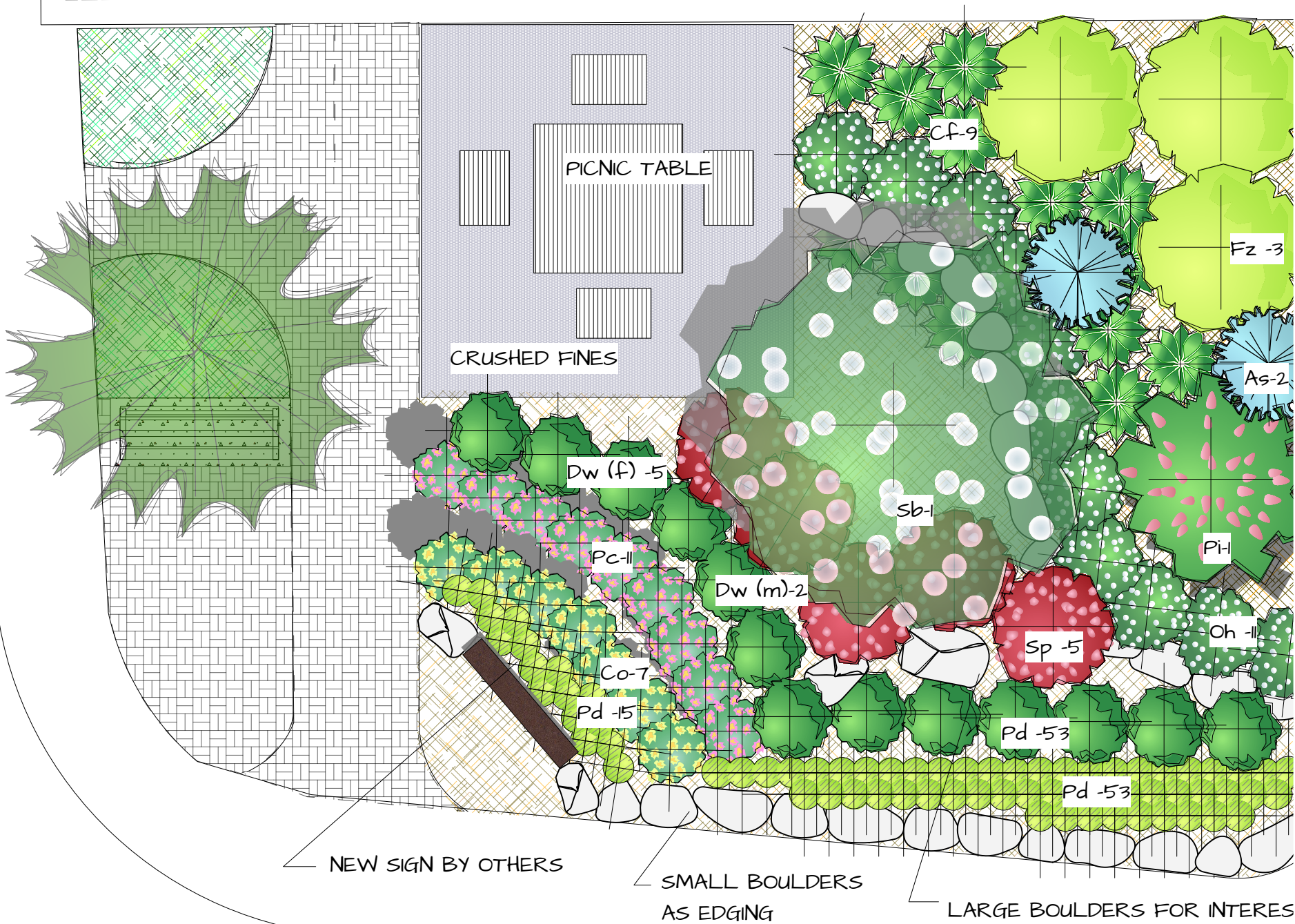


Drawing No.:

L-1



| Code   | Quantity | Common Name                      | Botanical Name                             | Size        |
|--------|----------|----------------------------------|--------------------------------------------|-------------|
| Co     | 7        | Lance-leaved coropsis            | Coreopsis lanceolata                       | 1 gallon    |
| Pc     | 11       | Purple Coneflower                | Echinacea purpurea                         | 1 gallon    |
| Dw (F) | 5        | Dwarf Winterberry (female)       | Ilex verticillata 'Red Sprite'             | 3 gallon    |
| Dw (M) | 2        | Dwarf Winterberry (male)         | Ilex verticillata 'Jim dandy'              | 3 gallon    |
| As     | 2        | dwarf Alberta Spruce             | Picea glauca 'conica'                      | 3 gallon    |
| Sb     | 1        | Serviceberry 'Autumn brilliance' | Amelanchier grandiflora 'Autum brilliance' | 1.5 caliper |
| Sp     | 5        | Sweet pepper bush 'ruby spice'   | Clethra alnifolia 'Ruby spice'             | 3 gallon    |
| Oh     | 11       | oak leaf hydrangea 'Pee Wee'     | Hydrangea quarcifolia 'Pee Wee'            | 3 gallon    |
| Pi     | 1        | Pink dogwood                     | Cornus florida rubra                       | 5 gallon    |
| Fz     | 3        | Flame azalea                     | Rhododendron calendulaceum                 | 5 gallon    |
| Cf     | 14       | Cinnamon fern                    | Osmunda cinnamomea                         | 1 gallon    |
| Pd     | 69       | Prairie dropsee                  | Sporobolus heterolepis                     | plugs       |
| Fo     | 6        | Fothergilla 'Mount Airy'         | Fothergilla major 'Mount Airy'             | 3 gallon    |



Communication: 206158-101422 - Exhibit 6 - Landscape Plans (Case 206158-101422 diSanti, Capua & Garrett - COA)

2 Landscape Plan  
Scale: 3/16" = 1'-0"

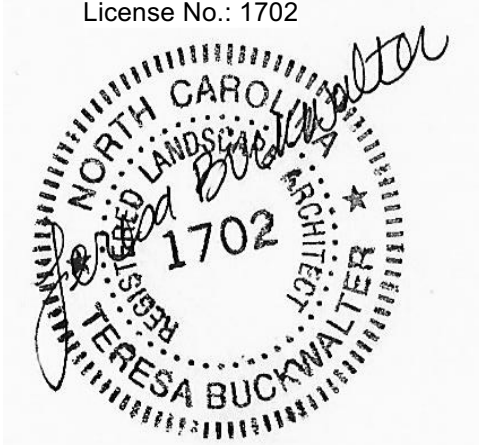
NOT FOR CONSTRUCTION

DISANTI WATSON CAPUA WILSON & GARRETT, PLLC  
642 WEST KING STREET  
BOONE, NC 28607

Project #: CL 0122  
Drawn By: TB  
Checked By: TB  
Scale: As Shown on Plan

Issue: 1 Date: 4/10/2022

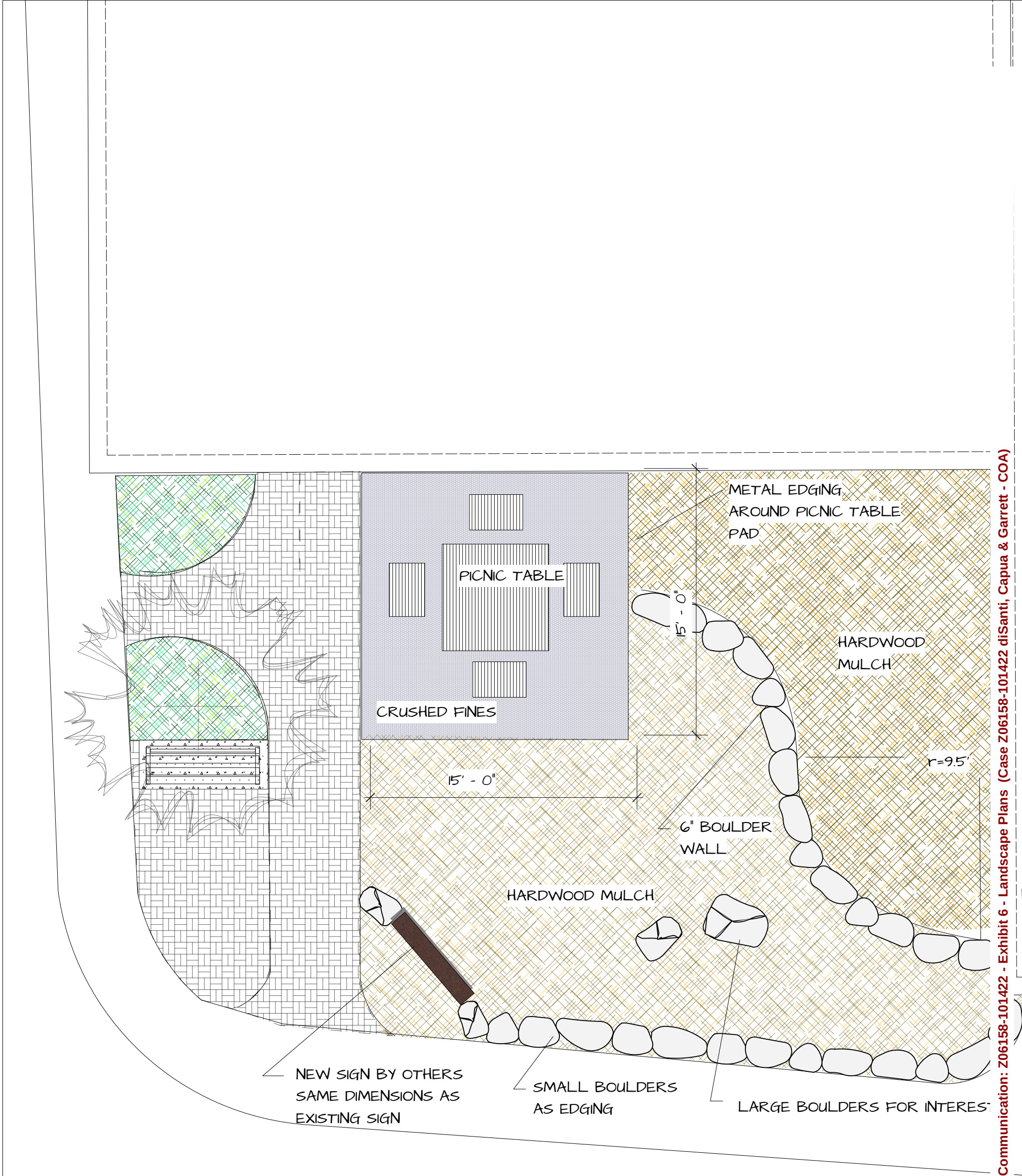
Seal: Name: Teresa Buckwalter  
Profession: Landscape Architect  
License No.: 1702



Drawing No.:

L-2





Communication: 206158-101422 - Exhibit 6 - Landscape Plans (Case 206158-101422 diSanti, Capua & Garrett - COA)

3 **Landscape Layout**  
Scale: 3/16" = 1'-0"

NOT FOR CONSTRUCTIC

DISANTI WATSON CAPUA WILSON & GARRETT, PLLC  
642 WEST KING STREET  
BOONE, NC 28607

Project #: CL 0122  
Drawn By: TB  
Checked By: TB  
Scale: As Shown on Plan

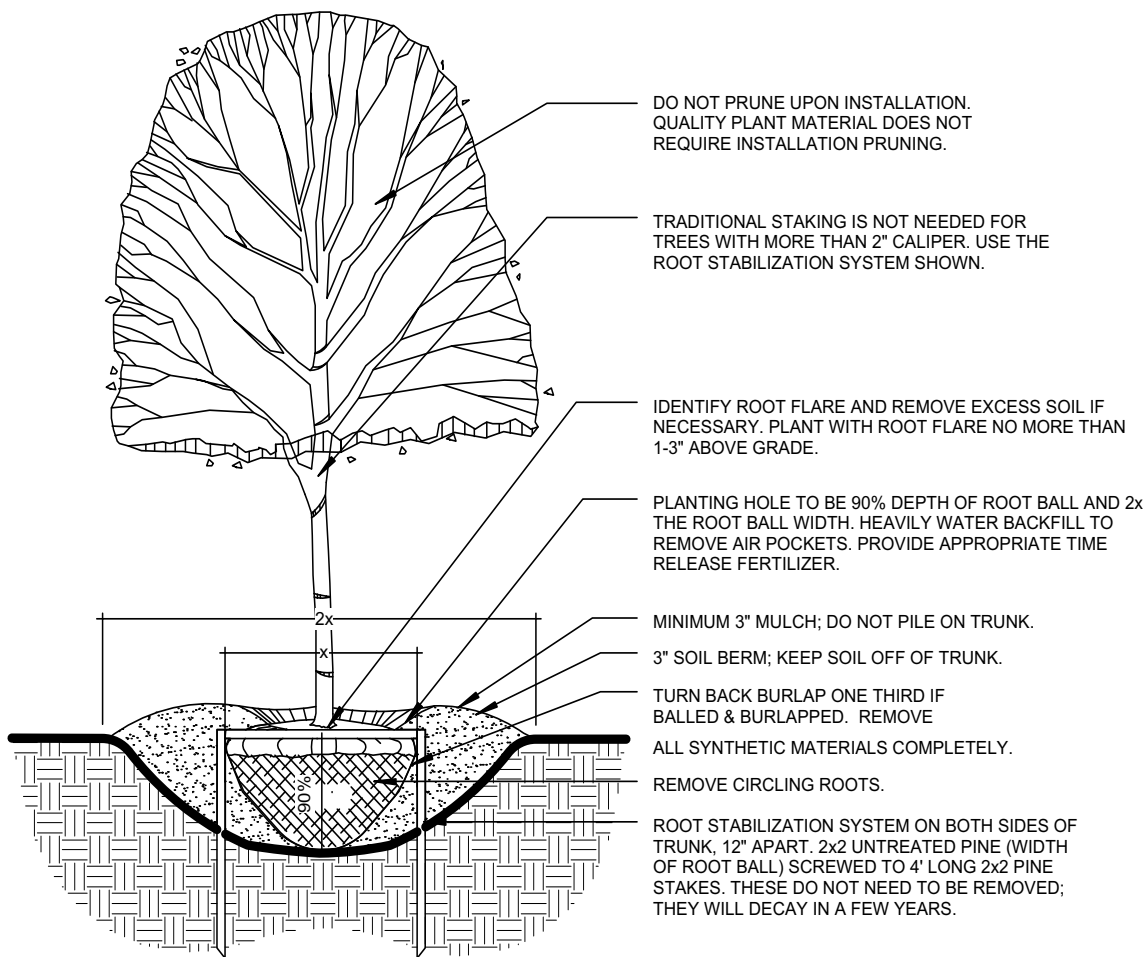
Issue: 1 Date: 4/10/2022

Seal: Name: Teresa Buckwalter  
Profession: Landscape Architect  
License No.: 1702



Drawing No.:

L-3



## 1 Tree Planting Detail - Root Ball Stabilization

N.T.S.

PROVIDE APPROPRIATE TIME-RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATIONS.

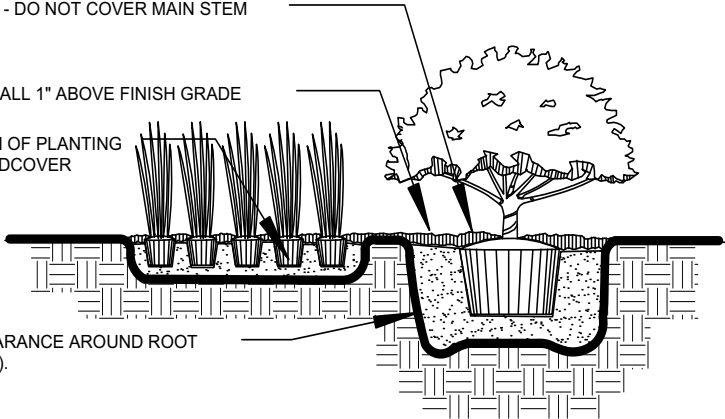
3" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

12" MINIMUM DEPTH OF PLANTING SOIL MIX IN GROUNDCOVER PLANTING BEDS.

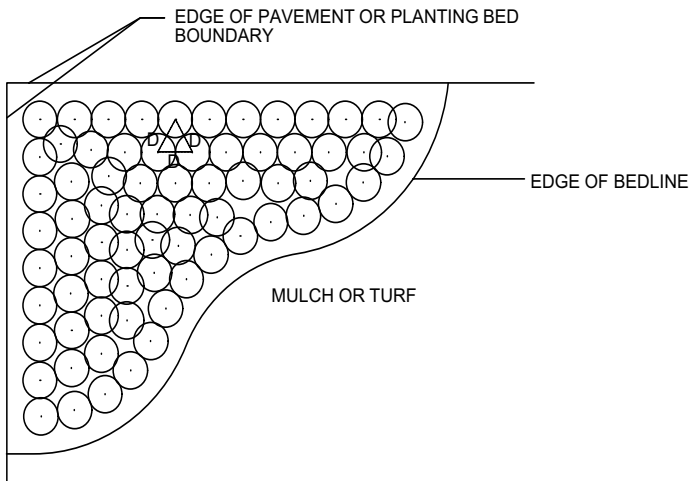
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

PLANTING SOIL MIX - 2/3 ON-SITE SOIL, 1/3 PEAT. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.



## 2 Shrub and Groundcover Planting Detail

N.T.S.



NOTE: LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN PLANT FOLIAGE AND EDGE OF BEDLINE (TYP.).

## 3 Plant Spacing Detail

N.T.S.

NOT FOR CONSTRUCTION

DISANTI WATSON CAPUA WILSON & GARRETT, PLLC  
642 WEST KING STREET  
BOONE, NC 28607

Project #: CL 0122  
Drawn By: TB  
Checked By: TB  
Scale: As Shown on Plan

Issue: 1 Date: 4/10/2022

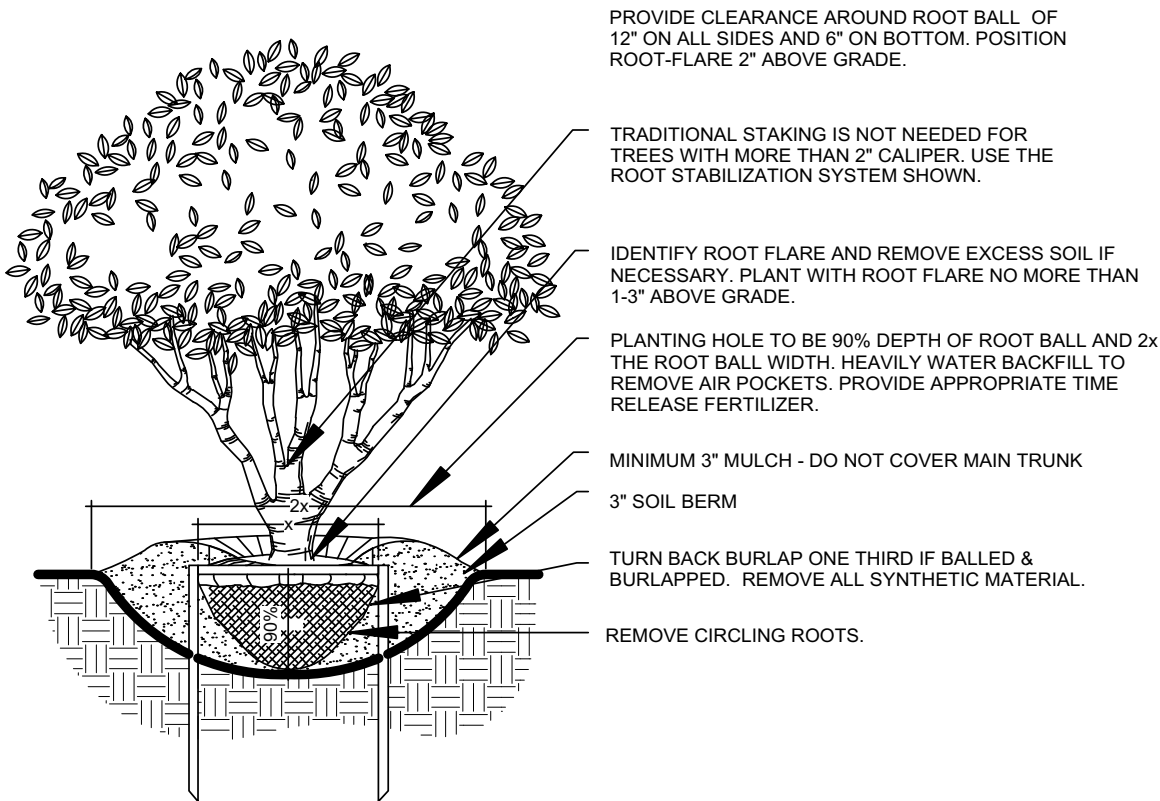
Seal: Name: Teresa Buckwalter  
Profession: Landscape Architect  
License No.: 1702



Drawing No.:

L-4





PROVIDE CLEARANCE AROUND ROOT BALL OF 12" ON ALL SIDES AND 6" ON BOTTOM. POSITION ROOT-FLARE 2" ABOVE GRADE.

TRADITIONAL STAKING IS NOT NEEDED FOR TREES WITH MORE THAN 2" CALIPER. USE THE ROOT STABILIZATION SYSTEM SHOWN.

IDENTIFY ROOT FLARE AND REMOVE EXCESS SOIL IF NECESSARY. PLANT WITH ROOT FLARE NO MORE THAN 1-3" ABOVE GRADE.

PLANTING HOLE TO BE 90% DEPTH OF ROOT BALL AND 2x THE ROOT BALL WIDTH. HEAVILY WATER BACKFILL TO REMOVE AIR POCKETS. PROVIDE APPROPRIATE TIME RELEASE FERTILIZER.

MINIMUM 3" MULCH - DO NOT COVER MAIN TRUNK

3" SOIL BERM

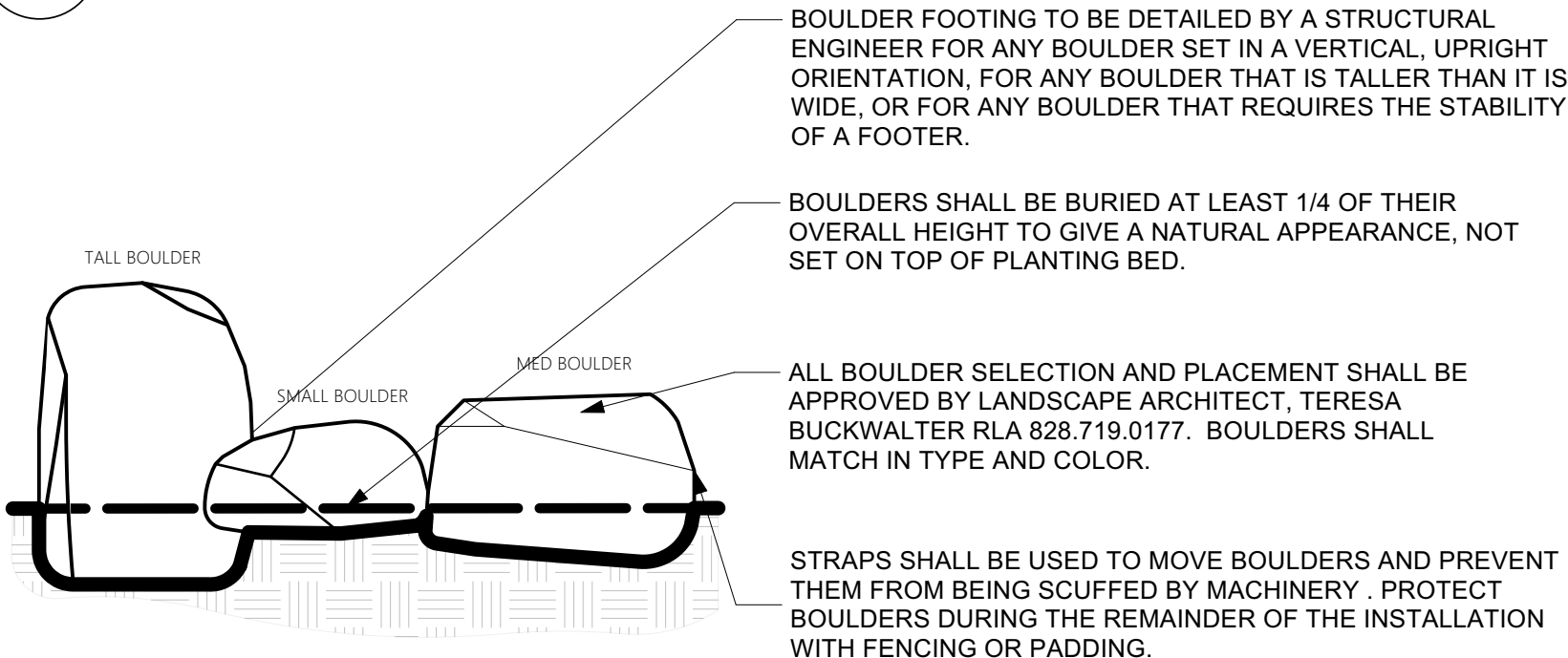
TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE ALL SYNTHETIC MATERIAL.

REMOVE CIRCLING ROOTS.

4

## Multi-Trunk Tree Planting Detail

N.T.S.



5

## Boulder Placement Detail

N.T.S.

### General Notes:

1. Plant quality, soil amendment, mulch and planting standards to comply with the Town of Boone's Lanscape Guide found in the UDO (Appendix C).
2. Plant material shall conform to the standards for Grade #1 or better as given in the latest "American Standard for Nursery Stock," American National Standards Institute. Plant size is to take precedence over container size.
3. All trees and shrubs are to be positioned vertically regardless of the slope of the ground in which they are planted. Berms are to be constructed at right angles to the tree or shrub or in a manner in which they will most effectively serve the purpose of retaining water at the base of the plant.
4. Weeds are to be adequately and properly treated and removed prior to landscape installation.
5. Soil preparation must be conducted by contractor. The contractor shall conduct soil tests on subsoil on site and amend the soil. All soil amendment should be certified as weed-free from supplier.
6. Landscape material is to be maintained by the landscape contractor (including mowing, pruning, and weeding) until planting is approved by client. The landscape contractor must provide: (A.) A warranty on all trees for a period of 12 months. (B.) A warranty on all shrubs and groundcovers for a period of months. (C.) Guidelines for proper maintenance.
7. Mulch all planting beds with 3" of double ground hardwood mulch.

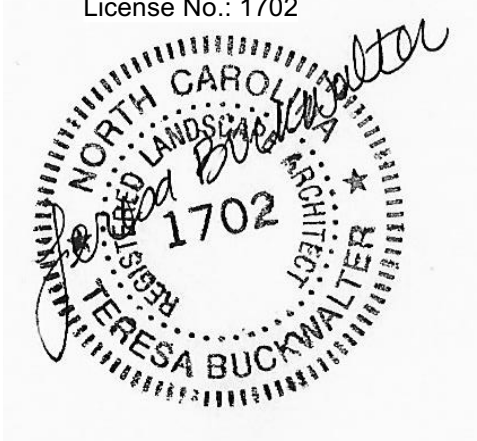
DISANTI WATSON CAPUA WILSON & GARRETT, PLLC  
642 WEST KING STREET  
BOONE, NC 28607

Project #: CL 0122  
Drawn By: TB  
Checked By: TB  
Scale: As Shown on Plan

Issue: 1

Date: 4/10/2022

Seal: Name: Teresa Buckwalter  
Profession: Landscape Architect  
License No.: 1702



Drawing No.:

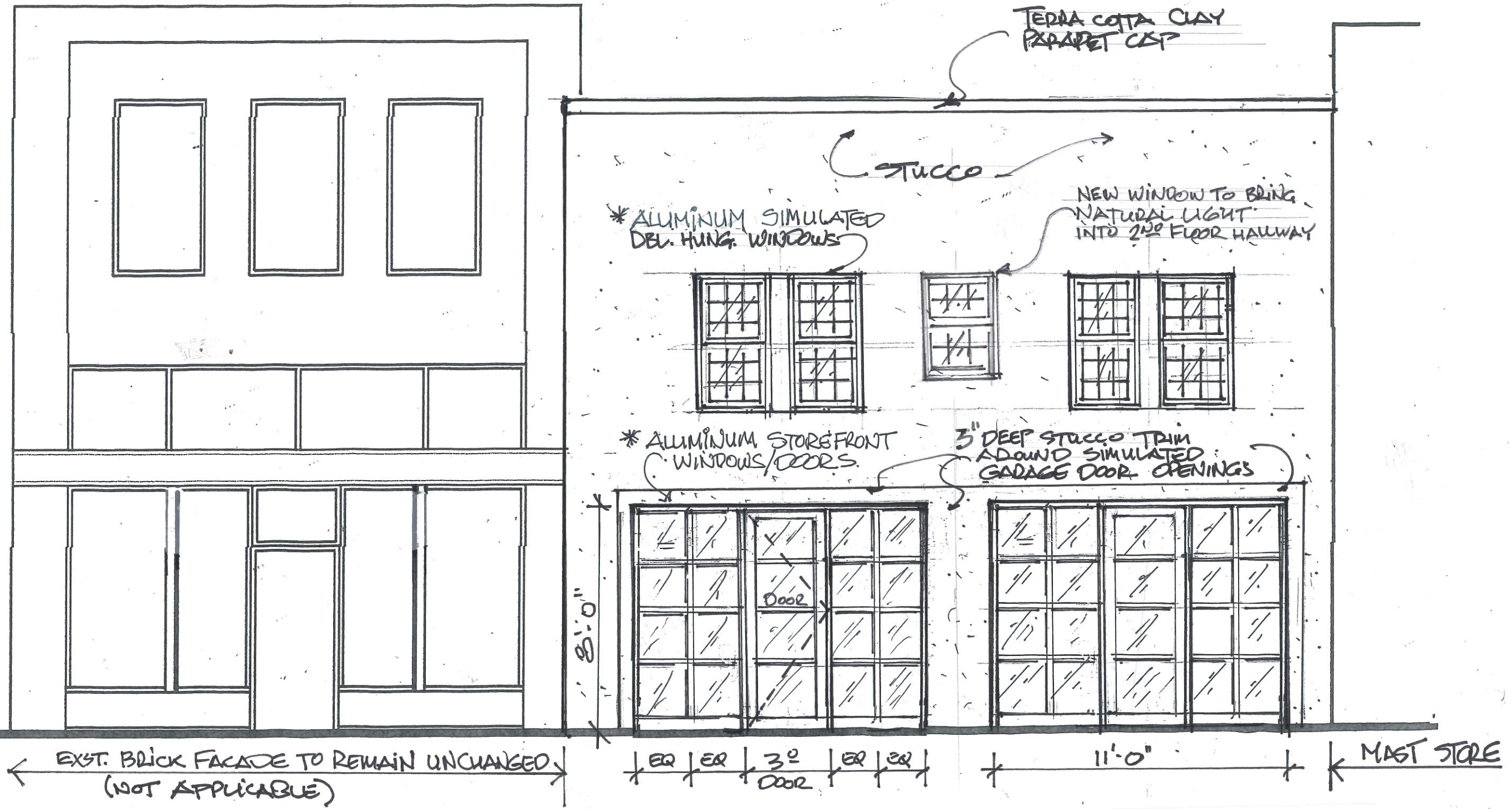
L-5

Packet Pg. 53



ANINE  
A.F.F.

T FLOOR



# 6 PROPOSED FRONT ELEVATION

A-1 HPC COA SUBMITTAL - OCTOBER 14<sup>TH</sup> 2022 \*NOTES ADDED 10/20/2022 ALUMINUM WINDOWS/DOORS

Appalachian Architecture, P.A.  
703 W. King Street, Suite #201  
Post Office Box 179  
Boone, NC 28607

1/4" = 1'-0"

Communication: Z06158-101422 - Exhibit 7 - Front Elevation (Case Z06158-101422 diSanti, Capua & Garrett - COA)





## STAFF REPORT

HISTORIC PRESERVATION COMMISSION, NOVEMBER 8, 2022

CASE Z06158-101422 642 WEST KING STREET, LLC (DISANTI, CAPUA, &amp; GARRETT FACADE REPAIR)-COA



## Request

Chelsea Garrett, on behalf of 642 West King Street, LLC, has requested a Certificate of Appropriateness (COA) for major work for 642 W. King Street in the downtown historic district for a renovation to the façade.

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 any alteration of exterior surface materials to include masonry and siding of a building in the Downtown Boone Local Historic District.

### Parcel Information

**Address:** 642 W. King Street  
**Property Owner:** 642 W. King Street, LLC  
**Watauga County PIN:** 2900-89-3129-000  
**Lot size (total):** .20 Acres  
**Jurisdiction:** Town of Boone  
**Access:** W. King Street (State maintained) and S. Depot Street (Town maintained)  
**SFHA:** Yes  
**Watershed District:** No  
**Corridor District:** No  
**NCD:** No  
**Viewshed:** No  
**Steep Slope:** No  
**Transitional Zone:** No  
**Current Zoning:** B1 Downtown Core, Downtown Historic District Overlay

| Zoning & Use of Adjacent Properties |                                                           |                    |
|-------------------------------------|-----------------------------------------------------------|--------------------|
|                                     | Adjacent Zoning                                           | Adjacent Land Use  |
| North                               | B1, Downtown Core, Downtown Boone Local Historic District | Retail             |
| East                                | B1, Downtown Core, Downtown Boone Local Historic District | Retail             |
| South                               | B1, Downtown Interface                                    | Restaurant, Retail |
| West                                | B1, Downtown Core, Downtown Boone Local Historic District | Restaurant         |

### Historic District Analysis

The applicant is repairing the facade on the front of their building due to deterioration of the facade material over time. A modified entry for the office space, is proposed by placing a light gauge steel frame, which the building owners plan to cover in stucco; this appears to have been a finish on the building during the 1950s. The owners also plan to replicate garage bay type openings with double hung windows on the 2<sup>nd</sup> level. The applicant is proposing a new window on the 2<sup>nd</sup> floor to allow light in the hallway.

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

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

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

### 3. [Downtown Boone Local Historic District Standards](#)

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.

#### **Zoning Analysis (B1 Downtown Core)**

*Pursuant to UDO Subsection 14.19.06(H)(4)(a)(i)(B), Stucco finishes (are acceptable materials), but only on non-primary or non-secondary facades; (2) the stucco finish must be similar or compatible to historic examples found in the B1 Downtown Core District, and (3) the stucco finish is not the primary building material.*

*Pursuant to UDO Subsection 14.19.06(H)(4)(b)(i)(M) under prohibited materials stucco finishes (are not allowed) except as allowed in Subsection 14.19.06(H)(4)(a)(i)(B).*

*Pursuant to UDO Subsection 14.19.06(H)(4)(b)(ii)(J), Prohibited Trim Materials which includes trim on doors and windows, stucco is a prohibited material.*

#### **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 642 W. King Street.

#### **1. WT0819 Boone Garage Circa (1922) 642 West King St.**

This building, which is the east half of the current di Santi, Watson, Capua, and Wilson law firm, appears to have been built as a mechanic’s garage in 1922. Because of this tenancy, past surveys have mistakenly grouped this building with WT0894, a related property, as a singular complex. This survey update remedies that confusion.

Walter Johnson acquired the property from J. W. and Mattie Jones (Deed Book 28, Page 477) in 1922, with a stipulation that a two-story, brick building would be built on the site, to which Jones would be permitted to attach his own building on his lot to the east (see also Watauga Democrat, April 27, 1922). Two years later, F. C. and Verta Ward bought the “Boone Garage” from Walter and Lillie Johnson. The Wards sold the “Boone Garage” in 1927 to A. G. Miller (Deed Book 35, Page 304), who appears to have operated as the “MillerMoretz Motor Company” in the late 1920s (Watauga Democrat, February 7, 1929). The building has been drastically altered numerous times in the years since. By January 1935, the building fell into default, at which time the Watauga Building & Loan Association sold the property to A. E. Hodges (Deed Book 43, Page 493). Hodges retained the building until July 1940, when he sold it to R. W. Colvard (Deed Book 52, Page 401). Colvard also obtained WT0894 that same year, at which point the two buildings became linked in the minds of members of the community. For details on the west building, see WT0894.

This complex of two-story buildings (WT0819 and WT0894) on the south elevation now consists of a uniform, running bond, brick veneer that covers both buildings. This represents a significant change from the appearance of the east building (WT0819) in 1936, as seen in the H. Lee Waters film of Boone (Cec-Gre-01-001), when the two-story structure extended all the way to the sidewalk on West King Street, flush with the south elevation of WT0591 to the east. This extension consisted of an enclosed second floor with an open garage area underneath. Sometime after 1936 Waters film but before July 7, 1938, when a photo of the building ran with a Hodges Tire Company advertisement in the Watauga Democrat, Hodges removed the second floor overhang and trimmed back the building footprint to a position slightly forward

#### ***WT0819 Boone Garage (1922)—CH***

*642 West King Street (2900-89-3129-000, shared parce with WT0894)*

*Originally built in 1922 as the Boone Garage, this two-story, brick building was constructed simultaneously with WT0591 the east and originally had a south elevation that was flush with the sidewalk at King Street and featured an enclosed second floor with an open garage area underneath. After a string of automotive tenants, the Hodges Tire Company removed the second floor overhang about 1937, cladding th new façade in natural stone, with two double bays of one-over-one, double-hung sash windows on the second floor an a large, arched, garage bay set to the west side of the first floor. Substantial alterations followed again before 1963 an again after 1988 to the present configuration, which presen as a uniform brick veneer, which continues onto WT0894 to the west and onto the west wall of WT0591 to the east (although it is presently peeling away from the latter and in danger of collapse). Fenestration patterns of the second flo are radically altered from their earlier appearances, while th first floor offers three side-by-side, plate glass windows that do not resemble earlier configurations. Despite these radica changes, the building is an important example of the adapti changes wrought on the district’s oldest buildings as uses changed. Removal of the current veneer may reveal the natural stone façade dating to 1937 and offer an opportunit for historically intriguing façade rehabilitation.*

of WT0894. He also appears to have clad the new façade in natural stone, with two double bays of one-over-one, double-hung sash, wooden windows on the second floor and a large, arched garage bay set to the west side of the first floor (the east side of the first floor was obscured in the image). This configuration was dramatically altered again before 1963 (His-Boo-1.43.5), when WT0819 included three sets of louvered awning windows on the second floor, the outer bays consisting of two four-light, vertical runs and the center bay consisting of one four-light, vertical run. Terracotta coping ran along the low parapet roof. Between the first and second floors was a pronounced flat awning that wrapped onto the modified west wall of WT0591 and the south elevation of the west building of this complex. The first floor of the WT0819 is more difficult to decipher from images from this period, but it appears to have included a large, aluminum-frame shop window configuration of two large, side-by-side, plate glass windows to the west and a single doorway with small transom immediately east of these windows, while a second aluminum frame plate glass window, perhaps one-over-one, was located in the east corner. This configuration appears to have survived until sometime before the 1988 survey (see WT0591), when images show that the second floor windows had been modified to a double bay of six-over-six, double-hung sash windows flanked by shutters to the west and a single six-over-six, double-hung sash window flanked by shutters at center. The east window bay is not visible, but presumably continued this alteration pattern. Parking was available in front of the south elevation.

At an unknown date after 1988, the east building was further altered to its present configuration. The terracotta coping survives, and WT0819 still steps out slightly to the south from WT0894, but the second floor windows are now, single-light, fixed plate glass windows with aluminum frames. The flat awning between the first and second floors has been removed entirely and replaced with a run of corrugated metal paneling with a border. The first floor has two sets of three side-by-side, plate glass windows with aluminum frames. It should be noted that the brick veneer that wraps onto the west wall of WT0591 is separating from that building and is in danger of collapse. A large landscaped area is now located in front of WT0819.

**2. WT0894 W. R. Winkler Tire Company Building (1929/addition circa 1947)  
642 West King Street**

This building, which is the west half of the current di Santi, Watson, Capua, and Wilson law firm, was built by W. R. Winkler as a tire store in 1929. Because of this current tenancy and various changes to the building in the distant past, previous surveys have mistakenly grouped this building with WT0819 as a singular complex. This survey update remedies that confusion.

The W. R. Winkler Tire Company Building was completed in 1929 and was initially home to the Central Tire Company, one of W. R. Winkler's several auto-related businesses in Boone at the time (Watauga Democrat, October 4, 1928, and February 7, 1929). W. R. Winkler purchased the west building property on August 15, 1927, from S. B. and Julia Sullivan (Deed Book 35, Page 403). A year later, the October 4, 1928, article described the construction of a new building with the precise dimensions of this lot. The first floor was intended to contain a salesroom for tires, while the second floor would "house a complete vulcanizing and battery rebuilding plant." Winkler sold this property to R. W. Colvard in 1940 (Deed Book 52, Page 402), and Colvard purchased WT0819 that same year. Colvard then operated various garage and auto-related businesses in this property and WT0819 for decades, at which point the two buildings became linked in the minds of members of the community.

The south elevation of this complex of two-story buildings now consists of a uniform, running bond, brick veneer that covers both buildings. This represents a significant change from the appearance of the west portion of the building in 1936, as seen in the H. Lee Waters film of Boone (Cec-Gre-01-001). At that time, the south elevation of WT0894 consisted of three slightly separated, one-over-one, double-hung sash wooden windows, all mounted on a brick face of unknown bond that was slightly recessed from flanking brick pilasters at the southwest and southeast corners of the building. Above these windows was corbelling

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***WT0894 W. R. Winkler Tire Company Building  
(1929/addition ca. 1947)—CH***

*642 West King Street (2900-89-3129-000, shared parcel with WT0894)*

*W. R. "Ralph" Winkler had this two-story, brick, commercial block building constructed in 1929 to house the Central Tire Company, one of Winkler's several automotive businesses in the early twentieth century, and the building remained a tire store under various owners for several decades thereafter. The current brick veneer, which continues onto WT0819 to the east, offers a substantially more uniform appearance than the original brick face that was slightly recessed from pronounced pilasters at each corner of the south elevation. The first floor originally featured a large storefront entrance with a leaded glass, clerestory window, three large, plate glass windows, and a single recessed entry, while the second floor offered three slightly separated, one-over-one, double hung sash wooden windows separated from the first floor by a decorative band of alternating soldiers and headers. This configuration survived perhaps as late as 1988, after which the second floor windows were converted to fixed, metal-framed lights and the first floor storefront was completely reworked to its present configuration. The west elevation, which fronts on North Depot Street, has also been radically altered from its original appearance. A one-story addition at the rear was completed in 1947 to serve as a recapping area for Colvard Chevrolet, occupying a former alleyway leading from North Depot Street to the Jones House property. It is unclear whether any of the original brick detailing survives under the present treatments on the south and west elevations. Despite these substantial changes, the building is significant as one of the several late-1920s commercial infill projects following the establishment of Boone's revitalized commercial center.*

*East side of Depot Street between West King Street and Quaker Street*

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Communication: Z06158-101422 - Exhibit 8 - Staff Report (Case Z06158-101422 diSanti, Capua & Garrett - COA)



that rose to the parapet roof. Between the first and second floors, a decorative band of one soldier to three headers ran the full length of the south elevation and wrapped onto the west elevation. The first floor was dominated by a large, storefront entrance consisting of a leaded glass, clerestory window, apparently surmounted by a soldier course run, underneath of which were three large, plate glass windows in a wooden frame, with a single, recessed entry between the first and second windows from the east. This configuration appears to have been essentially the same in 1963 (His-Boo-1.43.5) and perhaps 1988 (survey images associated with adjacent buildings are not clear), except that the leaded glass, clerestory window had been paneled over, presumably for insulation purposes.

Today, this west building has an appearance that resembles its original appearance, with notable changes. Roofline coping is now aluminum. The second floor windows have been replaced with single, metal-frame, fixed plate glass windows, while the original clerestory has been uncovered and replaced with a four-light, metal frame clerestory. The corrugated metal band from the east building (WT0819) continues onto this building between the clerestory windows and the entrance below. The decorative brick band and the soldier course band survive. The first floor portion of the south elevation consists of a centered, single-door, recessed entrance flanked by inverted, plate glass windows, with single, plate glass windows on either of this entrance flush with the south elevation. Brick pavers and plantings fill the area in front of the west building, while a park bench with a seated statue of Doc Watson (installed 2011) sits on the southwest corner of the lot.

The west elevation of the west building has also changed since 1936. At that time, existing photos suggest that the decorative brick band wrapped onto the west elevation, while the first floor had at least one large window of unknown specifics and at least one one-over-one, double-hung sash, wooden window near the southwest corner. By 1963, the flat awning treatment visible on the south elevation and the west elevation of WT0591 also wrapped onto the west elevation of this west building. At least four one-over-one, double-hung sash windows with brick sills were visible at that time on the second floor of the west elevation, all of them probably original. The first floor possessed a single, wood-paneled door with four upper lights located at the northwest corner, with a one-over-one, metal frame window (apparently a replacement) occupying an opening just south of this door. At the southwest corner was an apparently complex window configuration that may have projected out onto the sidewalk underneath the awning. Two additional, small, fixed windows were visible to the north of this bizarre window configuration.

Today, the second floor of this west elevation retains the four window openings, although they are now metal-frame, fixed, plate glass windows; they retain their brick sills and soldier course lintels. A decorative brick band identical to that found between the first and second floors is visible above the second floor windows and wraps partially onto the west pilaster of the south elevation. On the first floor, the doorway at the northwest corner has been replaced by a slightly recessed entrance, although the soldier course lintel remains intact above the original opening. To the right of this is a large, fixed, plate glass window with a concrete frame while what may have once been a doorway at the center of the elevation has been replaced with a single, aluminum-frame, plate glass window with a bulkhead made of the same corrugated metal found on the south elevation. The bizarre window configuration from the 1963 images has been replaced by a large, three-light, aluminum-frame, plate glass window with the corrugated metal bulkhead. Metal coping caps this west wall, while the roof is flat and apparently of rubber.

At the rear (north end) of this west building is a one-story addition that dates to sometime prior to 1947 (last Boone Sanborn), which by that time was serving as a re-capping area for Colvard Chevrolet. This addition appears to have been built sometime after the coal storage area to the immediate north, based on the overlap of its portico onto the roof of the coal storage area, which is historically associated with WT0817. As of 1963, the west elevation of this addition was comprised of concrete block with a recessed portico entrance paired with at least two plate glass windows. The west wall of this area under the portico appears to be angled from southwest to northeast—a common treatment found in Boone entrance configurations during the mid-1900s as a buffer against strong winter winds. Indeed, this 1963 configuration may be an alteration of the original configuration of this elevation.

Today, the west elevation of this one-story addition reveals a dramatically altered appearance. Clad in board and batten panels (presumably of either wood or Hardie Board simulated to look like wood), the west elevation entrance is now raised, recessed, and reached by cultured stone steps (probably over concrete), with an oak door containing a large, central window serving as the entrance. This board and batten treatment continues onto the coal storage area to the north, suggesting that the buildings are linked, but they should be understood as distinct properties and buildings. A low, concrete stoop drops to the sidewalk in front of this elevation. A prominent, shed-style awning clad in standing seam metal covers the entire west elevation, above which is a short run of additional board and batten panels below the metal-coped, parapet roofline. To the south of the entrance and below the awning are two narrowly-spaced, plate glass windows.

### DESIGN STANDARDS

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

#### ***Commission Procedures, [Design Standards p. 27]***

#### **Elevation Definitions**

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

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

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

#### ***Commercial Properties Within the District, Standards for Commercial Properties within the District, Storefronts, Upper Facades, Side Elevations, and Rear Elevations [Design Standards, p. 61-67]***

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

#### **Storefronts, Upper Facades, Side Elevations, and Rear Elevations**

- 1.1 Whenever possible, historic storefronts and storefront features such as entrance configurations, display windows, doors, clerestory windows, transom bars and windows, bulkheads, corbelling, cornice work, windows, stonework, stringcourses, structural glass, and other architectural flourishes should be retained

and preserved. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities.

- 1.2 When reconstructing an historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.
- 1.3 In making changes to storefronts or other elevations to comply with code or accessibility requirements, avoid destroying historic materials and features and select configurations that have minimal intrusion or impact on the character-defining aspects of the property in question.
- 1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.
- 1.5 Original upper facade windows should not be removed and replaced with modern materials, nor is the enclosing or bricking in of upper facade windows appropriate. When upper floor windows must be replaced, use new windows that match the original windows in configuration, appearance, and materials.
- 1.6 It is never appropriate to cover an historic upper facade. Whenever possible, non-historic coverings of upper facades, including metal, stucco, or faux mountain village fronts and porches, should be removed and underlying original architectural elements repaired and restored.

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

**Architectural Components and Details**

- 2.1 It is important to preserve character-defining, historical, architectural features of exterior walls, such as cornices, friezes, medallions, sunbursts, brackets, bays, turrets, fascias, quoins, columns, brickwork, string courses, and decorative moldings. Original architectural details should always be retained if structurally feasible, even if portions of the original material are damaged or deteriorated to a point requiring replacement. If original details are missing, design replacement features based on historic photos and other documentation.
- 2.2 It is NOT appropriate to cover or remove rather than repair or replace in kind such features when they are deteriorated. If replacement is necessary, the new materials should match the materials being replaced in composition, design, texture, color, and other visual qualities. Original architectural features that are covered should be uncovered, exposed, repaired and/or restored, and maintained.
- 2.3 It is NOT appropriate to cover or replace historic materials with substitute materials, such as aluminum, vinyl, fiber cement board siding (or similar materials simulating the appearance of wood), or plywood panels. Architectural details that are not appropriate to the historic context and character of a building should never be added. At the same time, property owners should never use details from an earlier period to try to make a building look older than it is.
- 2.4 Historic architectural metals, such as pressed tin, aluminum, and cast or wrought iron, should always be retained. If these items are not repairable due to rust or other deterioration, replacement materials should duplicate the form, details, texture, material, size, shape, color, pattern, and composition of the original. When cleaning of architectural metals is necessary, use the gentlest methods possible, such as water, a gentle, non-caustic soap, and soft bristle brushes.

***Commercial Properties Within the District, Standards for Commercial Properties within the District, Masonry, [Design Standards p. 69-73]***

**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.

...

- 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.

...

- 4.10 Proper maintenance of masonry is essential to its long-term survival. Property owners should conduct periodic checks for moisture problems and cracking, and they should remove any vegetation that adheres to masonry (such as ivy and other vine plants) or that hinders ventilation and drainage around masonry elements. Vegetation should never be sprayed with defoliants, pesticides, or other harsh chemicals. Please consult with the Planning and Inspections Department for guidance on removal of vegetation on masonry.
- 4.11 Spalled masonry should never be repaired using cement infills or other patchwork repairs that will only further degrade the historic materials and alter the historic appearance of the building. Instead, spalled or delaminated bricks should be replaced with a similar brick stock or salvaged historic brick that matches the original in color, size, and appearance. New mortar joints should match the originals in color, composition, texture, and method of application.

***Commercial Properties Within the District, Standards for Commercial Properties within the District, Windows Doors, and Awnings, [Design Standards p. 75-84]***

**Windows, Doors, and Awnings**

- 6.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building's historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings



on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.

- 6.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.
- 6.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, surrounds, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.
- 6.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows on principal elevations should be retained. On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.
- 6.5 Reflective or tinted glass is not historically accurate to the District or its historic properties and should never be used. Property owners whose buildings already possess reflective or tinted glass should endeavor to replace this glass with materials that are more historically appropriate to their building and the District.
- 6.6 In cases where historic windows are deteriorated or damaged beyond repair, replacement windows on historic properties must match the original, historic window casings, sash details, and muntin divisions. In most cases, this will mean the use of true, divided light sashes, rather than sashes featuring simulated divided lights. Grids between glass (GBG) windows, vinyl replacement windows, and windows made of fiberglass, aluminum, or other materials that are incongruous to the District are not permitted. For new windows in new construction or an addition to an historic property, new windows may use simulated divided light sashes (with muntins permanently attached to the interior and exterior of the window panes and a matching space in between the glazing) that approximate the general appearance of windows in other residential properties in the District.
- 6.7 If a building did not historically possess shutters, they should not be added. Similarly, historic shutter elements should be repaired and retained. Existing shutters should never be replaced with materials that are not historic to the property (metal, vinyl, or plastic shutters, for example), nor should they be replaced with shutters of a different size or configuration, especially those that do not fit the window opening and are attached to existing siding or masonry.
- 6.8 Shutters should be attached to the window casing, not the siding or masonry, unless the original historic context of the property featured shutters attached to the siding or masonry.
- 6.9 It is appropriate to have original windows repaired and storm windows added to historic properties. This approach is preferable to replacement of original windows. Storm windows protect original windows, reduce heat loss, and are not a permanent change to a structure when installed properly. Original window and door elements should never be damaged or destroyed when storm windows or doors are installed on historic properties. Storm windows and doors should blend with the historic property, rather than appearing to be tacked on as an afterthought. Storm doors should have full glass with no meeting rails or muntins, while storm windows should have a meeting rail that aligns with the meeting rail of the window.
- 6.10 Raw metal storm windows and doors are not appropriate. When possible, interior storm windows are encouraged. Avoid poorly designed interior storm windows that can trap moisture between the storm window and the original window, causing damage to historic materials. If exterior storm windows and/or doors are installed, frames should be painted wood or painted or baked enamel finish aluminum.

...

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

...

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

***Commercial Properties Within the District, Standards for Commercial Properties within the District, Roofs, [Design Standards p. 84-89]***

**Roofs**

- 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.

- 7.8 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 coping in a color that contrasts with the masonry walls they cover, are inappropriate.

***Commercial Properties Within the District, Standards for Commercial Properties within the District, Entrances, Porches, and Balconies, [Design Standards p. 89-91]***

**Entrances, Porches, and Balconies**

- 8.1 Entrances, porches, and balconies, as used in this section, include front (primary elevation), side (secondary elevation), and rear (tertiary elevation) porches, mudrooms, porticos, sleeping porches, balconies, pergolas, terraces, widow's walks, and entrances. Components of porches include steps, balustrades, columns, trellises, skirt boards, fascias, brackets, and various ornamental details. Most original porches and balconies were built with a slight pitch away from the residence to facilitate the runoff of rainwater.
- 8.2 Because of their architectural significance, porches, balconies, and entrance configurations—especially those on the front or primary elevation—and all of their architectural details (steps, balustrades, brackets, spindlework, columns, roofs, etc.) should be preserved in their original form and detail whenever possible. It is inappropriate to enclose porches and balconies on the front (primary) elevation for use as an interior space. In addition, the original pitch of porches and balconies should be maintained in order to facilitate the runoff of rainwater and snowmelt. Porches and balconies must be properly maintained and repaired as necessary, as they are exposed to the weather and will deteriorate if regular maintenance is not conducted.

***Commercial Properties Within the District, Standards for Commercial Properties within the District, Paint and Paint Color, [Design Standards 91-93]***

**Paint and Paint Color**

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

...

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

***Commercial Properties Within the District, Standards for Commercial Properties within the District, Accessibility, Health, and Safety Considerations, [Design Standards p. 93-95]***

**11. Accessibility, Health, and Safety Considerations**

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

***Commercial Properties Within the District, Standards for Commercial Properties within the District, Artificial Materials, [Design Standards p. 95-96]***

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. Additional Standards on Artificial Materials**

- 12.1 The removal of previously installed substitute materials of all types is strongly encouraged.
- 12.2 Previously installed vinyl windows and snap-in muntins are examples of inappropriate replacements for wood windows and should also be removed and replaced with more historically appropriate materials whenever possible.
- 12.3 Simulated stone in all of its forms is inappropriate, as are “contemporary” bonding techniques, including the “stacked stone” design. Faux brick and roughcasting are also inappropriate.

***Commercial Properties Within the District, Standards for Commercial Properties within the District, New Construction of Commercial Buildings within the District, [Design Standards p. 98-100]***

**14. New Construction of Commercial Buildings within the District**

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 Reserved
- 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.
- 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.
- 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.

***Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Streetscapes, [Design Standards p. [101-103]***

**1. Streetscapes**

- 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.

***Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Landscapes and Ecologically Sensitive Areas, [Design Standards p. [103-107]***

**3. Landscapes and Ecologically Sensitive Areas**

- 3.1 Maintain mature street trees. When removal or replacement is warranted, replace with historically appropriate, indigenous cultivars that will thrive at the site and that will achieve a similar canopy and street edge definition at maturity.
- 3.2 Use plant materials that are indigenous to the District. New plant material should complement those found on the site and in the District.
- 3.3 Retain and maintain landscape elements that contribute to the character of the District such as mature trees and hedge rows, grassy lawns, foundation plantings, paver materials, ground covers, fountains, outbuildings, and gardens.
- 3.4 Keep the location of new landscape features consistent with the location of similar elements in the District.
- 3.5 It is inappropriate to introduce contemporary plant edging materials such as exposed landscape timbers (e.g., rail ties) in primary and secondary elevations.
- 3.6 Maintain the relationship between building mass and open space that exists on the block or streetscape. Property owners should preserve the historic spatial arrangements and land-use patterns within the District as they have changed over time, and they should strive to protect character-defining elements of both constructed and natural landforms, including the topography and open spaces surrounding historic buildings and landscape features.
- 3.7 Locate additions and new construction, if possible, in areas that do not necessitate the removal of mature plantings or cause the disruption of the established rhythm of building mass and open space. New construction should not interrupt or obstruct significant views and sight lines within the District, and existing intrusions within the District should either be removed or screened with plantings.

**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.

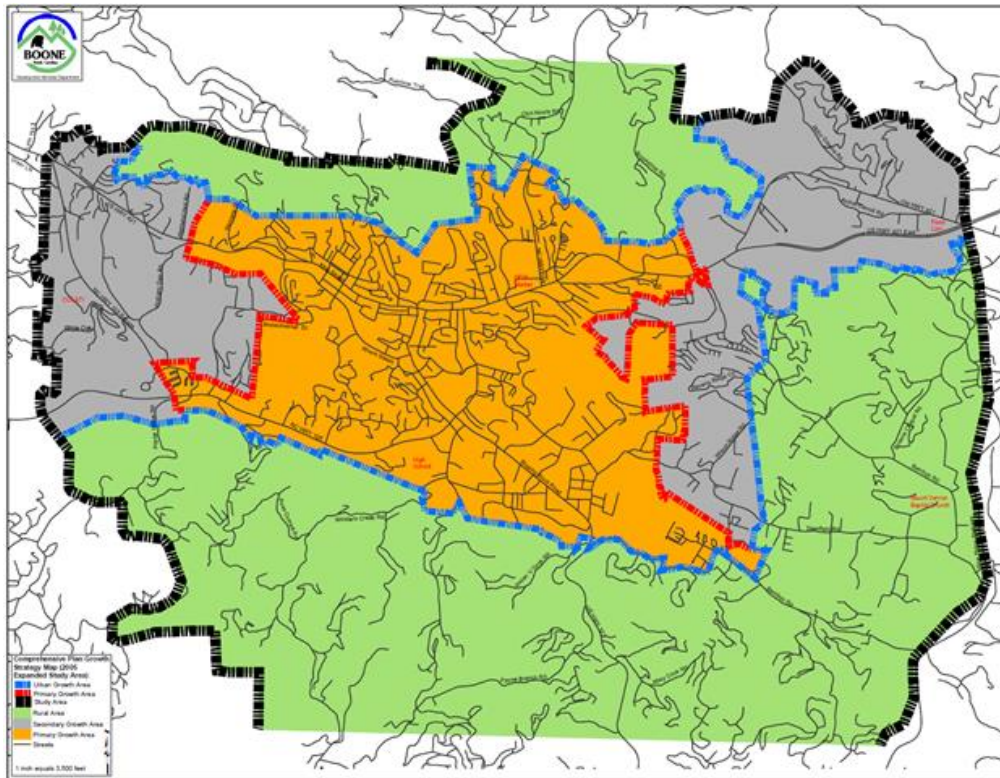
**Downtown:** Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

**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 (October 14, 2022), and the plans (October 14, 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. W. M. Cline Co., "Downtown Boone Street Scene Postcard," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/20690>.



*Planning Staff has cropped Figure 1 to show the property in question.*



Figure 1. W. M. Cline Co., "Downtown Boone Street Scene Postcard," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/20690>.



Figure 2. John Ward, "Downtown Boone During the 1960 Blizzard," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/19917>.

*Planning Staff has cropped Figure 2 to show the property in question.*



Figure 2. John Ward, "Downtown Boone During the 1960 Blizzard," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/19917>.





Figure 3. Unknown, "Children in 1952 Spring Clean Up Parade," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/6445>.



*Planning Staff has cropped Figure 3 to show the property in question.*



Figure 3. Unknown, "Children in 1952 Spring Clean Up Parade," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/6445>.



Figure 4. Unknown, "Intersection at King Street and Depot Street, Downtown Boone, 1990s," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/7072>.

*Planning Staff has cropped Figure 4 to show the property in question.*



Figure 4. Unknown, "Intersection at King Street and Depot Street, Downtown Boone, 1990s," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/7072>.





Figure 5. Unknown, "Wagon Train on King Street", circa 1950-1955, Historic Boone Digital Exhibit, Watauga County Public Library, Digital NC, accessed March 31, 2022, <https://lib.digitalnc.org/record/5919#?c=0&m=0&s=0&cv=0&r=0&xywh=1783%2C323%2C3069%2C2210>.



**Planning Staff has cropped Figure 5 to show the property in question.**



Figure 5. Unknown, "Wagon Train on King Street", circa 1950-1955, Historic Boone Digital Exhibit, Watauga County Public Library, Digital NC, accessed March 31, 2022, <https://lib.digitalnc.org/record/5919#?c=0&m=0&s=0&cv=0&r=0&xywh=1783%2C323%2C3069%2C2210>.



Figure 6. Image from the Paul Armfield Coffey Collection, courtesy of the Digital Watauga Project

*Planning Staff has cropped Figure 6 to show the property in question.*



*Figure 6. Image from the Paul Armfield Coffey Collection, courtesy of the Digital Watauga Project*





Figure 7. Image from the Paul Armfield Coffey Collection, courtesy of the Digital Watauga Project



*Planning Staff has cropped Figure 7 to show the property in question.*



*Figure 7. Image from the Paul Armfield Coffey Collection, courtesy of the Digital Watauga Project*



Figure 8. Image from the Paul Armfield Coffey Collection, courtesy of the Digital Watauga Project



*Planning Staff has cropped Figure 8 to show the property in question.*



*Figure 8. Image from the Paul Armfield Coffey Collection, courtesy of the Digital Watauga Project*