



Historic Preservation Commission

Special Meeting

~ Agenda ~

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

Jane Shook
828-268-6960

Tuesday, November 29, 2022

3:00 PM

WebEx

This meeting is a continuation of the November 8, 2022 meeting.

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

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

I. Call to Reconvene

II. 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

Z06158-101422 - Exhibit 10 - REVISED Front Elevation

III. 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 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.



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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

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

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

Historic Preservation Commission Information

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

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

Certificate of Appropriateness for Major Work

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C • Boone, North Carolina 28607

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



A. Required to be Submitted at Time of Application

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

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

- ☒ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☒ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☒ Information in compliance with the Supplemental Checklist on Page 4
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section [L](#)), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application. Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

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

Date of requested hearing: 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.

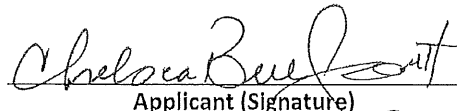
I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications, and related project details presented to, and approved by, the Historic Preservation Commission. Any proposed modification or addition must be submitted to the Planning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

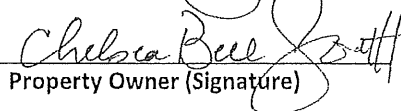
10-14-22

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: Z06158-101422				
Date: 10-14-22	Fee: \$100.00	Receipt Number: 522195	Method of Payment: ☐ Cash ☒ Check Number: 1059	Paid By: Steve Owen

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

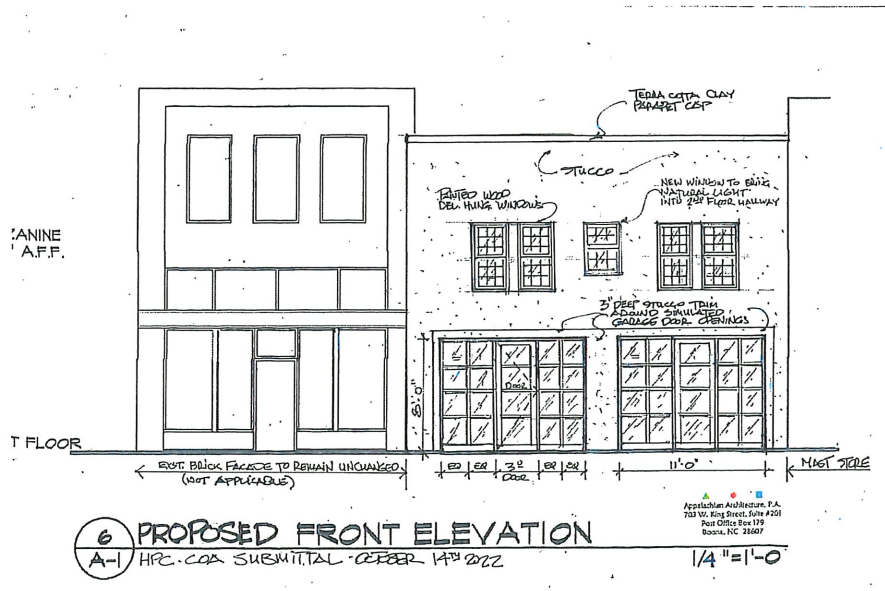
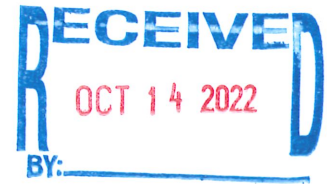
Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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



(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 2nd 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.

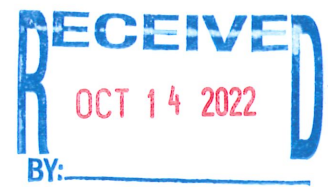
Photographs Illustrating the Current Wall Status



RECEIVED
OCT 14 2022
BY: _____







Historic Photographs

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

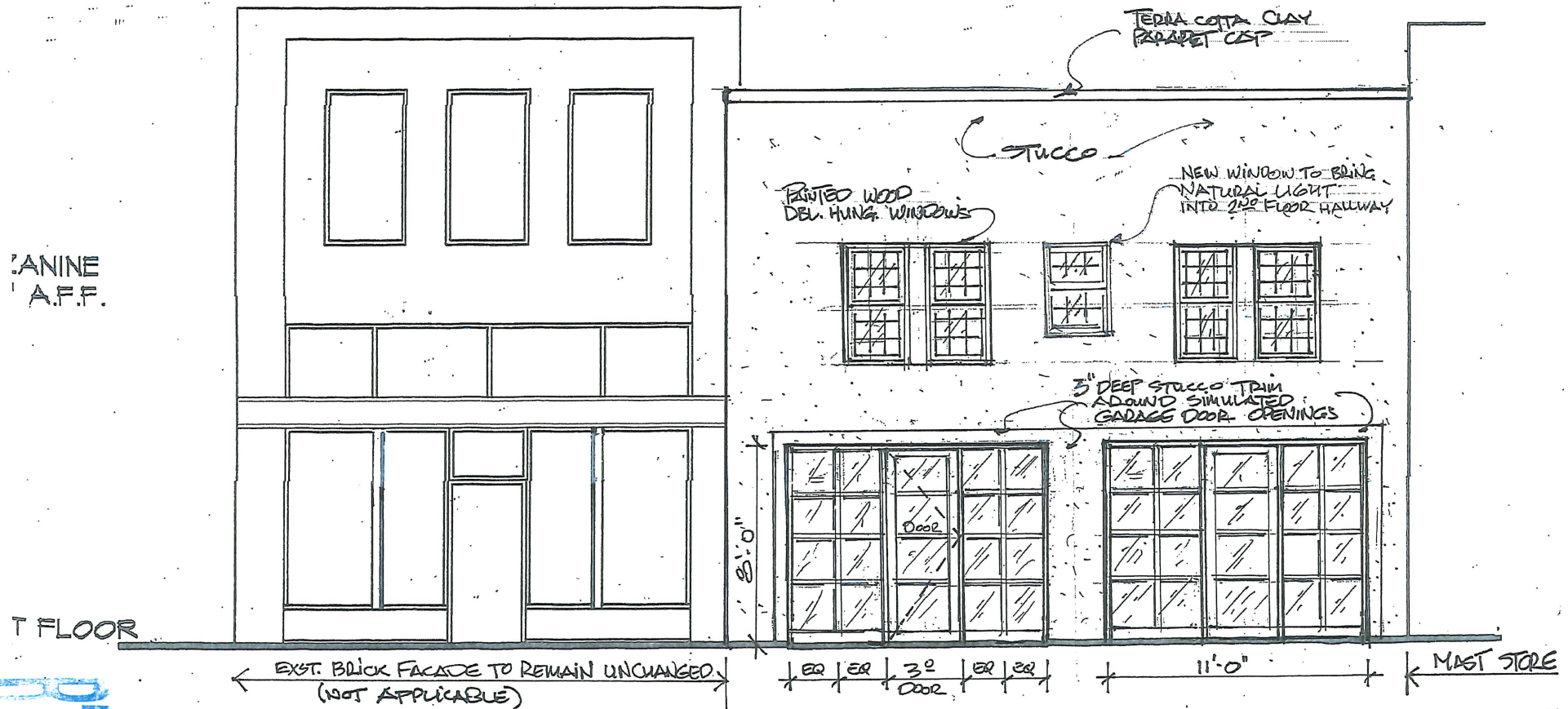


Communication: Z06158-101422 - Exhibit 4 - Applicant Submitted Historic Photos (Case Z06158-101422 diSanti, Capua & Garrett - COA)

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

("Children In 1952 Spring Clean Up Parade")





6 PROPOSED FRONT ELEVATION
A-1 HPC COA SUBMITTAL - OCTOBER 14TH 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"

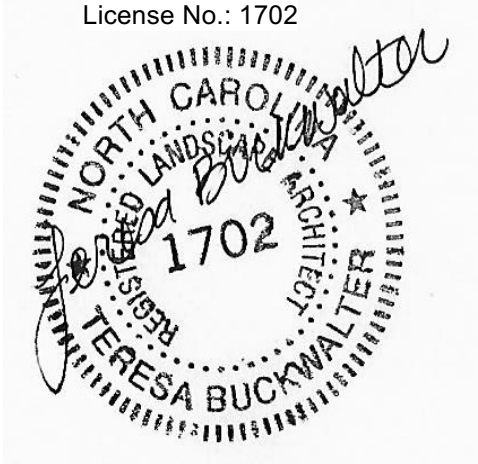
NOT FOR CONSTRUCTION

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

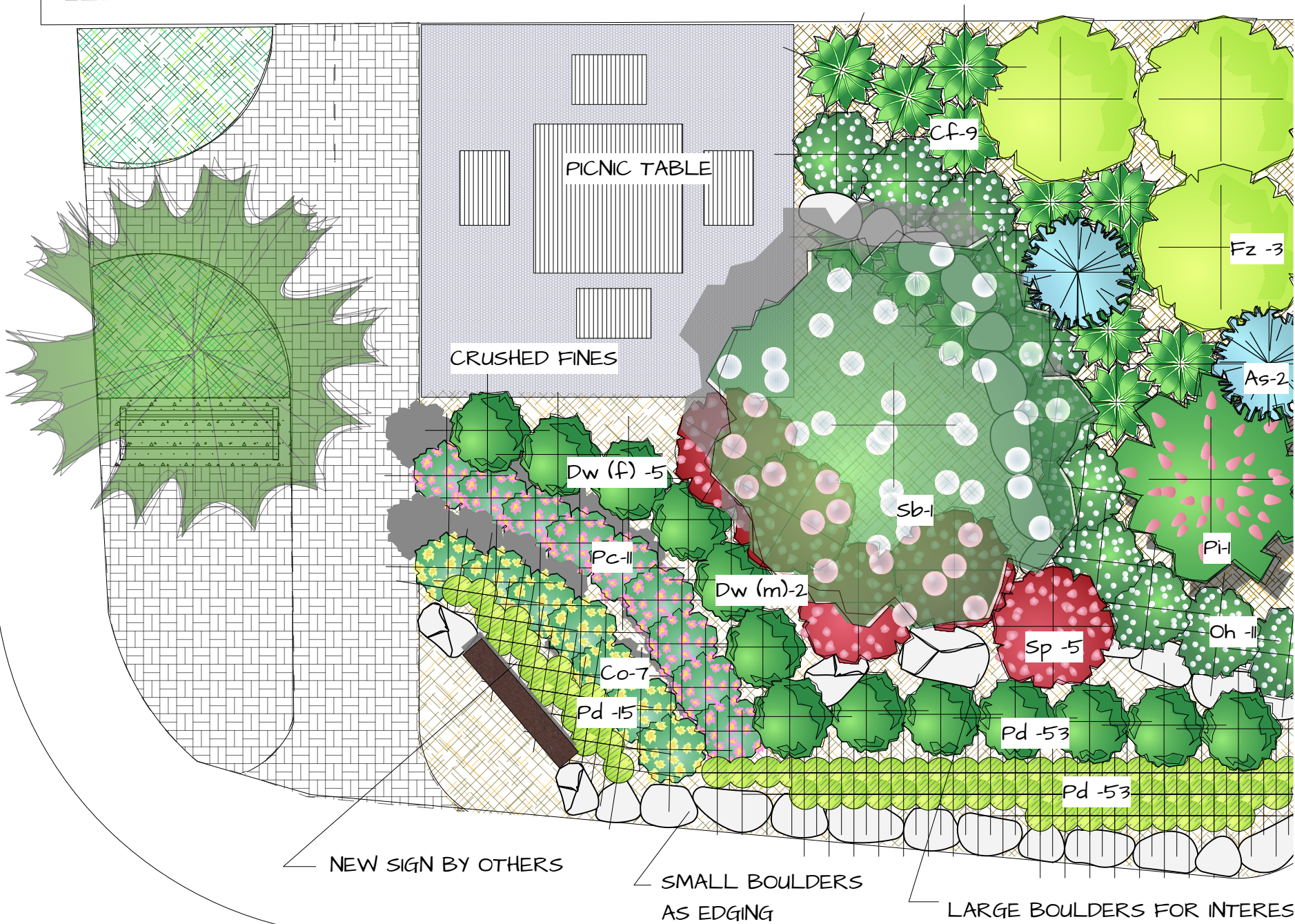
Seal: Name: Teresa Buckwalter
Profession: Landscape Architect
License No.: 1702



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"

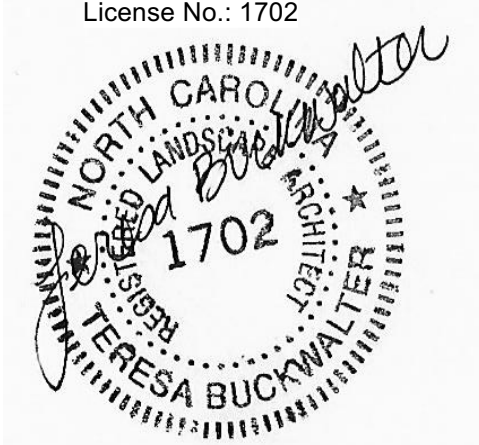
NOT FOR CONSTRUCTION

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642 WEST KING STREET
BOONE, NC 28607

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

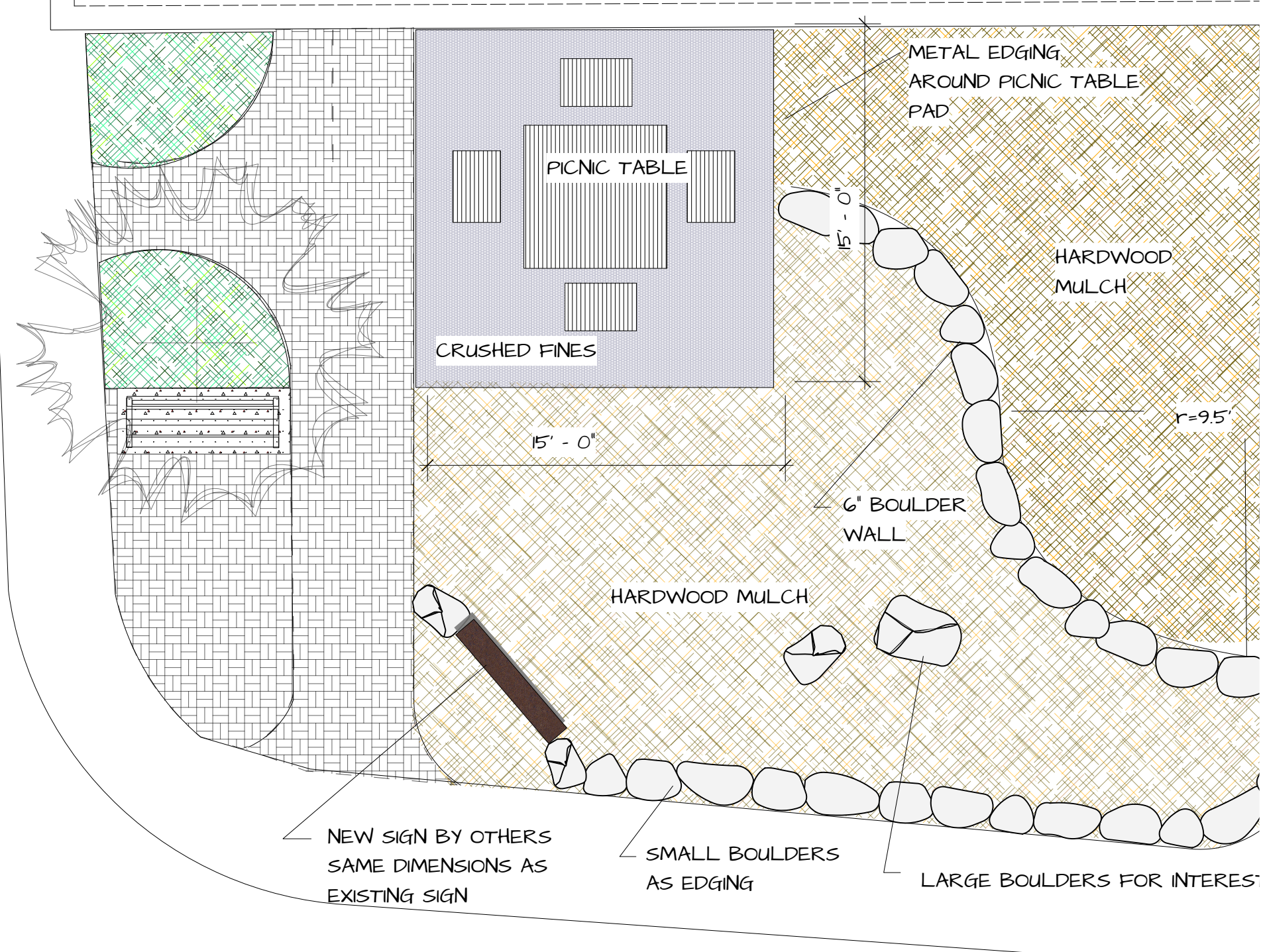
Issue: 1 Date: 4/10/2022

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



Drawing No.:

L-2



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

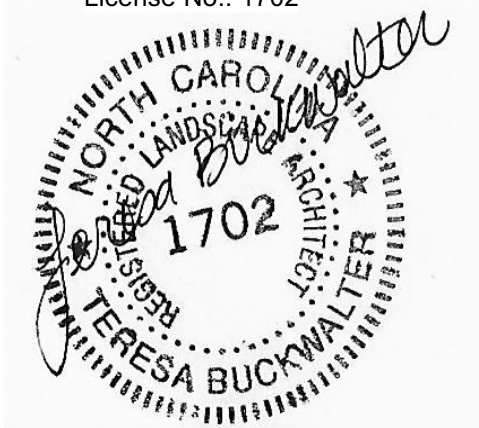
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DISANTI WATSON CAPUA WILSON & GARRETT, PLLC
642 WEST KING STREET
BOONE, NC 28607

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

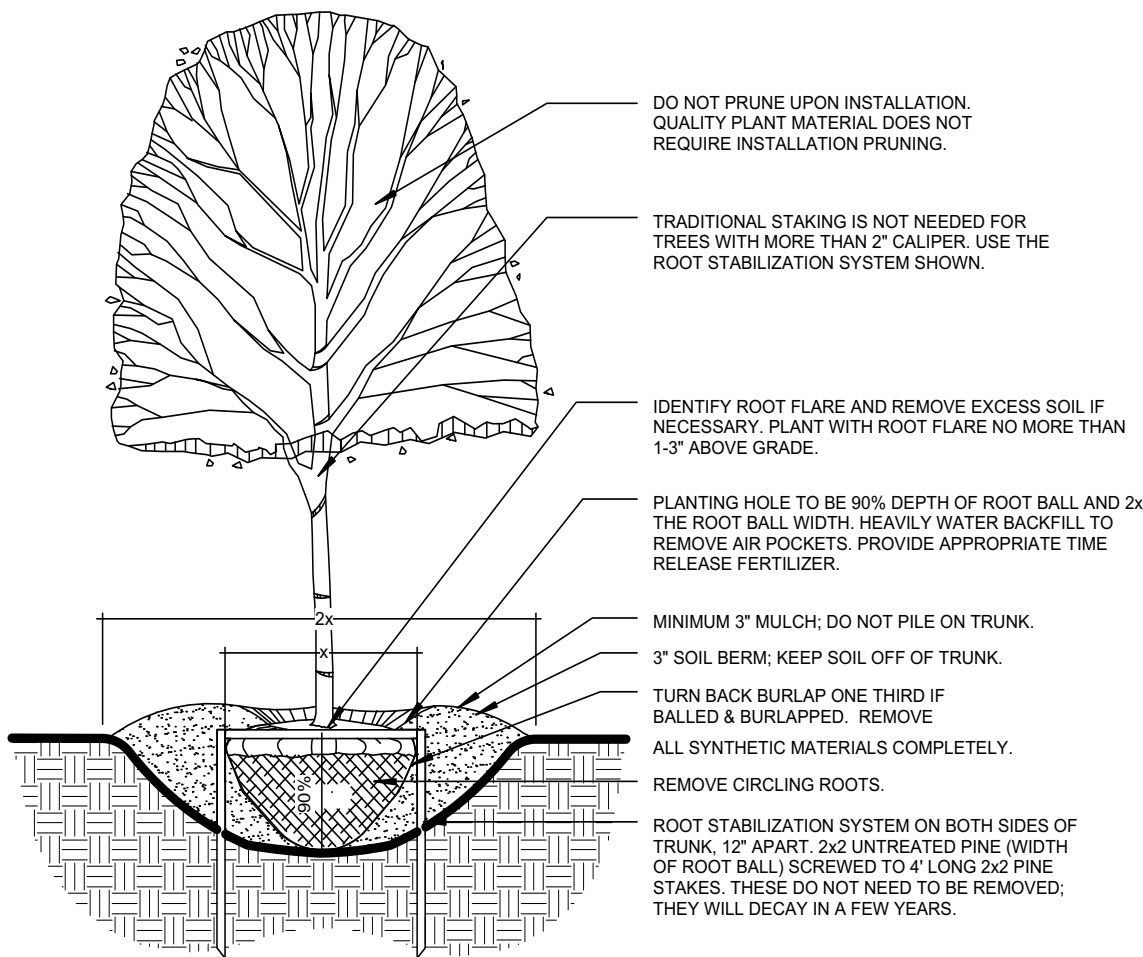
Issue: 1 Date: 4/10/2022

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.

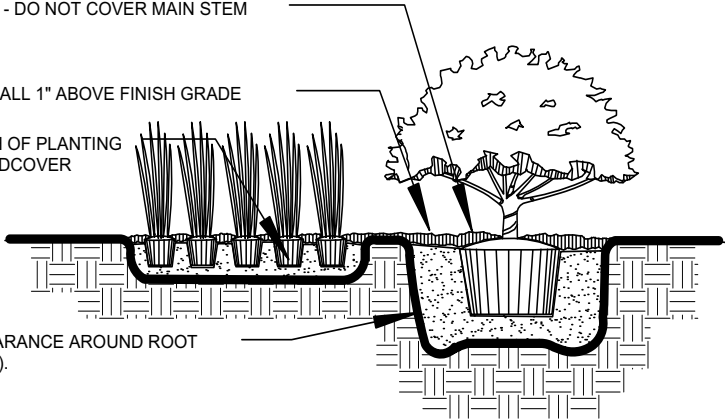
3" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

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

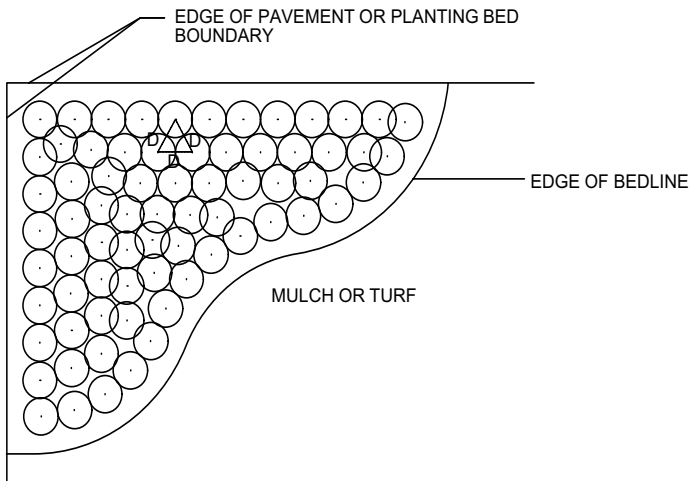
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

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.

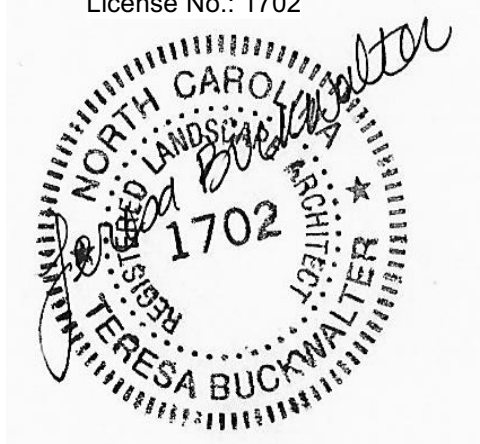
NOT FOR CONSTRUCTION

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

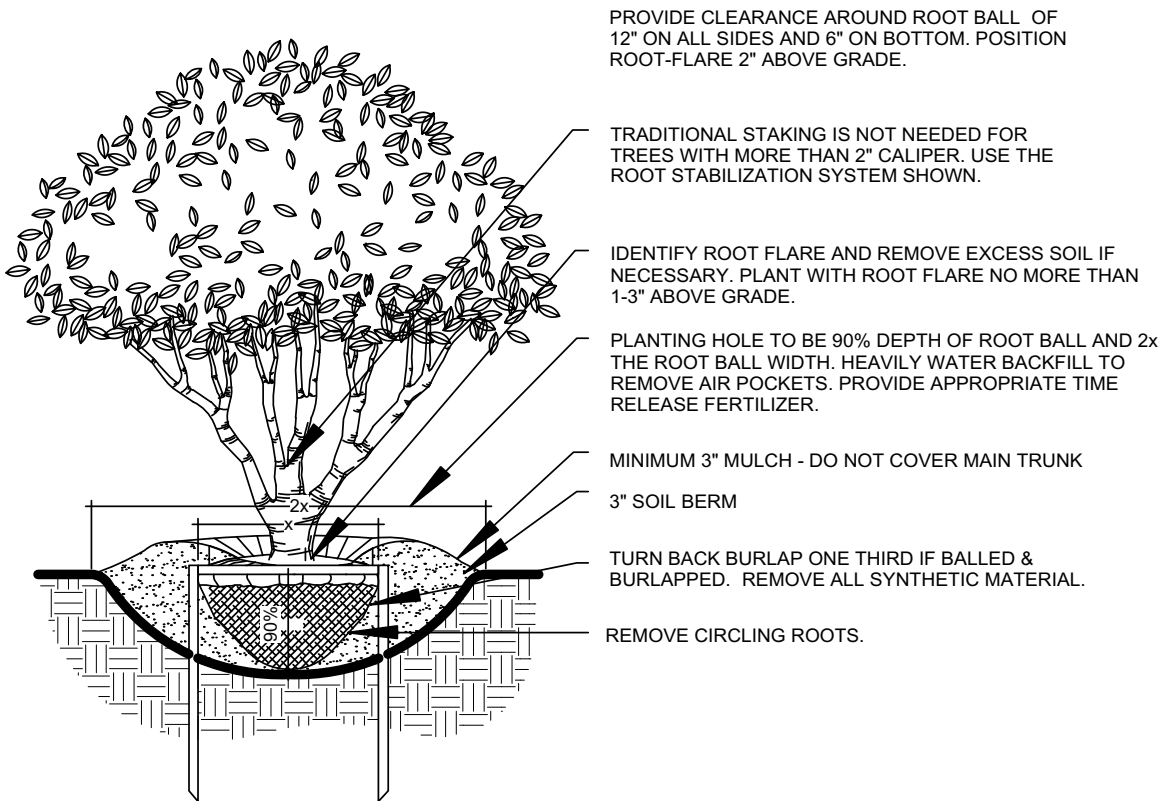
Seal: Name: Teresa Buckwalter
Profession: Landscape Architect
License No.: 1702



Drawing No.:

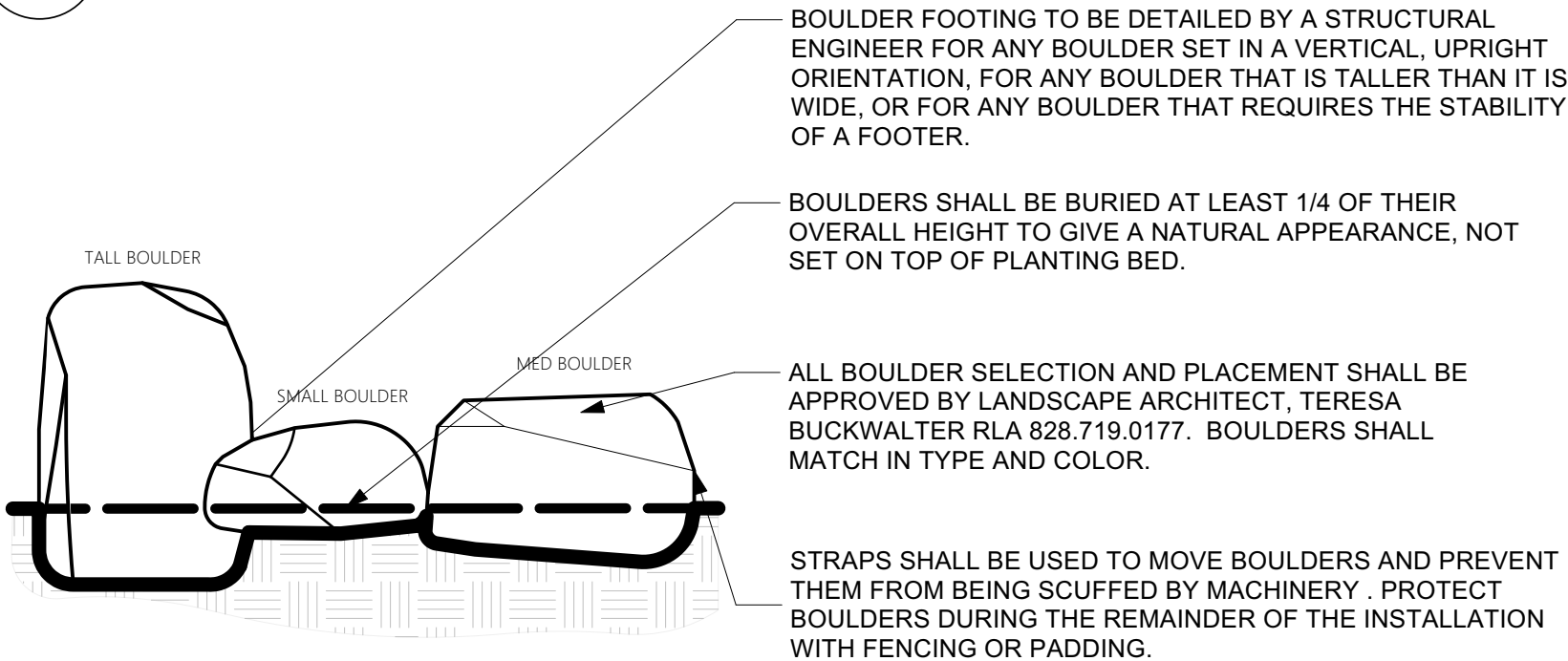
L-4

Packet Pg. 19



4

Multi-Trunk Tree Planting Detail
N.T.S.



5

Boulder Placement Detail
N.T.S

General Notes:

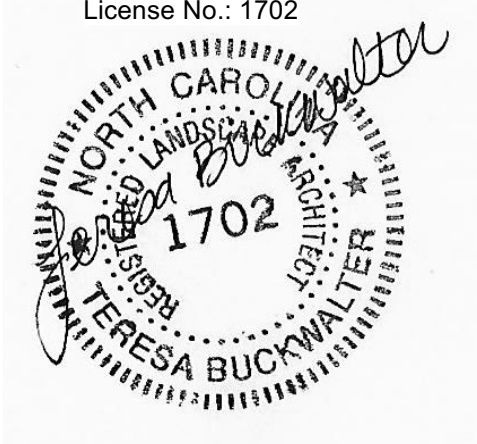
1. Plant quality, soil amendment, mulch and planting standards to comply with the Town of Boone's Lanscape Guide found in the UDO (Appendix C).
2. Plant material shall conform to the standards for Grade #1 or better as given in the latest "American Standard for Nursery Stock," American National Standards 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.

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642 WEST KING STREET
BOONE, NC 28607

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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

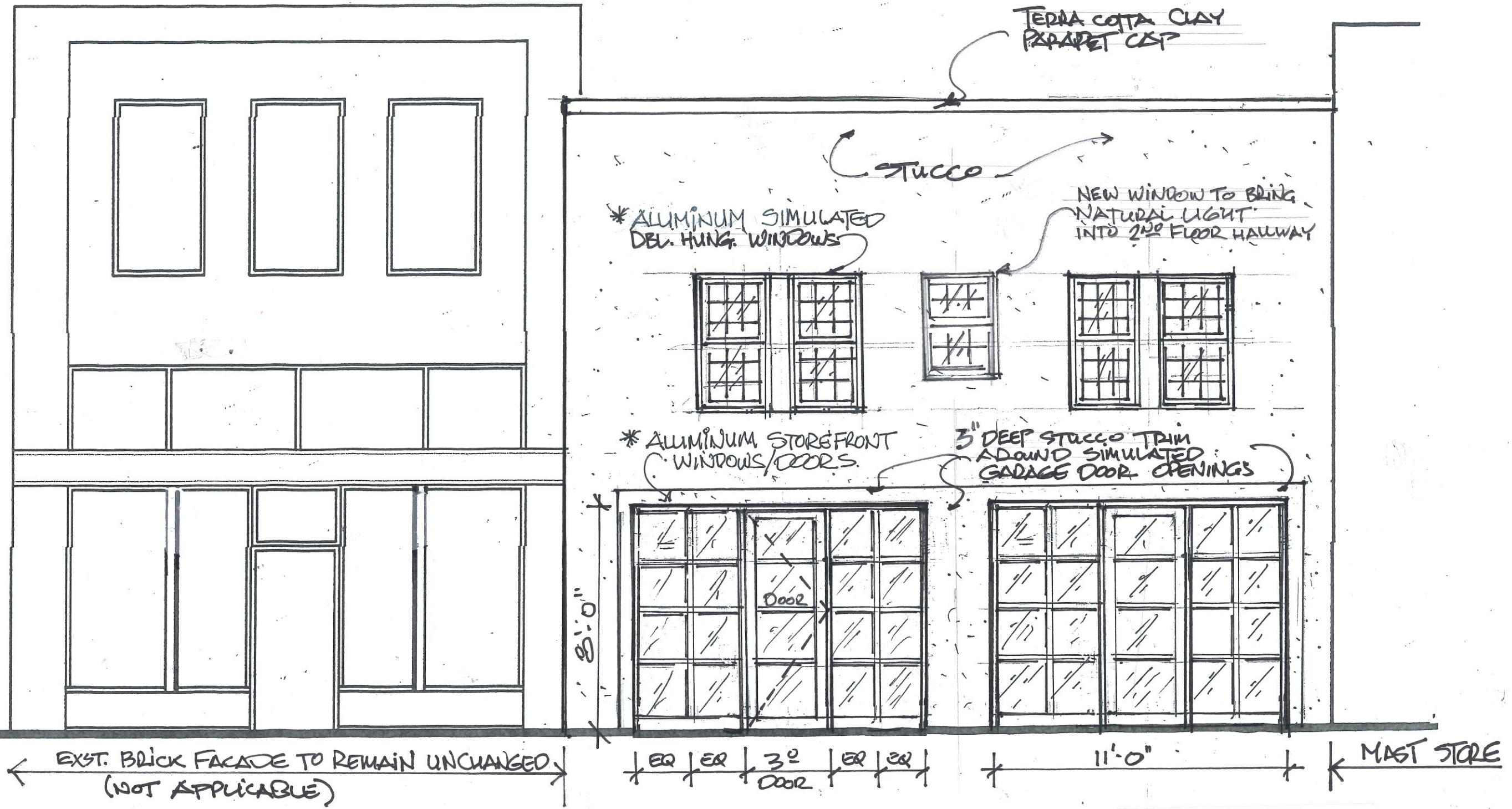


Drawing No.:

L-5

ANINE
A.F.F.

T FLOOR



6 PROPOSED FRONT ELEVATION

A-1 HPC COA SUBMITTAL - OCTOBER 14TH 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, & 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 2nd level. The applicant is proposing a new window on the 2nd 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

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

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.

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- 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.

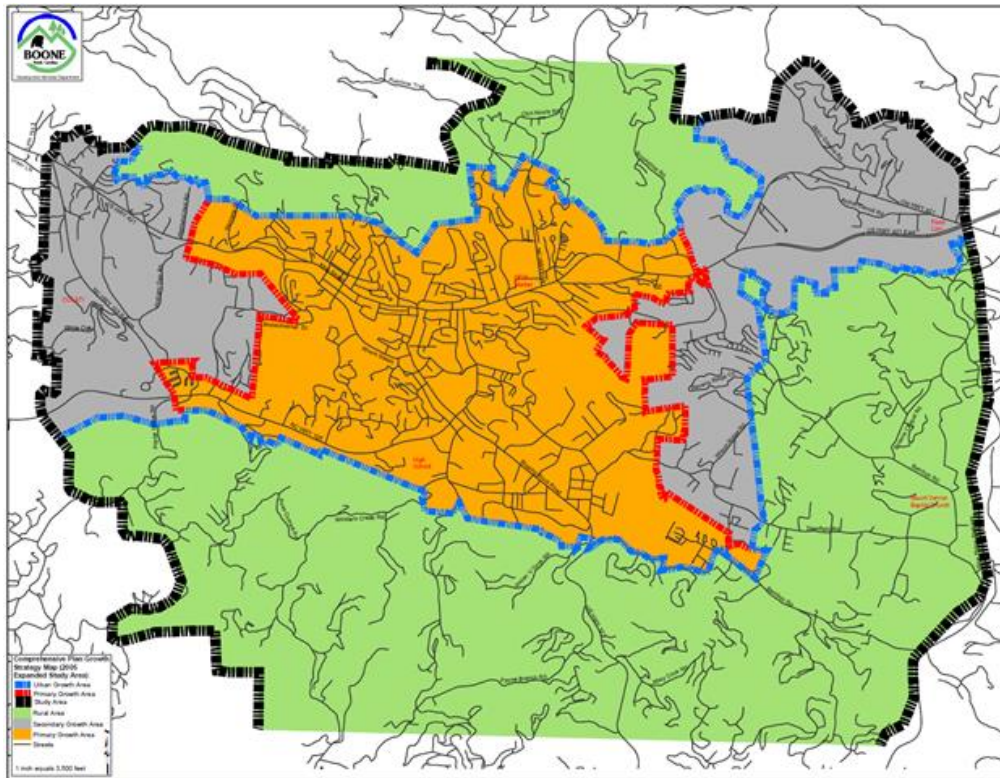
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

