



Historic Preservation Commission

Regular Meeting

~ Agenda ~

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

Jane Shook
828-268-6960

Tuesday, December 13, 2022

3:00 PM

WebEx

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

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

I. Call to Order

HPC Advisory Session

II. Adoption of Agenda

III. Adoption of Minutes

November 1, 2022 HPC Advisory Meeting Minutes

November 8, 2022 HPC Quasi-Judicial Meeting Minutes

IV. Public Comment

V. Requested Appearances

Junaluska Heritage Association - Discussion of Boone Cemetery - Symbolic Fence Line

VI. Review of Remaining Work Plan

HPC Work Plan Priorities - Submitted to Planning Staff

VII. Staff Updates

Certified Local Government (CLG) Application Status

CLG Application Review Letter and Certification Agreement

Councill's Store Historic Marker Update

Watauga County Jail Local Landmark Designation Update

Other Staff Updates

VIII. HPC Member Updates

IX. Interpretative Panels for Boone Cemetery

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

Information to Consider in Panel Design - Guide to Selecting a Mount Style and Sign Panel Type

Attached is the information Staff received after contacting Vacker Sign company.

Information to Consider in Panel Design - Guide to Planning Your Interpretative Sign Panel Project

Attached is the information Staff received after contacting Vacker Sign company.

X. Interpretative Panels for Stoneman's Raid

XI. Other Discussion

XII. Recess of HPC Advisory Session

3:00 p.m., December 13, 2022

Historic Preservation Commission

WebEx, Remote Meeting Software

XIII. Call to Reconvene

HPC Quasi-Judicial Session

XIV. Case Z05737-052522 - Wilcox Warehouse - COA - Modification of Previous COA

Z05737-052522 - Exhibit 1 - Revised Application

Z05737-052522 - Exhibit 2 - Revised Description of Work

Z05737-052522 - Exhibit 3 - Revised Current Condition Photos

Z05737-052522 - Exhibit 4 - Revised Applicant Submitted Photos

Z05737-052522 - Exhibit 5 - Revised Applicant Submitted Photos of Awning

Z05737-052522 - Exhibit 6 - Revised Applicable Design Standards

Z05737-052522 - Exhibit 7 - Applicant Submitted Letter from Brick Specialist

Z05737-052522 - Exhibit 8 - Revised Staff Report

Z05737-052522 - Exhibit 9 - Historic Photos (Original Submission)

Z05737-052522 - Exhibit 10 - Applicant Submittal of Examples of Brick Specialist's Work

XV. Case Z06199-102522 - 828 Loft Rooftop and Handrails - COA

Z06199-102522 - Exhibit 1 - Application

Z06199-102522 - Exhibit 2 - Written Description

Z06199-102522 - Exhibit 3 - Site Plan

Z06199-102522 - Exhibit 4 - Existing Conditions Photos

Z06199-102522 - Exhibit 5 - Railing Picture

Z06199-102522 - Exhibit 6 - Staff Report

Z06199-102522 - Exhibit 7 - Historic Photos

XVI. 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.

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
NOVEMBER 1, 2022, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

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

Council Liaisons: Not Present

Town Staff in Attendance:

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

Others in Attendance: Amber Bateman-Director of the Watauga County Arts Council, Autumn Dagenhardt, JC Feimster, Lauren Hawkins, Kelsey Lynch, Tessa Rabideau, Matthew Reese, Emma Shew, and Ava Thompson

CALL TO ORDER

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

ADOPTION OF AGENDA

Chair Plaag asked Ms. Jessica Mitchell, Long-Range/Special Projects Planner, about the Boone 150 Monument discussed at the last HPC meeting by Ms. Amber Bateman, the Director of the Watauga County Arts Council. He said that at the previous meeting, it was stated that someone might be coming before the HPC to discuss the monument. He noted that he would like to know if the Planning Staff had more information on the monument before the agenda was adopted.

Ms. Mitchell explained that at the last Council meeting, the Council requested that the Boone 150 Monument be placed at Strawberry Hill near the Horn of the West. She said that the Town has reached out to the artist regarding the Strawberry Hill location, and they are not interested in placing the monument there. She noted that the other part of the condition was that if the monument was placed at Strawberry Hill, the Historic Preservation Commission would evaluate it based on its historical merit. She said that since the artist had not accepted the location of Strawberry Hill, the HPC would not be discussing the monument in this meeting.

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

Vote: Aye – All

Nay – None

The motion passed.

APPROVAL OF MINUTES

Member Sharp made a motion, seconded by Vice-Chair Bond, to approve October 4, 2022, meeting minutes as amended with the following changes:

- Change all: “Watkin’s” to “Watkins’s”
- Page 7, paragraph five, fourth sentence change: “now” to “not”
- Page 6, paragraph three, fourth sentence change: “HPC grants” to “National Register of Historic Places” grants

- Page 7, paragraph two, first sentence change: Member Watkins was working from a different set of standards” to “Member Watkins was working and making his argument from a different set of standards”
- Page 7, paragraph two, third sentence change: “NPS Guidelines” to “NPS Guidelines for”
- Page 7, paragraph two, fourth sentence change: “He said for the HPC to recognize that the Secretary of the Interior Standards for Rehabilitation as the basis for the HPC’s work, not for restoration, preservation, or reconstruction” to, “He asked for the HPC to remember that the Secretary of the Interior Standards for Rehabilitation are the basis for the HPC’s work, not the standards for restoration, preservation, or reconstruction.
- Page 7, paragraph three, third sentence change” “contained within it is a much higher” to “contained a much higher”
- Page 9, third paragraph, fifth sentence change: “document to encourage” to “document encourage”
- Page 10, third paragraph, third sentence change: “Grand Street” to “Gragg Street”
- Page 10, fifth paragraph, second sentence change: “Ku Klan Klan Hall’ to ‘Ku Klux Klan”
- Page 11, fifth paragraph, fourth sentence change: “that the Hayes-Bryan-Greene” to “than the Hayes-Bryan-Greene’
- Page 11, fifth paragraph, fourth sentence change: “she waiting” to “she is waiting”
- Page 11, fifth paragraph, fifth sentence change: “for receiving” to “to receive”
- Page 12, first paragraph, first sentence, remove the comma after “Rachel Coffey Rivers”
- Page 12, second paragraph, put a period at the end of the fifth sentence after the word concern
- Page 12, fourth paragraph, sentence six change: “Appalachian Theatre” are a few great examples to “Appalachian Theatre.”
- Page 12, fifth paragraph, first sentence: remove the comma after “wayfinding signage”
- Page 13, second paragraph, first sentence change: “answers” to “answer”
- Page 14, first paragraph, seventh sentence change: “until such time a revised set of standards are approved by Council” to “until a revised set of standards is approved by Council” and remove the comma after “especially”
- Page 14, sixth paragraph, second sentence, change” Member Sharp” to “Member Sharp for Vice-Chair”

Vote: Aye – All

Nay – None

The motion passed.

PUBLIC COMMENT

Chair Plaag recognized Ms. Amber Bateman, Director of the Watauga County Art Council. He said he did not see information in the meeting packet regarding Ms. Bateman’s topic for discussion. Ms. Bateman noted that she had sent the Public Art Placement and Policy Committee’s recommendation to the Planning Staff. Ms. Mitchell reiterated that because Ms. Council did not accept the Strawberry Hill location for placement of the Boone 150 Monument, the Planning Staff did not include the recommendation from the Public Art Placement and Policy Committee in the meeting packet because of the request made by Council for the HPC not to discuss it.

Ms. Mitchell explained that she had intended for Ms. Bateman to be addressed in this meeting under the agenda topic of Requested Appearances to discuss possible locations of public art on Town-owned or Town right-of-way in the historic district.

No individuals requested the opportunity to speak during public comment.

REQUESTED APPEARANCES

Ms. Bateman explained that she wanted to present information on the Boone 150 monument and receive feedback from the HPC. She said she also wanted to review the proposed locations discussed by the Public Art Placement and Policy Committee to place public art on Town-owned or Town right-of-way in the historic district.

Ms. Bateman said that Ms. Brenda Council, artist of the proposed Boone 150 monument, had suggested that the monument be placed in front of the Downtown Boone Post Office, where the current bike rack is located, because the monument fit in with the aesthetics of the Post Office. She said she felt the monument should be on the left side of the Post Office where more space exists. She noted that she understood that the Post Office is a historic landmark and would not normally suggest a monument be placed there. She explained how monuments are made to honor heroes who have contributed to our communities; she thought it would fit well there and draw attention to the Post Office without obstructing the view of the building.

Ms. Bateman pointed out that the artist had included some of the names of the people honored on the monument, and she read some of these names.

Chair Plaag told Ms. Bateman that Ms. Jane Shook, Director of Planning and Inspections, clarified the HPC's direction on this topic to him. He clarified that as Chair, and in terms of the HPC, procedures used for the HPC's advisory sessions are that any person is allowed to ask for a requested appearance before the HPC. He said that typically in bodies like this, it is normal for the Commissions to listen to the advisory-related requested appearances; however, he said this monument topic is a very particular type of request. He said the HPC had made an exemption in the HPC's Rules of Procedure on the quasi-judicial side regarding monuments and art placed on Town property. He said he thought it was the Town's position on this specific issue, that Ms. Bateman needed to get approval from Council first and get the advisory feedback about the public art or that monument from the HPC. He said that in this circumstance, it was necessary to first secure from Town Council an interest about placing the monument at a given under the HPC's purview under this exemption that exists within the Unified Development Ordinance (UDO). He clarified that there is a space for people to make any requested appearance with the understanding that certain things have a specific procedure to follow based on the HPC's rules of procedures.

Ms. Shook joined the meeting at approximately 3:30 p.m.

Ms. Shook explained to Ms. Bateman that she thought that Ms. Bateman understood that she would only be talking about the public art locations for discussion at this meeting and not the monument. She further explained that the Council had given the HPC authority to review the proposed monument specifically in context with the Strawberry Hill location for the monument. She stated that no other discussion would occur if the monument was not to be located at Strawberry Hill.

Ms. Shook said this information was communicated to Ms. Council. Ms. Shook apologized to Ms. Bateman for any undue confusion on this topic. She confirmed that the HPC does not have the authority to make recommendations on the monument or its location. She said that Council was requesting the HPC to review the monument if placed at Strawberry Hill for mainly its historical context.

Ms. Bateman asked for clarification on the process of having further discussion on the monument topic. Ms. Shook said the monument topic had to go before the Council first, and they would authorize the HPC

to review it. Ms. Bateman said she had not communicated with Ms. Council and apologized for the confusion.

Chair Plaag asked Ms. Shook if it was approved for the HPC to review the suggested public art locations and give their feedback on those locations. Ms. Shook said that Council approved the HPC to review suggested public art locations in the historic district, general locations throughout Town such as, on Town-owned property or in the Town right-of-way. She noted that if a property is proposed in the historic district, it may have to come back to the HPC for further review.

Chair Plaag suggested to Ms. Bateman, and by extension to Ms. Council, if the time comes to present the proposal to the HPC, it would be important given the nature of this type of monument, as opposed to a more traditional work of art, to present the materials used for the monument. He suggested that thought be given to the materials that are used on that monument and whether they are appropriate to the district. He said as an example in the earlier reference made to stacked stone, which has a very specific meaning architecturally; he continued that it is important to say if it is a natural stone or a faux stone. He said the HPC would probably look more favorably on a natural stone than a faux stone.

Ms. Shook left the meeting at approximately 3:45 p.m.

Chair Plaag asked Ms. Bateman if she wanted to present proposed locations for public art. He pointed out that the HPC would only be reviewing proposed public art locations and not reviewing the suitable installation of public art at a proposed location. Ms. Bateman asked Chair Plaag if the HPC did not want to hear about the possibility of "mural crosswalks." Chair Plaag said the HPC would need to see the proposal before the HPC could review that topic. He continued that this type of review would be a more site-specific review that would include objects located in the public way, and the HPC would comment on those things.

Vice-Chair Bond voiced her opinion on having the donors' or family names on the monument. She felt the monument speaks for itself and does not have to have any additional accolades for these families.

Vice-Chair Bond asked if the Town-owned Howards Knob Park. Ms. Mitchell said that she would check on it. Vice-Chair Bond and Ms. Bateman agreed that this is a possible location for other public art.

Ms. Bateman presented the following proposed locations within the historic district for public art placement: Queen Street crosswalk (widened sidewalk pad), Howard Street parking lot and the Depot Street parking lot, the pedestrian pad at the bottom of the Queen Street stairs,

Chair Plaag noted that the HPC as a Commission is not well versed on the current plans for the Howard Street Corridor Project. He said he would hesitate to review the old toll booth pad at the Howard Street end of the town parking lot. He said he does not know if that location is incorporated into what is planned for Howard Street. Ms. Bateman asked if the HPC had seen the proposed map for the Howard Street project. Chair Plaag said that all of the HPC except Member Sharp may have seen some iteration of the proposed project.

Ms. Mitchell informed the HPC and those attending the meeting that Member Sharp had notified Planning Staff that he would need to leave the meeting at 4 p.m.

Ms. Mitchell reiterated that the HPC's review of the proposed crosswalk locations would be reviewed as site-specific locations. She noted that the Public Works Department would need to be looped into the

discussion of the Howard Street project and the crosswalk locations because they have spearheaded the Howard Street project and maintain Town streets.

Member Sharp left the meeting at 4:00 p.m.

Chair Plaag talked about some flower beds along the North Depot Street parking lot. He noted that this area had been reserved for interpretative signage for the history of Boone. He suggested that this area is not a great location for public art to be displayed.

Chair Plaag said one reason the HPC is utilizing the area on North Depot Street for the interpretative signage is because the HPC had discussed putting a Stoneman's Raid interpretative marker in front of the Post Office, basically where the bike rack is located. He said there was very strong opposition from several HPC members to putting the Stoneman's Raid marker at that location. He said the HPC has looked at alternate sites, including the North Depot Street parking lot and Queen Street. He explained that if there is resistance in interpreting that specific site, where the actual Stoneman's Raid occurred, it is possible to imagine the resistance of art or monument or something more generic being located in that space since it is a local historic landmark.

Chair Plaag asked Ms. Bateman to forward her proposed list of public art locations to Ms. Mitchell, who would forward it to the HPC. He said the HPC would review it and give their feedback at the next HPC advisory meeting. Ms. Bateman said she would also like to send Ms. Mitchell some information that she received from a National Blue Ridge Heritage presentation regarding ways other jurisdictions have used to honor history in their towns. She talked about possibly adding art vending to the Howard Street project, which is what they are doing in other jurisdictions.

Chair Plaag explained that the Town of Boone is new to having a historic district. He said one of the challenges is that we have not considered street furniture and how to incorporate it into the district. He said one of the things that the HPC may want to do is look specifically at local historic districts and see how these issues to see what has worked for them. He said we have communication tools available to the HPC to work through it, and that it would be a deliberative process of figuring out what fits with the Downtown historic district area. Vice-Chair Bond supported the idea of the HPC reviewing the proposed locations and giving Ms. Bateman feedback on them at the HPC's next advisory meeting. Ms. Mitchell said she would work with Ms. Bateman to get the information to the HPC before the next meeting.

Ms. Bateman talked about the history of various locations in the town and specific topics that could be worked into proposed public art locations with the HPC's historic input. Chair Plaag pointed out a specific alleyway location between Ben and Jerry's and the old Art Mart building, which used to be called "Ice House Alley." He said it is still a dedicated alley that continues across Howard Street and was the town path to the ice house on Boone Creek. He said that everybody in town went down there in 1903 to get their ice. He said the alleyway location is an opportunity to interpret it historically or artistically.

REVIEW OF REMAINING WORK PLAN

Chair Plaag referred to the memo in the meeting packet dated October 28, 2022, regarding the work plan list. Ms. Mitchell noted that she had gotten the remaining work plan list from the HPC meeting minutes dated August 10, 2021, which was included in the memo under the meeting minutes' excerpt and as the list of ten items under Review of Remaining Work Plan on October 4, 2022. She used this list of identified tasks for the Certified Local Government (CLG) application material. She noted that some of the tasks on that list are being completed by the Planning Staff and some by the HPC. She felt that some of these topics could be discussed before considering other future tasks. She asked where the HPC wanted to go with the

Boone Cemetery Survey and the Boone Streets Project. She said it had been a while since these two topics were discussed, and she felt it would be helpful if the HPC discussed them to see where they wanted to prioritize them. She said any new topics for the HPC's work plan could be presented to Council at the 2023 Planning Retreat, which will most likely occur in January. She suggested that the HPC begin discussing their 2023 tasks. Chair Plaag noted that within the ten items listed in the memo, any projects that have been suspended or in progress are automatically on the 2023 list; he continued that this would include the Boone Cemetery survey and the Boone Streets project. He stated they also need to be prioritized as to where the HPC would want them on the list.

Chair Plaag suggested adding to the 2023 task list the banners on the light poles in Downtown showing when you entered the historic district. He said these banners were discussed at the last HPC meeting.

Chair Plaag suggested that the HPC ponder the list and decide the priority of each item. He said that the HPC needs to decide how much of the list they want to farm out to an intern and how much they want to do themselves. He said he was happy to prepare a priority list to present at the next HPC advisory meeting. He also invited the other HPC members to create a specific priority list. He felt the next task on the work plan to be worked on is writing standards for each landmark property. Chair Plaag noted that the HPC would email Ms. Mitchell their priority lists by November 30th to include them in the next advisory meeting packet.

STAFF UPDATES

Ms. Mitchell noted that there is to be another Boone 150 Event meeting update this month. Vice-Chair Bond said the next meeting is scheduled for November 7, 2022, at 11 a.m. at the Watauga County Public Library.

Ms. Mitchell said she and Ms. Paige Henderson, Downtown Boone Development Coordinator, are still working on the historic district promotion project, and reviewing other historic districts and main street towns.

Ms. Mitchell said she received feedback about the Certified Local Government (CLG) status. The next step is to complete a certification agreement which will be presented to the Council on December 9, 2022, to inform them about the Town and the HPC requirements. She said the next step is for the Mayor to sign the document. She said that after the State Historic Preservation Office (SHPO) received the document, the National Park Service had a fifteen-day review period. She said she would include an update in the next meeting packet.

Ms. Mitchell said she has not yet had an update on the Council Store Historical Marker. She said that it would be shipped out once she received the proof. She said she would notify the Public Works department when the marker is shipped.

Ms. Mitchell said the Watauga County Jail Local Landmark Designation case is scheduled to be discussed at a joint virtual Public Hearing/Planning Commission meeting to be held (via WebEx, a video conferencing software) with the Town Council and the HPC on Monday, November 28, 2022, at 6 p.m. Ms. Mitchell said that she had reached out to the property owners of the Watauga County Jail and had given them a copy of the designation report. She said they had a few minor suggestions, which have been incorporated into the designation report; she said the latest designation report would be included in the Public Hearing/Planning Commission packet. She explained some of the requested changes including one of the minor changes was to clarify the roof material, and the other minor change was to make it clear that it is located on Burrell Street, formally known as Water Street. She stated that she also shared with the

property owners the comments from SHPO regarding the changes to the porch. She said the property owners were not interested in making the stated property changes because it is essential to their restaurant business operation. She also explained to them that these SHPO comments are non-binding, and how the HPC expressed their opinions on the same comments.

Ms. Mitchell talked about the success of the community workday at the Boone Cemetery to set the field stones; she explained the progress of the work at the Boone Cemetery by the Junaluska Heritage Association and Appalachian State University personnel and students. She said that she and Vice-Chair Bond went to the cemetery that day (October 28th) and spoke with Dr. Alice Wright, who said that over 100 student volunteers came to help with the project. Ms. Mitchell noted that the volunteers followed the same procedure described to the HPC, and that the Public Works department was aware of the work.

HPC MEMBER UPDATES

Chair Plaag said the cemetery tours ended on October 31, 2022. He said they had a good turnout for the informative tours, and the community appreciated the tours. Chair Plaag and Vice-Chair Bond emphasized the value it was to educate the community of the history of the cemetery.

Chair Plaag stated the Daniel Boone Forum was held last week with about 70 people in attendance. He thought it was well done and well received by the audience members he knew were sympathetic to the story of Daniel Boone.

Chair Plaag said that he had not completed the glossary of architectural terms. He said he would have them ready to be discussed at next month's meeting, and would like to hold this discussion at the next advisory meeting.

Vice-Chair Bond reminded the HPC of their discussion at their last meeting regarding the area behind the Veterans Monument on King Street where the game of croquet was played. She said that she tried to contact Mr. Bobby Snead, one of the croquet players, and asked him to make a list of his remembrance of the croquet games that used to be held at this location. She said she would continue to follow up with Mr. Snead on his list. Chair Plaag asked Vice-Chair Bond to ask Mr. Snead if he had any photos of the croquet games.

INTERPRETIVE PANELS FOR STONEMAN'S RAID AND BOONE CEMETERY

Chair Plaag said he had not completed the draft text for the interpretative panels for the Stoneman's Raid and he asked to move the discussion of this item to the next HPC advisory meeting.

Chair Plaag said that he had researched a list of companies that make interpretive panels. He said he would email this information to Ms. Mitchell, and he asked Ms. Mitchell to contact the companies and get generalized pricing and product information on the interpretive panels. He said this information would help the Planning Staff and HPC to narrow down to two or three companies to work on the pricing of the panels. He also suggested that Ms. Mitchell contact other towns that have used some of the panel companies and find out their experience with them. He explained one of the positive design aspects was on the bottom of the interpretive panels; there are some that are open at the bottom because that panel style does not gather unnecessary built-up over time from the outdoor elements.

Chair Plaag suggested that we do a bidding process with the interpretive panels. He suggested that the Planning Staff research how the bidding process works. Vice-Chair Bond asked Ms. Mitchell to check with the panel companies on the lead time for making the interpretive panels.

Chair Plaag found a 2009 National Park Service Guide on making good wayside signs. He suggested we consider what they are proposing for those specific type of signs. He said he would send the National Park Service to guide link to Ms. Mitchell, who can then share it with the HPC.

Chair Plaag asked for generalized feedback on the draft text for the Boone Cemetery Interpretative Panels presented in the meeting packet. Member Watkins talked about the word counts in each of the panels. He pointed out that in his estimation, there are about 450 words in Panel 1, 663 words in Panel 2, 510 words in Panel 3, and 420 words in Panel 4. He mentioned that Panel 2 appeared larger than the other panels. Chair Plaag explained that Panel 2 includes the cemetery's rules, and he was trying to cover the usual things in the rules. He agreed that the text is too long in Panel 2 and should be reduced. Chair Plaag pointed out that we do not know what the panel company will allow for a word count on their panels. He added that text should be used to hold the attention of and be understood by the readers. He added that Ms. Mitchell could find out the word counts when reaching out the companies.

Ms. Mitchell asked questions about the Boone Cemetery panels draft text presented in the meeting packet. She asked Chair Plaag about his reference to a QR code on the signs. She asked if the intention was to be linked to the Town's website or what to be referenced. He explained that Mr. Chris Miller, GIS Coordinator for the Town of Boone, had georeferenced with names most, if not all, of the headstones and corner markers in the cemetery probably six years ago. Chair Plaag said that everything needs to be edited for accuracy. He said the goal was to create something like a story map of the cemetery where someone could geolocate a person through a QR code on their smartphone. Ms. Mitchell said she had a recent conversation with Mr. Miller, who discussed this topic and how he was involved with the HPC on this survey, and to let him know about completing the project. Chair Plaag explained that around 2016 or 2017, the HPC did about three-quarters of the cemetery surveying when Council asked them to stop and focus on completing the historic district standards. Chair Plaag said he would like to add to his personal work plan to do a grave-by-grave revisiting of all of the grave sites and recomplete the forms because when this was previously done there were variations on how each surveyor approached the task. He said he would like to work on this in the spring or when there is warmer weather. He said it could be possible that while the markers are being ordered, the HPC and Mr. Miller can work on the online portion or website link for the QR code to ensure they are correct.

Ms. Mitchell asked about the reference on Panel 3 regarding the old County Home site. Chair Plaag explained that the County Home was for people that were too poor to support themselves, often elderly or marginalized people, or considered mentally ill, or someone severely injured, and did not have family who could take care of them. He said the County Home was located at the intersection of Hwy 105 Bypass and Hwy 321 West. He said he had a great image of this area during that time as there was a completely different configuration then.

Ms. Mitchell asked about the reference on Panel 3 regarding a plat. Chair Plaag explained that a plat was recorded with the County that was devised by Ms. Rachel Rivers-Coffey. He explained that Rachel Rivers-Coffey's approach to the majority of the black section of the cemetery having no deed, was to claim the property for the trustees of the white section of the cemetery, and revised the plat that combines all of these four parcels that make up the cemetery. He told that during this time the old trustees, of what was known then as the Boone Cemetery, conveyed it to the trustees of the Jordan Council Cemetery, which now owns all of it. He said that Rachel Rivers-Coffey did not do a quitclaim deed or follow the normal process; she just pronounced it. Chair Plaag noted there is a report on the cemetery deeds he put together back in 2016 when the Town was thinking about acquiring it, and that he would send this report to Ms. Mitchell for her review.

Chair Plaag recommended that the HPC hold the draft text on the Boone Cemetery Interpretive Panels until they have more information from the various panel companies, knowing that all of it needs to be revised for the space, reading level, and several other issues. He said the other part of this would be the graphic portion, and images can easily be pulled from Digital Watauga. Chair Plaag noted a great image from 1950 showing the black section of the cemetery overgrown and the white section with all of the stones visible that could be used on Panel 3.

HPC CHAIR AND VICE-CHAIR Applications – Review and Recommendation

Chair Plaag said in the meeting packet that some applications had been submitted for him to remain the Chair and for Vice-Chair Bond to remain the Vice-Chair. He reminded everyone that these are one-year terms. He asked if there were any other nominations for the positions of Chair or Vice-Chair. There were no other nominations for these two positions.

Chair Plaag made a motion, seconded by Vice-Chair Bond, to recommend to Council for the positions of Chair Plagg and Vice-Chair Bond to be considered for re-appointment with the understanding that each of these positions is for a one-term.

Vote: Aye – All
Nay- None

The motion passed.

Ms. Mitchell noted that this recommendation would be presented to Council at their November 9, 2022, meeting. She said she would let the HPC know the decision made by Council on these recommendations.

OTHER DISCUSSION

Member Watkins said he had two issues that he wanted to comment on.

Member Watkins read from a document, not in the meeting packet, regarding the Chair's remarks at the October 4, 2022, meeting regarding the conversation of the Secretary of the Interior's Standards, specifically the Secretary of the Interior's Standards for Rehabilitation and Secretary of the Interior's Standards for Restoration. He expressed his concerns regarding the standards was a distinction without a difference. He referenced Part 68 – The Secretary of the Interior's Standards for the Treatment of Historic Properties, Section 68.3, Subsection B, Item 3 and read the item, "[e]ach property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken,"; he also read from Subsection B, partially quoting Item 6 and read, "[r]eplacement of features will be substantiated by documentary and physical evidence." He continued his statement by stating that his point is that we do not have documentary or physical evidence for the appearance of the building under consideration for approximately the first part of its life, but we do for the second. He explained that the Chair asserted that Member Watkins was reading from the Restoration standards rather than the Rehabilitation standards and suggesting a much higher set of standards and that was not the case. He said the applicant had asked for approval to replace the missing stucco and an awning. The HPC suggested to the applicant that an entirely new and partially conjectural façade be created which would be more expensive for the applicant. He felt it was incumbent on the Commission to recognize the additional dollars that the applicants may have to pay, when seeking approval for their rehabilitation work. He noted that it is one thing for an owner to offer to spend more money than is necessary to achieve an appropriate outcome. It is something entirely different for the Commission to press for such a solution. There was no further discussion on this topic.

Member Watkins asked about the significant amount of work that has already been done at the diSanti, Capua, and Garrett law office building on King Street. He noted that the HPC would be discussing the work

on this building in a COA case next week in their quasi-judicial setting. He asked Chair Plaag if he had missed where the HPC had given approval for this work to be done. Chair Plaag explained that when he surveyed the building several years ago, he noticed that the veneer wall that was attached to the west wall of the Mast General Store had buckled; he also stated that the wall encompassed two independent buildings. He said just over the span of time in the field doing a survey, that gap grew from about one-half inch to nearly two inches. He said he brought it to the former Town Manager's, Mr. John Ward, to report the problem. He said that recently the condition of the problem worsened, and the Town issued an emergency order, which they are permitted to do under the standards. He continued to explain that it is permissible where there is risk to life and public health, the Town can order a demolition of a feature or of a building in order to protect the public. Ms. Mitchell confirmed that it was a public risk hazard which is why they were able to take the layer of brick veneer off the building.

Member Watkins asked if the veneer was removed off the entire front of the building. Chair Plaag explained that the veneer carried around to the other portion that is now exposed, and it was also collapsing. He said that issue necessitated the removal of all of the veneer under emergency circumstances. Chair Plaag pointed out that the Planning Staff had notified the HPC about three or four months ago that the issue with the building was being addressed.

Chair Plaag said that the Watauga Historical Society and Watauga Digital had been bombarded with questions about the ghost sign advertisement on the Mast General Store wall. He said we know now with certainty about the advertisement, but are unsure about its date; however, those organizations have a strong suspicion about its date. He said he is waiting for a reply from the Town Attorney on whether or not the ghost sign can be discussed during the COA case on November 8, 2022. He said that because he is involved with Digital Watauga, he had to answer inquiries about the ghost sign.

Discussion ensued on the possible continuation of the diSanti, Capua, Garrett - COA case. Ms. Mitchell noted that if the case needs to be continued, the Planning Staff will discuss a future meeting date with the HPC and the applicant at the November 8, 2022, quasi-judicial meeting.

Ms. Mitchell informed the HPC that there would be a new case for the December HPC Quasi-Judicial meeting.

RECESS OF ADVISORY SESSION

At 5:21 p.m. Chair Plaag recessed the HPC Advisory Session until November 8, 2022, at 3 p.m. via WebEx, a video conferencing software.

Eric Plaag, Chair

Marlene Crosby, Board Secretary

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
November 8, 2022, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

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

Council Liaison: Virginia Roseman

Town Staff in Attendance:

Jessica Mitchell-Long-Range/Special Projects Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Chelsea Garrett- diSanti, Capua, and Garrett Law Firm; Tony di Santi - diSanti, Capua, and Garrett Law Firm, Steve Wilson-di Santi, Capua, and Garrett Law Firm Project Manager, Bill Dixon-Appalachian Architecture, Jodi Feimster, Tyler Wiley

CALL TO RECONVENE

Chair Eric Plaag reconvened the HPC Quasi-Judicial meeting, held via WebEx, from November 1, 2022, to order at 3:04 p.m.

CASE Z06158-101422 diSanti, Capua and Garrett – Certificate of Appropriateness (COA)

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

Chair Plaag asked Ms. Mitchell if she had received any written comments for public comment. Ms. Mitchell said she had not received any written comments, but she had received one request from a person to watch the meeting, who had joined the meeting.

Chair Plaag swore in the following Planning Staff members: Ms. Jessica Mitchell, Long-Range/Special Projects Planner, and Ms. Christy Turner, Senior Planner.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change; had any commissioner had a conflict of interest regarding this case, including any financial interest in the outcome of the case or a close familial relationship with any person affected by the outcome of the case. There were no answers in the affirmative.

Member Watkins noted that he did not have a conflict with the case, but he wanted to mention that many years ago, he had a legal relationship and was advised by the law firm. Chair Plaag asked Member Watkins if the advisement was in any way related to the property involved in this particular application; Member Watkins replied yes. Chair Plaag asked Ms. Allison Meade, Town Attorney if she saw an issue with this information that would present a conflict with the case. Ms. Meade asked Member Watkins if he thought he could be fair and impartial with respect to this matter; Member Watkins replied yes. Ms. Meade asked Chair Plaag to ask the applicant if they were comfortable with moving forward with Member Watkins reviewing the case. Chair Plaag confirmed that Ms. Chelsea Garrett, from diSanti, Capua, and Garrett Law Firm (642 West King Street, LLC) was the applicant for the case, and she did not have an issue with Member Watkins reviewing the case.

Chair Plaag asked if any commissioner had engaged in any undisclosed ex-parte communication regarding the application. There were no answers in the affirmative.

Chair Plaag pointed out that Digital Watauga and the Watauga County Historical Society had received many requests for information about the ghost ad on the west wall of the Mast General Store. He said he carefully responded to those requests by talking about the history of these two properties in terms of the descriptions in the Downtown surveys and the material already publicly available. He said he focused on the ghost ad, particularly when it was created, why it was created, and what it was advertising. He noted that the advertisement is not part of this particular application, as he explained the application is focused on the building historically known as the Boone Garage. He continued that the application was not for the Jones building, or what is now known as the Mast General Store building. He said he did not perceive, in response to those inquiries, the information posted about the history of the ghost ad on the Watauga County Historical Society webpage and their Facebook page, that he has a conflict with being able to address this particular case, as long as the applicant does not have an objection. Ms. Garrett said she had no concerns with Chair Plaag reviewing this case.

Chair Plaag swore in the applicant, Ms. Chelsea Garrett. Ms. Meade explained that she agreed with Chair Plaag about Ms. Garrett being sworn in because she would present evidence. Ms. Meade pointed out that the Commissioners should be very clear in distinguishing between her giving factual evidence versus Ms. Garrett arguing about the law or anything as an attorney. She further pointed out that these are two separate things. She explained that to the extent that Ms. Garrett acts as an attorney, it is not facts, and it is not credible evidence before the Commission. Ms. Garrett said that she did not plan on offering factual testimony, but to act in a representative capacity and that she has other witnesses to call upon for this case. Chair Plaag clarified that he swore in Ms. Garrett for the purposes of any testimony that Ms. Garrett may offer, understanding that her intention at this time is not to offer formal testimony, but instead to call other witnesses who will be providing formal testimony. Ms. Garrett said if for some reason, unexpectedly, she needs to venture into the role of attorney, there could be clarification in advance of that role taking place.

Chair Plaag asked Ms. Garrett if she had any objections to the materials in the meeting packet. Ms. Garrett said she had no objection to the materials in the meeting packet, but she had one point of clarification which could be a matter of interpretation. She pointed out that the information in the meeting packet refers to a new upstairs window. Chair Plaag confirmed that the information she referred to was a central window on the second elevation. Ms. Garrett noted that based on original images, the window was installed prior to the end of the historic period of significance. She asked the Commissioners to keep this information about the window in mind as they review the case.

Chair Plaag noted that he felt there were several potential areas of confusion in the information in the meeting packet that the applicant presented for this case. He said one area of potential confusion is using the word "original". He noted that because the history of the building is very complex and confusing, he did not want the Commissioners to get bogged down in these terms while Ms. Garrett was presenting the case. Chair Plaag suggested that there be a discussion on the terms used so that there was collectively, shared knowledge about the history of this building, which will help with the conversation about the appropriate way to move forward in terms of the proposed renovations.

Chair Plaag suggested that Ms. Garrett begin the presentation and focus specifically on what the applicant requests in terms of dealing with the façade. He felt it was appropriate for Ms. Garrett to talk about past facades and the façade materials because these items were a part of the case the applicant is making. Ms.

Garrett agreed that the history of the building is complicated, and she also agreed with Chair Plaag's suggestion.

Chair Plaag swore in the following witnesses for this case: Mr. Tony diSanti from diSanti, Capua, and Garrett; Mr. Steve Owen, the Project Manager for diSanti, Capua, and Garrett; and Mr. Bill Dixon, Architect from Appalachian Architecture.

Chair Plaag asked Ms. Garrett to present the opening statement for this case. She pointed out that her law firm partner, Mr. diSanti was working in the building shortly after the period of significance for the building ended. She said that Mr. Owen had been the project manager coordinating and speaking with the on-site engineers and workers. She added that Mr. Dixon was the architect for this case.

Ms. Garrett explained that she had applied for the Certificate of Appropriateness to reface a second building that looks like it is part of one building. She said it is for the area between the front door of the diSanti, Capua, and Garrett Law Firm on King Street, which is on the corner of King Street behind the Doc Watson bench. She said the area between that building and the Mast General Store was originally a separate building, and this is the area that the applicant is seeking a Certificate of Appropriateness to renovate the façade, which was a brick façade. She said it was a different brick than the western side of the building, and she did not know the manufacturer of the brick.

Ms. Garrett explained that on the separate building on the corner, the façade was starting to pull away and was creating a safety hazard. She said the photos indicate the separation was several inches from under support system of the building. She said the same façade was on the northwest façade of the Mast General Store building. She said the façade was on the Mast General Store before Mr. diSanti started his law firm from the building, and she did not know who put that façade on that building. She said that the diSanti, Capua, and Garrett Law Firm did take down the Mast General Store façade. She understood that the Mast General Store façade, which will be a separate façade application, will probably come before the Commissioners in several months. She noted that she had hoped that the ghost sign was more intact than it was.

Ms. Garrett said that when the brick was removed, they were disappointed that it wasn't grandfathered stone underneath it. She said, unfortunately, they found a deteriorated cinderblock structure shown in the photographs that Mr. Owen took of the structure. She said that instead of being able to reface the building, they would have to remove that block. She said the front two offices, where the larger windows are located, are currently not being used and have been boarded up. She said they hoped to get approval from the HPC to seal the building up for winter and get the work underway.

Ms. Garrett pointed out that there were a few good photos of the building in the archive at Digital Watauga. She said some of the photos indicated that during the period of significance, there had been stone, stucco, and brick on the façade of this building. She said they particularly liked the photos that appear to be from a Clean-up Day Parade around 1952. She said these photos show that there was a stucco façade at that time. She noted that they had asked Mr. Dixon to assist them with creating a proposed design to try to mimic the garage door appearance of the old garage and tire store.

Ms. Garrett pointed out that from the photos, it looked like there were two original windows, but at some point, prior to the end of the district's period of significance, a third window was installed with exterior-type blinds that rotate out. She pointed out that the law firm needs the central window because that building floor has a hallway that needs daylight. She noted that the window had been there for quite some

time and would drastically prevent light from entering some of their usable space that has been used for 40 years.

Ms. Garrett asked Mr. Dixon to present the proposed design of the building. Mr. Dixon referred to pages 81 and 82 of the meeting packet. He said the images shown on these pages are what he thought was the original design. He said he was not aware of other previous facades. He said these images show a hard coat stucco finish with two garage doors and windows on the second level. He said that in the proposed design, he tried to create his best interpretation of the garage doors with big trim around them and minimal ornamentation. He pointed out that the owner intends to lease the first-floor area for commercial use. He said he tried to replicate the look of the garage doors with a storefront system to have a door for the new use. He noted that the proposed exterior material is a hard coat stucco with an off-white finish.

Ms. Garrett asked Mr. Dixon if, in the proposed design, he attempted to replicate the look of the garage doors from the photos; Mr. Dixon replied yes, he tried to replicate those garage doors.

Ms. Garrett asked that the building was originally two commercial spaces, and the applicant's goal was to restore it to two separate commercial spaces on the first floor; Mr. Dixon agreed that this was the goal of the applicant.

Ms. Garrett asked about the new door, in which they proposed to put back a door that existed before the office was converted internally into one law office. Mr. Dixon replied yes, and that previously there were garage doors.

Mr. Garrett asked Mr. Dixon if the window was on the left or right of the large garage bay window. She said it looks like it is on the left side of that window, and asked if it blends in to make it look like it is part of the windows. Mr. Dixon said yes, the window is on the left side of the large window, and he said he used the same appearance on the pedestrian doors.

Ms. Garrett said that on paper for the front elevation, it looked like there was a frame around the windows together. Mr. Dixon said yes, the garage doors shown in the photo on page 81 of the meeting packet appeared wrapped in a thick stucco band. She asked if it slightly protruded from the building. Mr. Dixon said there is a three-inch deep stucco trim around simulated garage door openings.

Ms. Garrett asked Mr. Dixon if he might have used other features from the photos in the proposed design. Mr. Dixon said the proposed design replicated what he saw in the photos on pages 81 and 82 of the Clean-up Day Parade in the meeting packet and no other specific features.

Ms. Garrett said that they are not proposing any changes to the setback to the existing garden area or that there be any improvement to that area. She said the boundary wall would remain where it is. Mr. Dixon stated this was correct. He said that because of the condition of the concrete, they would be removing that masonry and replacing it with a new framed wall.

Ms. Garrett asked Mr. Dixon to discuss his review of the materials, the historical photos, and further, his experiences as an architect in Boone on whether the proposed stucco material and design would be congruous with building designs on King Street and the historic district. Mr. Dixon said there was evidence of stucco being used throughout the historic district. He said there was also evidence of stucco over brick at one point on the buildings. She asked Mr. Dixon about how long ago there was evidence of stucco being applied over brick, and he said about twenty years ago.

Ms. Garrett asked Mr. Dixon if there was, at one point, stone on the façade. Mr. Dixon replied yes, and there were remnants of stone behind the brick. She asked Mr. Dixon if it appeared that the stone was removed or at least most of it was removed and that there was no stone to restore. He said no and what you can see is in poor condition. Ms. Garrett asked Mr. Dixon if he was referring to the block or the stacked stone. He responded that there are remnants of what used to be stone and brick around and behind the entrances.

Ms. Garrett said that, unlike the Mast General Store, it appears that at some point, the rock was removed. Mr. Dixon said it had been removed if there once was a rock there. She asked Mr. Dixon if the rock was there prior to the stucco. He said, in his best estimation, the rock was probably there. She pointed out that from the photos, there was stucco there, at least in the early 1950s, and it is known that there was a brick façade applied to it. She said the stucco on this building was not applied over stone or brick, it was applied and then removed or bricked over, which is the reverse of the Mast General Store. Mr. Dixon said he would have to speculate, but he thinks that is correct.

Ms. Garrett asked Mr. Dixon to talk about the architectural elements of the building, such as the roof, fenestrations, window frames, and materials. Mr. Dixon said the building would have a terra cotta clay parapet cap and aluminum storefront windows with very little trim. Ms. Garrett asked Mr. Dixon if there were materials other than terra cotta clay, aluminum windows, and stucco; Mr. Dixon replied no.

Ms. Garrett said no awning was proposed for this building and asked Mr. Dixon if that was correct. Mr. Dixon said it is correct that no awning is proposed for this building.

Ms. Garrett asked Mr. Dixon if he was the architect assisting the Mast General Store; Mr. Dixon replied yes, and he is assisting the Mast General Store on their western façade. She asked if there had been any coordination of ideas in terms of refacing the front elevation of the diSanti, Capua and Garret law office building and the northwest elevation of their building. Mr. Dixon said the Mast General Store intends to return their façade to a hard coat stucco finish. He said he suspected that Mast General Store would have their application package submitted by the December HPC meeting.

Chair Plaag began his questioning of Mr. Dixon and shared an image that appeared in the July 7, 1938, issue of the Watauga Democrat. He asked if based on this image it appears on the left of the building, historically known as the WR Winkler Tire Company building, presently the main entrance to diSanti, Capua, and Garrett. Mr. Dixon said yes, based on the image. Chair Plaag noted that the building on the right appears to be, based on the answer to the last question, the remnant of the original Hodges Tire Company building known as the Boone Garage. Mr. Dixon said that without knowing the date of the original business, he guessed that would appear to be based on what Chair Plaag stated about the first known photo of the façade. Chair Plaag asked Mr. Dixon based on this photo, does it appear to be a two-story building with a one-garage bay on the left side of the building with a flat arch of stone sills and stone lintels that are keystone and then a stone band of coping at the top of the façade. Mr. Dixon said the things that Chair Plaag mentioned appear visible in the photo.

Chair Plaag shared an earlier image from the 1936 H. Lee Waters film of Boone. He asked Mr. Dixon if it appeared on the right edge of this image where it says Belk White is the Dr. Jones building, as known today as the Mast General Store building. Mr. Dixon said that he presumed that it was the same building. Chair Plaag noted that when looking to the left of that building, it has a south-facing wall and a west-facing wall, both of which say Hodges Tire Company. He asked Mr. Dixon if this appeared to be the original garage

bays of the Hodges Tire Company building, coming out flush with the Jones building to the east. Mr. Dixon said it appears to be the case. Mr. Dixon said that he was not aware of these images prior to the hearing.

Chair Plaag shared another image taken a few seconds later in the same H. Lee Waters film previously shown. He said the camera pans east to west looking at this complex. He asked Mr. Dixon if the building on the left with the Hodges Tire sign underneath the clerestory windows appears to be the west building known as the WR Winkler Tire Company building, and is now the primary entrance to the diSanti, Capua, and Garrett Law Firm. Mr. Dixon said that appears to be the primary entrance to the law firm. Chair Plaag pointed out that on the right, there is the west-facing portion of the Boone Garage that extended out to the street in 1936 when this film was created. He asked Mr. Dixon if this explanation seemed fair; Mr. Dixon replied yes.

Chair Plaag noted that he had shared the two images of the complex from the 1936 H. Lee Waters film, and the 1938 image of the stone façade. He further explained that the stone façade in the 1938 image was accomplished by cutting off that front part of the Hodges Tire Company building, or the Boone Garage building, and pulling back the façade so that it is roughly in line. He stated that this façade protruded slightly toward the WR Winkler Tire Company building, and this work would have to be done around July of 1938.

Chair Plaag had seen an article describing the stuccoing of the Hunt's Department Store building in 1943. He said it was his suspicion, but he could not prove, that the Boone Garage building at that point had a stone façade as of 1938. He said he thought it was stuccoed at the same time for there to be congruity between that west-facing part of Mast General Store and the south-facing part of the Boone Garage.

Chair Plaag shared another image and asked Mr. Dixon if this was the image that he was referring to when he was referencing page 82 of the meeting packet. Mr. Dixon said yes, it was the same image.

Chair Plaag shared another suspicion, which he noted he could not prove, that the building is protruding beyond the south façade plane of the WR Winkler Tire Company building. He continued that they may have stuccoed over the stone. He noted in the image from 1938, there was not an obvious garage door. He thought they created the eastern garage bay to accommodate those roll-top doors; this is where he suspected the bump out came from on the first floor. He thought the bump out was made to create the roll-top storage area at the top of the doorframes and then they stuccoed over it. Chair Plaag asked if this was a reasonable conclusion to draw based on the available images that we have. He further stated he did not know what material they used on it. Mr. Dixon speculated and said he supposed there are many garage doors, and the roll-up type doors have many divisions.

Chair Plaag shared another image and noted he had trouble dating it. He said the image is not online through Digital Watauga, but is in their collections. He said there is a Tweetsie bumper sticker in the image, and it is known that Tweetsie opened in July 1957. He also noted that the image has Christmas trees on the telephone poles. He suspected this image is from December but did not know what year, specifically. He said that this image was taken because of another image that he was going to share between December 1957 and December 1962. He said the image shows the brick veneer on the west wall of Mast General Store, and unfortunately, the ESSO sign obscures almost the entirety of the front of the Boone Garage building that we would like to see. He suspected that the work was done at the same time. He said if you look at the image and the area below the ESSO sign, there appears to be a block underneath that is not faced with the brick facade. Chair Plaag said he thought they removed the entire façade off of

this building, which was the stucco and the stone underneath the façade, and replaced it with a concrete block substrate. He said that is what was found in this demolition and then faced with the brick veneer.

Chair Plaag shared another image from 1963 that showed the first Wagon Trains and parades that went through Boone. He said that by July of 1963, in this image, it shows the middle window in place and the louvered windows that were previously discussed. He said there is a continuous run of an overhang slash awning that itself created the necessity years later, after it came down, to put in that band that went across both the Mast General Store wall and the Boone Garage building. He pointed out that this image shows the finished version with the terra cotta coping on the top of the Boone Garage roof and the brick veneer. He asked Mr. Dixon if this was a fair description of what appeared in 1963. Mr. Dixon said it seems to be the case.

Chair Plaag described the four versions of what this building looked like between 1936 and 1963. He pointed out that these dates were within the period of significance for the historic district. He said that in the original version, the building went out to the sidewalk, flush with the Hunts Department Store building/Jones building that was next door. He said the 1938 version of the building was carved back, and the stone façade was applied to that remnant of the Boone Garage building. He said the post-1943 version had the stucco treatment applied to some sort of substrate that he suspected was stone, but there is no way of knowing this for sure. He said there was the 1963 version that had the brick veneer installed over a new concrete block substrate that was installed after the 1938 south façade had been ripped off the remnant of the Boone Garage building. He asked Mr. Dixon if he had fairly described the four versions of the building. Mr. Dixon said yes and assumed as much based on the images.

Chair Plaag explained that the HPC has to apply the standards to either a completely new façade for this building that is congruous with the historic district, or the applicant can pick one of the multiple versions of this building during the period of significance. He said the standards lean towards the original, but replicating the original is neither advantageous or realistic to anyone. He did not think anyone wanted to see the garage bays coming out to the street with a drive-through and gas pumps in front of the building. He pointed out that none of these elements survive, and it is not like we can restore it. He said there is one 1936 grainy film, which is difficult to discern the exterior materials and shows the building going out to the sidewalk. He explained that we could not meet or reconstruct the standards as closely as possible using similar materials and dimensions. He said this leaves three designs during the period of significance where we have more information. He said the applicant has opted for the third of those four, which is the stucco finish applied to the façade with two window bays on the second floor and two garage door bays on the first floor. He added that the applicant is proposing this third version of the façade, with the exception that the applicant also wants the third middle window. He noted that the third middle window comes from the 1963 brick-faced version of the building. He asked Mr. Dixon if that was a fair summary; Mr. Dixon replied yes.

Chair Plaag opened the floor for the HPC to ask questions of Mr. Dixon. Member Sharp asked Mr. Dixon if the intent was to restore the second floor from one commercial space to two commercial areas. Mr. Dixon said that was incorrect. He explained that the second floor would be law offices and the first floor, between the two separate buildings, the Winker building and Boone Garage building, would be separated into two separate commercial spaces. Ms. Garrett added that the intent would be for the proposed façade to appear as two entirely separate buildings.

Member Watkins said the application stated the original 1920 stucco façade was delaminating. He wondered if we missed the evidence of the building being stuccoed in 1920. Ms. Garrett explained that

the earliest photo they thought they had was with stucco. She stated that when Mr. Dixon wrote up the narrative, he referred to the year that the building was built as 1920 and called it original stucco. She said the concepts were merged, but it was unintended to do so. Mr. Dixon pointed out that he and the applicant were unaware of the earlier photos.

Chair Plaag asked Mr. Dixon about the images shared during the meeting between 1938 and 1963 when the building was cut back to the stone façade, and 1963 showing the Wagon Train image. He asked Mr. Dixon if any images featured a landscaped area at the front of the building, or was it more realistic to say that there were paved areas with gas pumps in those images. Mr. Dixon said it is more realistic to say paved areas with gas pumps because the landscaping was added later. Chair Plaag said his point is that when thinking about what is congruent to the historic district, during the period of significance, this area was an open area aside from the gas pumps. He asked Mr. Dixon if it was an open area, and Mr. Dixon replied yes.

Chair Plaag asked Ms. Garrett if she would talk about the type of business they were hoping to attract for the commercial space, and if it had played a role in their decisions about how to landscape the open space. Ms. Garrett said that they had talked to a coffee and pastry shop. She noted that they are hesitant about the type of restaurant, and what kinds of smells they want permeating their offices during the day. She asked Chair Plaag if he thought having more patio-type seating in this open space would be more historical. She said they love gardens, but it's a separate thing to have to maintain them. She stated that they would not object to having appropriate plants in the open space.

Chair Plaag said that, historically, the open space was not a yard, but a paved area with gas pumps. He continued that it was a utilitarian space that served the business in that building. He noted that pocket parks are great, and he would be the last to say to get rid of one of them. He said that in terms of use for this open space, that is more historically accurate; he would be intrigued to see what type of design the applicant could come up with that allows outdoor use of that space, without being an eyesore or something problematic in the Town code. He said he would need to defer to Planning Staff on the types of things that can be done. He added that if the applicant can create something more conducive to adaptive reuse of that open space, which is also congruent with the historic district, he thought for the applicant, 50 percent of the population of Boone would agree it sounds great. He said there are historically appropriate ways without necessarily having permanent walls and features in that open space, which would not be historically appropriate.

Ms. Garrett said she did not think there would be an issue in exploring ways within the ordinance, and those ways could be discussed with the Planning Staff. She asked if there are guidelines that outline the use of outdoor space in the historic district. She pointed out that opening up a second entrance into the building would create a more impervious surface, and she discussed having some decorative plantings. Chair Plaag noted that this open space is privately owned and not in a public way. Vice-Chair Bond pointed out that they have the Doc Watson bench and statute, and she asked if they were planning on moving it. Ms. Garrett stated that there is a license for the Doc Watson bench and statue, and if the HPC wanted it moved, they would move it, but it is not a part of this proposed project. She was open to discussing possibly moving the Doc Watson bench and statute, if necessary. Vice-Chair Bond also pointed out that Doc Watson's 100th birthday would be in the Spring if the applicant wanted to consider using that space.

Ms. Christy Turner, Senior Planner, pointed out that landscaping is not required in the B-1 Downtown Core (B1DC) for this type of use, except for maybe some street yard trees. Ms. Garrett asked Ms. Turner if

outdoor seating was permitted for restaurants. Ms. Turner said outdoor seating is allowed for a business, but they need to contact the Public Works Department.

Chair Plaag pointed out that there are standards for historical vegetation and landscapes. He also pointed out that the landscaping was not there in any period of significance for the historic district. He said he did not see an obligation under the standards to keep landscaping the open space. He said it is not a historical component of the property. He asked the other HPC members if they wanted to comment on the suggestion of the idea of a courtyard or patio-type feature for the open space. Vice-Chair Bond pointed out that the corner where the law firm is located is very busy, and the applicant might want to keep in mind for whatever business is there.

Chair Plaag asked Mr. Owen about the demolition of the Boone Garage building façade in which if they encountered any elements of the 1938 stone façade when demolishing the brick veneer. Mr. Owen replied that a company, called Stone Restoration, did not encounter any stone until the ground floor. He said that behind the brick façade, there were remnants of rock. Chair Plaag asked Mr. Owen if he would conclude that the concrete block now visible was probably installed as part of the approximate 1963 time, or between the 1958 and 1963 installation of the brick veneer, and that the concrete block was basically the substrate to support the brick veneer. He asked Mr. Owen if this was a fair summary of what happened then. Mr. Owen replied yes. Chair Plaag asked Mr. Owen, from what he had seen of the building, if it is reasonable to conclude that the middle window on the second floor was also a creation in the renovation sometime between 1958 and 1963. Mr. Owen replied yes.

Tyler Willey, public attendee of the meeting, left the meeting at approximately 4:40 p.m.

Chair Plaag asked Ms. Garrett if she had another witness to testify. Ms. Garrett called Mr. Tony diSanti to testify when he arrived at the law office building and to state anything relevant to the case, for example, the window. Mr. diSanti noted that the day he arrived at the law firm office was on August 11, 1975. He said there was a parking lot in front of the law office, and he noted that it was shown in the photos. He seemed to recall that part of the parking lot was gravel, but could not attest to it. He said some of the photos he had seen of the parking lot showed that there was pavement in that area. He said his wife does not remember the gravel parking lot, but she remembered it was pretty much paved. He noted that three windows were added above the garage doors, but he could not say when they were added. He said that, initially, when he arrived at the law office building, the buildings were two completely separate buildings. He said that where the proposed garage doors are planned to be added, there was a separate entrance to that building. He said that the building was for a law firm, Finger and Park, and the entrance was where the garage doors were. He explained that you walked into a reception area with three smaller offices in the back and a restroom facility. He said that the law firm expanded over time with modifications such as, adding a stairway, moving offices upstairs, and expanding into the western portion of the building; he explained that that over time they remodeled and put in offices. He said the last change they made was when they removed the brick and went into the western portion of the building from the downstairs and the upstairs. He said they did not anticipate a large steel wall between the two brick buildings they had to remove to get up to the top floor of the western building. He said that now the entire building has been used for an office.

Ms. Garrett pointed out that Chair Plaag had stated earlier that the applicant could discuss a totally new face to the building, or the applicant could pick one of the versions of the building previously discussed. She said if they picked the version with the stuccoed face, she felt that discussion was needed about the central window, as it was important for the use of the building. She asked the HPC if she needed to request

a variance so they could do the stucco. She said she is open to discussing the central window and any conditions that might need to be placed on it.

Ms. Garrett stated that she did not have any other witnesses, and she would like to close the presentation of the case.

Chair Plaag asked the Planning Staff if they had any evidence to present other than what was provided in the meeting packet. Ms. Turner replied no.

Chair Plaag asked the HPC if they had any questions for the Planning Staff regarding this application. There were no questions from the HPC for the Planning Staff.

Chair Plaag asked if there was any other interested party to speak or present evidence supporting the application. There were no questions from anyone attending the meeting.

Chair Plaag noted that the rest of these questions were unnecessary, as everyone attending the meeting had been identified for this case, and he stated that he would not ask if there were no objections. Ms. Garrett did not object to these questions not being asked at this meeting.

Chair Plaag explained to Ms. Garrett that the applicant has the option to see if the Planning Staff has information for a closing statement, or the applicant may give their closing statement. Ms. Garrett began the closing statement and said it has been evident throughout the hearing that the applicant would like to have a building congruent with the historical portions of the building. She stated that she appreciated the summary on the evolution of the building façade. She asked for some flexibility so they can continue the current use as it is in terms of the upstairs window. She said she appreciated the willingness to consider all of the different facades during the period of significance. She explained that this renovation was out of necessity and would be fairly substantial expenditure for the law firm. She said they want to create two building facades that the HPC can approve and that the community wants to see. She said they are open to suggestions and like the patio concept discussed earlier in this hearing. She said they would be willing to consider anything suggested by the HPC if they can make it work.

Chair Plaag asked the Planning Staff if they had a closing statement. Ms. Turner replied that the Town did not have a closing statement.

Chair Plaag opened the floor for the HPC to discuss the evidence at hand and the standards or findings of fact that apply to them. Chair Plaag suggested that the HPC highlight the standards that appear most relevant to what the applicant is requesting.

Chair Plaag referred to packet page 64 and read the following Design Standards for Storefronts, Upper Facades, Side Elevations, and Rear Elevations:

- 1.2 When reconstructing a historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.
- 1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historical buildings

Chair Plaag referred to packet pages 65 through 67 and read the following Design Standards for Commercial Properties Within the District, Standards for Commercial Properties within the District, 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 are 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 historical materials.
- 6.4 Unless restoring the appearance of a building to its original historical 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.
- 6.6 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.
- 6.16 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.

Chair Plaag stated that the principal reason he had read these standards is that there is some conflict with these standards regarding this building. He said the applicant's proposal mimics a post-1943 or an approximate pre-1960-time design of the building, with one important exception, which is the retention of a third window piercing at the center of the second-floor façade. He explained that this window was not a part of the approximate 1960-time renovations. He pointed out that the issue is that the original façade that was flush with the street and the Mast General Store, does not survive. He said there are three other façade iterations left between 1938 to 1963. He noted that none of those original materials survived from the other three iterations. He explained that because of the emergency measures that had to be taken for public safety purposes, we ultimately lost the original historical materials from any of the three points in the period of significance. He said that those said materials do not survive.

Chair Plaag said that the applicant has tried to create an appearance for this renovation that speaks to one of those periods, although not entirely accurate. He opened the floor for the HPC members to comment on this case.

Member Watkins compared one of the photos with the Exhibit 5 Proposed Front Elevation drawing on packet page 48. He said that the fenestration on the second floor does not match up with the Spring Clean

Up Parade photo in 1952 on packet page 47. He referred to the earliest building, Boone Garage, referred to as WT0819, and said the top of the second-floor windows seemed to be on the same level as the bottom to the left. He said that in the photo, it looks like the tops of those windows come halfway up on the windows of the W.R. Winkler Tire Company building, referred to as WT0894. He also pointed out that the windows on the bottom of the Boone Garage appear above the top of that rectangular panel that he assumed were windows on the photo. He said on the drawing that the bottom of those windows comes halfway down on that horizontal window. Chair Plaag pointed out that if you look at the parapet of the building in question in relation to the recessed brick area of the W.R. Winkler Tire Company building to the left in the drawing on packet page 48, the parapet stops at the tops of the windows of the W. R. Winkler Tire Company building. He said when looking at all of the historical photos of this building, the parapet goes clearly up to where you see the beginning of the progression of the brick back out to the façade on the W.R. Winkler Tire Company. Chair Plaag estimated a two-foot difference between the parapet and the brick material. He wondered if it skews the apparent placement of the façade in the drawing.

Chair Plaag asked Mr. Dixon to address the differences between the photo and the drawing. Mr. Dixon said that he understood the concern that Chair Plaag and Member Watkins voiced from Exhibit 5 and the Spring Clean Up Parade photo regarding the second-floor windows not lining up with the W.R. Winkler Tire Company building. He said the window heights of the second-floor level windows could be adjusted up or down as well as the parapet. He said there is about a six-foot attic area above the second-floor level. He said the ceiling heights on the first and second floors are fairly low, approximately eight to nine feet. He pointed out that there is only a certain placement from where the first levels are and where the attic level is to put the windows. He said if it was the desire of the HPC, the parapet could be raised.

Ms. Garrett said to Mr. Owen that she recalled him stating that he went into the attic of the building. Mr. Owen replied yes, that he had been into the attic. She asked Mr. Owen if the attic space could be used to increase the ceiling height of the second-floor office. Mr. Owen noted that he felt that it could be very costly to move the attic space to increase the ceiling height for the offices. Ms. Garrett asked Mr. Dixon if he thought the windows could be moved up without affecting the interior ceiling of the second floor. Mr. Dixon said he thought the windows could be moved up a little bit.

Chair Plaag referred to the 1963 Wagon Train photo and saw what Member Watkins was referring to with the louvered windows. Chair Plaag noted that they are located substantially below the bottom of the second-floor level windows to the west of the W.R. Winkler Tire Company building.

Chair Plaag asked Mr. Dixon if it seemed to him that the attic space was created later. Mr. Dixon said no based on Mr. Owen's photos of the attic. Mr. Dixon said timber framing in the attic appears to be from the original building. Mr. Dixon said it has a truss system that supports the ceiling and roof above it.

Chair Plaag said that he believed that Member Watkins's point that he shared earlier is that if the applicant is going to choose the option of the 1943 to approximately 1960 time period as the starting point, some changes will need to be made. Chair Plaag thought there was an alternative in the district design standards, specifically the previously referenced section 6.16. Chair Plaag explained that there is an assumption in this standard that we are talking about new elements and not old elements for the building. He said they also need to maintain those established proportions of the building. Chair Plaag asked Member Watkins if the summary he gave regarding his point was fair; Member Watkins replied it was a fair summary.

Chair Plaag stated that the applicant's work is a renovation/new façade. He clarified that it is not a restoration or reconstruction of some earlier version of the building. He said the third central window is an element during the period of significance. He said that he did not think it was out of the question for the applicant to ask for the third window.

Chair Plaag noted that in the next meeting for this case, the discussion will probably be focused on the appropriate exterior treatment. He said the discussion would be regarding if stucco is used from one period and the proposed window placement is from another period, and a third window that refers to another period. He asked if there was a way to align these proposed changes with the design standards, and that this was an open question. He said he felt this is a challenging question for what is proposed in this application.

Discussion ensued on the date and time to continue the case. Chair Plaag noted that the soonest he could attend the meeting would be the week following the Thanksgiving holiday. He suggested having a Special HPC meeting on Tuesday, November 29, 2022 at 3 p.m. Ms. Garrett confirmed that she, her witnesses, and Mr. Dixon were available. Ms. Mitchell said the Planning Staff could meet at that date and time. There was consensus from the HPC to have a special HPC meeting at the date and time suggested by Chair Plaag.

Recess the Meeting

Chair Plaag recessed this meeting, noting it would be continued to Tuesday, November 29, 2022, at 3 p.m. via WebEx.

Eric Plaag, Chair

Marlene Crosby, Board Secretary



Town of Boone

Planning and Inspections Department

Memorandum

To: Historic Preservation Commission

From: Jessica Mitchell

Date: 12/2/2022

Subject: HPC Work Plan Priorities Discussion – Determining Final Priorities for FY 2023-2024

Background

At the November 1, 2022, meeting, the HPC continued their discussion of the work plan from the October 4, 2022, Advisory meeting. It was decided that HPC members would consider the work plan items and report to staff for the December 6, 2022, Advisory meeting.

Staff has collected the following responses.

Chair E. Plaag

Chair Plaag submitted the following document of ranked items to Staff:

Eric Plaag

HPC Work Plan Priority List

November 30, 2022, DRAFT

First priority will be completion of the remaining work plan items from FY 2022-23.

Following completion of those items, the following is a proposed Work Plan for 2023-24:

1. Write standards for the following Local Historic Landmarks (HPC members):
 - a. Linney House and Linney Law Office
 - b. Blue Ridge Tourist Court
 - c. Watauga County Jail
 - d. Downtown Boone Post Office
 - e. R. L. Clay (Rivers) House (as part of landmark submission)
 - f. Jones House (as part of landmark submission)
2. Stoneman's Raid Interpretive Panel for Post Office site (HPC Members)
3. Completion of at least three Board Training opportunities in FY 2023-24 to help meet ongoing CLG requirements. Examples of possible training opportunities can be found in this list from FY 2021-22: <https://www.ncdcr.gov/about/history/division-historical-resources/state-historic-preservation-office/local-historic-preservation-commissions->

[and-clgs/virtual-training-opportunities-additional-virtual-resources](#) (all HPC members participate in at least one).

4. Explore addition of pole banners in Downtown Boone indicating boundaries of the Downtown Boone Historic District (HPC Members and P&I Staff in consultation with Town Council)
5. Street Histories for 2023-24 in priority order (HPC members):
 - a. King Street
 - b. Queen Street
 - c. Depot Street
 - d. Rivers Street
 - e. Water Street/Burrell Street
6. Solicit interest from owners of Gragg House and Blair Farm in Local Landmark Designation (P&I Staff)
 - a. Blair Farm
 - b. Gragg House
7. Begin comprehensive architectural survey, building on work completed by ASU classes (Interns):
 - a. Grand Boulevard (Daniel Boone Park) neighborhood
 - b. Cherry Park (Cherry Dr., Eastbrook, Westbrook, Cherrybrook)
8. Survey of Edmisten Cemetery, Dale Street (Eric)

Vice-Chair B. Bond

Vice-Chair Bond conveyed the following items to Staff:

Ongoing to finish up:

- Historical Marker for Council's Store
- Landmark Designation Report for the Watauga County Jail
- Designation of Hayes-Bryan-Greene Cemetery
- Pursue Certified Local Government (CLG) Status through the NC
- Quasi-Judicial procedures for COA in the historic district

Ongoing: Write standards for each landmark, including those within the district (Downtown Boone Post Office, Linney House and Former Linney Law Office, Blue Ridge Tourist Court, possibly Watauga County Jail)

Items of Importance:

1. Report for Boone Cemetery Interpretative Panels
2. Landmark Designation of the R.L. Clay (Rivers) House
3. Landmark Designation of the Jones House

Items to Re-evaluate:

1. Complete the Boone Cemetery Survey and share data with Chris Miller, GIS Specialist
2. Complete the first phase of the Boone Streets Project and Place the information online
3. Future local historic districts including Grand Boulevard and Cherry Drive
4. Architectural survey of Grand Boulevard and Cherry Park (Cherry Drive, Dale Street, Westbrook Drive, Eastbrook Drive) in partnership with Appalachian State specific classes

After Completion of Main Projects, Other Projects to Consider:

1. Designation of Blair Farm (property on National Register of Historic Places)
2. Designation of Gragg House
3. Survey of other identified cemeteries

Member J. Sharp

Regarding the existing list, Member Sharp submitted the following ranked chart:

Work Plan Items for Consideration	Ranking* (Face value impression)
1. Historical Marker for Council's Store (Marker approved for site, Planning Staff awaiting	1
2. Landmark Designation Report for the Watauga County Jail (HPC created a report,	1
3. Report for Boone Cemetery Interpretative Panels (HPC will discuss at November HPC	2
4. Designation of Hayes-Bryan-Greene Cemetery (Marker approved for site, Planning Staff	2
5. Landmark Designation of the R.L. Clay (Rivers) House (P&I/HPC Intern working on report,	2
6. Landmark Designation of the Jones House (P&I/HPC Intern working on report)	1
7. Complete the Boone Cemetery Survey and share data with Chris Miller, GIS Specialist	1
8. Complete the first phase of the Boone Streets Project and Place the information online	1
9. Pursue Certified Local Government (CLG) Status through the NC (Staff lead project)	1
10. Quasi-Judicial procedures for COA in the historic district (HPC hearing COA cases)	1
• Write standards for each landmark, including those within the district (Downtown Boone	2
• Future local historic districts including Grand Boulevard and Cherry Drive	2
• Designation of Blair Farm (property on National Register of Historic Places)	2
• Designation of Gragg House	2
• Architectural survey of Grand Boulevard and Cherry Park (Cherry Drive, Dale Street,	2
• Survey of other identified cemeteries	3
• Tree inventory (area to be determined, Staff would need direction as whether it is of	3
*Ranking scale: 1 (perceived highest priority)-3 (perceived lower priority)	

Member Sharp's methodology is that a higher priority was placed for projects in process for practical purposes.

Additionally, Member Sharp shared the other following ideas communicated to staff via email:

As for ideas for consideration, I would like to pose the possibility of a community-wide survey to gather data that can inform/confirm our long range priorities and serve as a decision support

tool. A survey can serve as a community outreach/involvement component that would help HPC understand perceptions of residents concerning local historic preservation, confirming resident priorities regarding preservation of Boone's built and cultural environments, and providing residents with a means to share ideas in the context of preservation. A resident stakeholder assessment could overlap with a community form or buildings inventory to identify the highest priority buildings and areas, which would be informed by resident input. The results of the survey could be shared in a public meeting and serve as a launch for a community-wide historic preservation vision process, or be part of a wider planning effort.

A recent example is the community of Sturbridge, MA, which is currently promoting a survey for a historic preservation plan effort:

<https://link.edgepilot.com/s/1b5888a7/fSdREVdjUEyXQWTRoU4wyQ?u=https://www.sturbridge.gov/home/news/community-wide-historic-preservation-plan-community-survey>

Another strategy is inviting long-time residents and their families to share stories and information related to Boone's past (perhaps focusing on the early-to-mid-century time frame). These could be personal or second-hand accounts from family members about life in Boone during the 20th Century or earlier. Participants could be invited to record their stories and lend their voices to documenting historic Boone. Efforts like these can lead to accessing artifacts that can be photographed. The City of San Jose, CA recently conducted an interesting community involvement effort to gather stories from longtime residents regarding a historic district within the city

<https://link.edgepilot.com/s/00cef313/l4O856Du4kOgPmknkSHMoA?u=https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/historic-surveys-draft/alviso-historic-context-and-survey-project>

Staff conveyed to Member Sharp that specific surveying could be done during the comprehensive plan process. Staff also communicated with Member Sharp regarding surveying that in 2006 and 2008, there are records of a survey within Town limits that included a pictorial study. Community outreach was a topic Member Sharp expressed interest to Staff. Staff conveyed that previous outreach was possibly done in 2010, but it was a good discussion point for the work plan topic at the next Advisory meeting.



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

October 17, 2022

Jessica Mitchell
Long-Range/Special Projects Planner
680 West King St.
Suite C
Boone, NC 28607

Via Email: Jessica.Mitchell@townofboone.net

RE: Certified Local Government Status for the Town of Boone

Dear Ms. Mitchell:

Thank you very much for the submission of a Certified Local Government (CLG) application for the Town of Boone. We commend the Town's efforts to seek this status and are encouraged by the items that you submitted to us for review.

As part of the criteria to be a CLG, the National Park Service requires the CLG maintain a system for the survey and inventory of historic properties that can be readily integrated into our State Historic Preservation Office's inventory system. Thank you for your October 11, 2022, email outlining how the commission plans to complete the Town of Boone's survey project. We are looking forward to receiving the information and adding it to our database. We appreciate the conscientious work the Boone Historic Preservation Commission has put into this endeavor.

In reviewing your CLG application, we noticed some potentially confusing language in the Design Standards and would like to share the following comments and encourage you to introduce clarifications along these lines:

1. On page 11, in footnote #2, it states, "...publicly owned landmarks (except North Carolina state property) are also subject to interior review." It is also referenced on page 26, under the "**Design Review Process.**" Please note that this is limited to specific interior features. Per NC GS §160D-947(b), "*The landmark designation shall specify the interior features to be reviewed and the specific nature of the commission's jurisdiction over the interior.*"
2. On page 12, under The Certified Local Government program, the fourth bullet point states, "...historic landmarks must be nominated to the National Register of Historic Places [NRHP]." CLGs are not required to nominate locally designated landmarks to the NRHP;

conversely, local designation does not in and of itself need to be tied to National Register eligibility, much less listing.

3. It appears that the Town of Boone requires a Statement of Conformity for minor works instead of a Certificate of Appropriateness (page 26 and page 28). Please verify with the Town attorney that a Statement of Conformity is legally acceptable under governing state law. NC GS §160D-947(c) refers to applications to perform minor works as applications for certificates of appropriateness.

Overall, we found the Town of Boone's CLG application thorough and well-done. It illustrates the Town meets the standards for the North Carolina Certified Local Government program and we plan to forward your application to the National Park Service for federal review.

Please find attached copy of the Local Government Certification Agreement between the North Carolina Department of Cultural Resources and the Town of Boone. Please have Mayor Tim Futrelle sign this agreement and return to me. Upon receipt, our State Historic Preservation Officer Dr. Darin Waters will sign the agreement. We will forward the signed Certification Agreement, along with the CLG application to the National Park Service in Washington, DC for their review.

Please feel free to contact me with any questions or concerns.

Sincerely,



Kristi Brantley
Certified Local Government Coordinator

CC: Ramona M. Bartos
Michele McCabe

NORTH CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES
OFFICE OF ARCHIVES AND HISTORY
STATE HISTORIC PRESERVATION OFFICE

LOCAL GOVERNMENT CERTIFICATION AGREEMENT

Pursuant to the provisions of the National Historic Preservation Act of 1966, as amended, to applicable federal regulations (36 CFR 61), and to *Guidelines for North Carolina's Certified Local Government Program*, THE TOWN OF BOONE, NORTH CAROLINA agrees to:

- (1) Enforce appropriate legislation for the designation and protection of historic properties (North Carolina General Statutes 160D-940 through 951, 160D-303, 160D-102, and 160D-404, and *Guidelines* Section II.B).
- (2) Maintain an adequate and qualified historic preservation review commission (North Carolina General Statutes 160D-940 through 951, 160D-303, 160D-102, and 160D-404, and *Guidelines* Section II.C).
- (3) Maintain a system for the survey and inventory of historic properties (North Carolina General Statutes 160D-940 through 951, 160D-303, 160D-102, and 160D-404, and *Guidelines* Section II.E).
- (4) Provide for adequate public participation in the historic preservation program, including the process of recommending properties to the National Register of Historic Places (North Carolina General Statutes 160D-940 through 951, 160D-303, 160D-102, and 160D-404, and *Guidelines* Section II.F and Section VI).
- (5) Adhere to all federal requirements for the Certified Local Government Program.
- (6) Adhere to requirements outlined in the State of North Carolina *Guidelines for North Carolina's Certified Local Government Program* issued by the State Historic Preservation Office.

Upon its designation as a Certified Local Government (CLG), THE TOWN OF BOONE, NORTH CAROLINA shall be eligible for all rights and privileges of a CLG specified in the Act, federal procedures, and procedures of North Carolina. These rights include eligibility to apply for available CLG grant funds in competition only with other CLGs.

STATE:

LOCAL GOVERNMENT:

State Historic Preservation Officer

Darin J. Waters, Deputy Secretary,
Office of Archives and History
North Carolina Department of
Cultural Resources

Chief Local Elected Official

Tim Futrelle Mayor
Town of Boone, North Carolina

Date

Date

CLGapplication/localgovcertagreement7/05

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

Panel #1: Boone Cemetery

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

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

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

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

Panel #2: How to Use the Boone Cemetery

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

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

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

Panel #3: A Divided Cemetery

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

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

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

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

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

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

Panel #4: Boone's Union Dead

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

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

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

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

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

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

Date: April 2, 2021

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

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

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

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

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

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

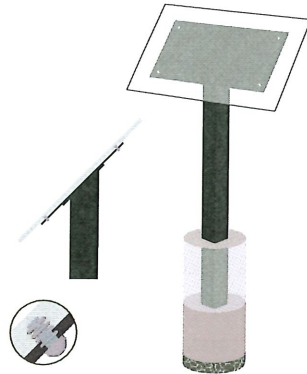
6) The HPC also discussed with Cultural Resources Director Mark Freed (who was also at the March 9 HPC meeting) the possibility of lantern-guided tours at night at the cemetery, perhaps as part of a partnership with SAHA and/or ASU, wherein each (hourly?) tour would consist of interpreters dressed as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

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

Guide to Selecting a Mount Style and Sign Panel Type

Frameless Pedestal Mount Style (For use with self-supporting sign panel)

A frameless pedestal mount style is intended for use with a **1/2" thick High Pressure Laminate** sign panel

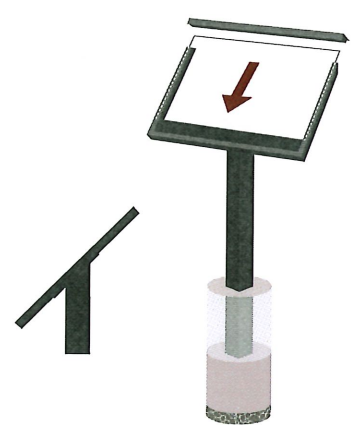


1/2" Thick self-supporting HPL panels are blind mounted with fasteners that pass through the underside of the mount plate into the threaded holes on the back of the sign panel. Self supporting HPL panels do not require full, edge to edge, support.

Frame Mount Style

A frame mount style is intended for use with a 1/8" thick sign panel, of which there are two panel types to choose from:

- **1/8" Thick High Pressure Laminate** sign panel
- **1/8" Thick Tuff Panel**



1/8" Thick non-self-supporting sign panel (high pressure laminate or Tuff Panel) slides into channel at top of the frame. Removeable top rail is fastened back in place after panel is slid into place.

General Considerations in Selecting a Mount Style:

Personal Preference and Location - Some prefer the more contemporary and cleaner look of the frameless mount style, while others prefer the sturdier look of a frame. The location of the exhibit might also influence the decision. For an example, a frameless style might be more appropriate in a urban setting, particularly in the midst of more contemporary architecture and elements. A frame with sleeve style exhibit utilizing a wood post, would be more appropriate in a natural area.

Risk of Abuse and Vandalism - Since a frame provides full support and captures the entire perimeter of a panel, a frame style exhibit can be a better choice for locations where there is a greater risk of vandalism and abuse.

Nature of Panel Content - If panel content is subject to change (maps, wayfinding, regulatory, sponsor / contact information, logos, etc.) updating a frame style exhibit with 1/8" thick replacement panel can be quicker and considerably less expensive.

Non-standard sign panel size or custom shape - Non-standard size or special shaped panels are achieved more economically by utilizing a .5" thick HPL panel and standard frameless pedestal mount. Fabrication of custom sized frames increases fabrication costs.

Additional Considerations in Selecting a Mount Style and Sign Panel Type:

High Pressure Laminate

- What is High Pressure Laminate? Think outdoor durable kitchen counter top. HD printed papers are impregnated with melamine overlays and consolidated at extreme high heat and pressure with a core of phenolic resin
- Panel thicknesses: HPL is self-supporting at a thickness of 1/2" and can be mounted with a frameless pedestal. Also available in thicknesses of 1/8", 1/4", 3/4" and 1". Panels 1/8" and 1/4" thick must be framed or fully supported.
- Custom shaped panels: Custom shape and dimensional panels can be achieved with .5" thick HPL and supported by a frameless pedestal.

TUFF Panel - Graphic marking film / protective over-laminate combination applied to polymetal

- What is TUFF Panel? Similar to the vast majority of signs and graphics you see everyday (traffic signs, vehicles, supermarket floors) - TUFF Panel consists of an adhesive backed printed graphic marking film with an industrial grade clear protective over-laminate, applied to 1/8" thick polymetal panel. What sets TUFF Panel apart is the protective over-laminate. Developed specifically for demanding exterior applications (subways, bus stops, zoos, parks, etc.), it is thicker and has twice the UV inhibitors than comparable protective overlaminates.

Continued

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Additional Considerations in Selecting a Mount Style and Sign Panel Type (continued):

High Pressure Laminate

- Graffiti removal: Paint, crayon, felt tip markers, etc. can be removed using organic solvents, such as Simple Green, Goof-Off, Graffiti Solutions, or similar nonabrasive, graffiti removers. Very stubborn graffiti may require stronger solvents, such as mineral spirits. Limit contact with the cleaning agent to 1 minute and always rinse with clean water after cleaning.
- Scratch and gouge resistance: Like kitchen counter top, HPL panels have a hard surface and resist scratching and gouging.
- UV resistance and fading: HPL panels are warranted to not fade for a 10 year period from the time of purchase, as noted in the Limited Warranty.
- Production lead time: 3 to 4 weeks.



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TUFF Panel - Graphic marking film / protective over-laminate combination applied to polymetal

- Panel thickness: TUFF Panel is 1/8" thick, NOT self-supporting and must be framed in an angle mount application.
- Graffiti removal: TUFF Panel resists chemicals, a wide range harsh cleaners and graffiti removers. As always, it's a good idea to rinse with clear water after cleaning.
- Abrasion and scratch resistance: With a thickness of 8 mil, the protective overlamine utilized in TUFF Panel is considerably thicker than that of comparable overlaminates and offers good abrasion and scratch resistance. Not as hard as HPL, it does not match High Pressure Laminate in gouge resistance.
- UV resistance and fading: Resists extreme weather conditions. Independent outdoor & QUA tests have proven 9+ years of excellent results for blocking UV damage and preserving printed colors in the Arizona desert.
- Production lead time: 1 to 2 weeks
- Cost: Considerably less expensive than HPL, with a significant savings in packing and shipping as well.



Guide To Planning Your Interpretive Sign Panel Project

1. Developing an effective message
2. Design basics
3. Image acquisition and resolution
4. Determine an appropriate sign size
5. Selecting a mount style and sign panel material type
6. Determine who is going to design your sign panels

1. Developing an effective message

Consider the following “best practices” in developing your message.

1. **Establish your communication goals (what is your message?) and determine the most effective means of achieving them** - - - most often some combination of text, photographs and/or illustrations.

2. **Keep your message concise and easy to read.** Studies suggest that few people are willing to read more than 250 words on an interpretive panel. Often, less is more.

3. **Consider the 3-30-3 rule.** Visitors are willing to spend varying amounts of time reading / viewing an interpretive panel. Research suggests that the average length of time viewing an interpretive panel is just 45 seconds, with few people willing to invest more than 2 minutes. Provide something to be gained by visitors who are willing to spend 3 seconds, 30 seconds, and 2-3 minutes viewing an interpretive panel. An effective title and central photo or drawing can communicate something in 3 seconds. Subtitles and side bars can provide additional information in 30 seconds. Paragraphs and additional photographs / illustrations can provide further detail to be acquired in 2-3 minutes.

Consider:

- Engaging your visitors by posing questions and using words like “you”, “your”, “we”, “ours” and “us”.
- Using quotations to help personalize a message.
- Enticing your visitors to be active by looking for something at the site or in the landscape.

2. Design basics

■ **Express your message visually.** Photos, illustrations, graphics and symbols are more effective than words.

■ Strive for a high **Reward / Effort** ratio. **Reward** your visitor with information for minimal **effort**.

■ Include a central photo, illustration or diagram to serve as a focal point. **Organize supporting content in a logical flow pattern.**

■ Recommended text sizes for titles: minimum 60-72 point, subtitles: minimum 40-48 point, paragraph text: minimum 24 point, photo captions: minimum 18 point.

■ **Use easy-to-read fonts.** Avoid script and fancy fonts, as well as extensive use of capital letters and long text lines.

■ Contrast: **Provide sufficient contrast between text and background.** Avoid placing text over busy and distracting backgrounds.

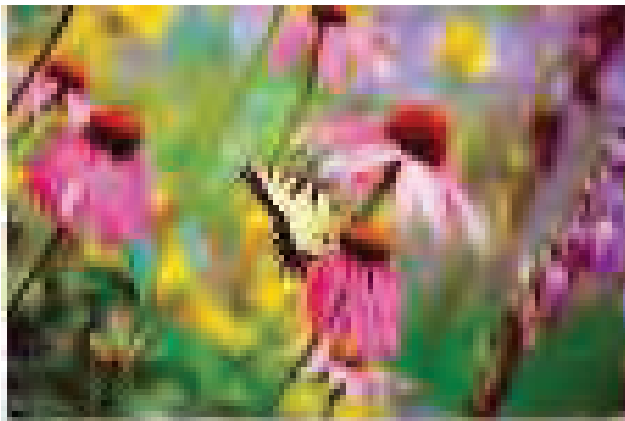
- **Avoid “crowding”.** Provide ample space for margins and between lines of text.

- Determine whether or not your sign panel will be mounted with a frame. **Consider that a frame will cover about 5/8” of the panel perimeter.** For framed sign panels, keep critical graphics and text a minimum of .5” from the inside edge of the frame. For panels that will NOT be framed, it's suggested that graphic elements (text, photos, drop shadows, or any other elements that are not intended to bleed off the edges, are placed no closer than .5” to finished edges. The standard finishing bevel is 1/8”.

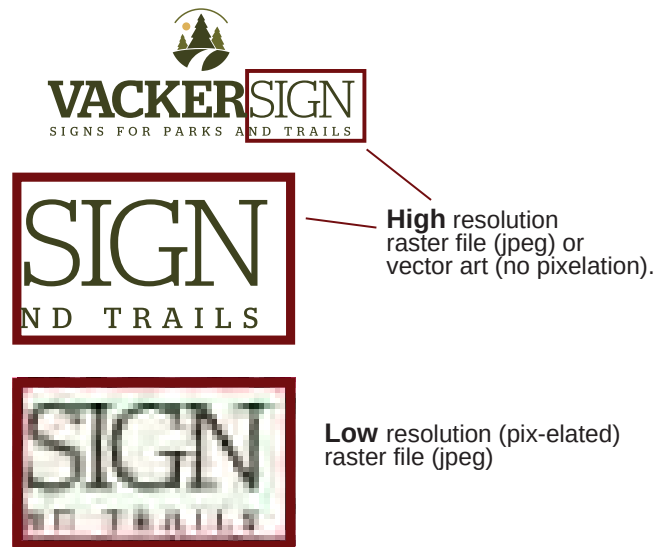
3. Image acquisition and resolution

While selecting / acquiring photos, illustrations and other graphics to be included in the panel layout, consider the quality and resolution of a potential image. The recommended resolution for a placed image is 150-250 PPI (pixels per inch) as it is placed in the layout. A raster image placed at less than 150 ppi can appear pixelated and of poor quality. Double check the resolution of your images at the size you anticipate them being placed in the layout. You can determine the resolution of an image with a photo editing program like Photoshop. An image placed at 4”x8” will require a higher resolution file than if placed at 2”x4”. To be safe, when acquiring / purchasing images, select the largest file size available. When scanning images, utilize the custom settings to scan at high resolution.

When acquiring images, pay careful attention to copyright details and license agreements associated with image use. Clients are responsible for complying with any copyright and license agreements when providing images to us.



Low resolution (pixelated)
raster file (jpeg)



4. Determining an appropriate sign size

Interpretive signs are typically angle mounted with common sizes being 12”X18”, 18”x24”, 24”x36”, and 24”x42”. A 12”x18” sized panel is most often limited to a single photo / illustration, short paragraph and agency logo. An 18”x24” panel might include 2-4 photos / illustrations and text. Sign panels 24”x36” and larger often include a complex central graphic / map, or multiple panel sections including a total of 5 or more photos / illustrations, and text. Panels 24”Hx42”W and 24”Hx48”W are often well suited for timelines and panoramic photos. A sign should be large enough to accommodate the placement of paragraph text at the recommended minimum size (24 point) with visuals placed at a size for easy viewing.

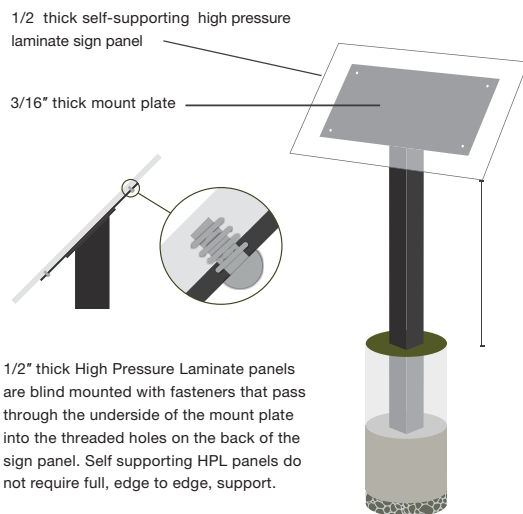
5. Selecting a mount style and sign panel material type

There are two styles to consider when selecting an angle mount exhibit: **frame and frameless**. A framed exhibit provides full support for a non-self-supporting 1/8" thick sign panel. The frame rails capture the panel perimeter on all four sides. The top rail of the frame is removable for insertion of a 1/8" thick sign panel.

A frameless pedestal includes a 3/16" thick mount plate that provides partial support for a 1/2" thick self-supporting high pressure laminate sign panel. The panel is secured to the mount plate with fasteners that pass through the backside of the plate into threaded holes on the back of the sign panel. In addition to personal preference, there are many variables to consider in selecting a mount style and sign panel material type. For more information, please see our "**Sign Panel Selection Guide**".

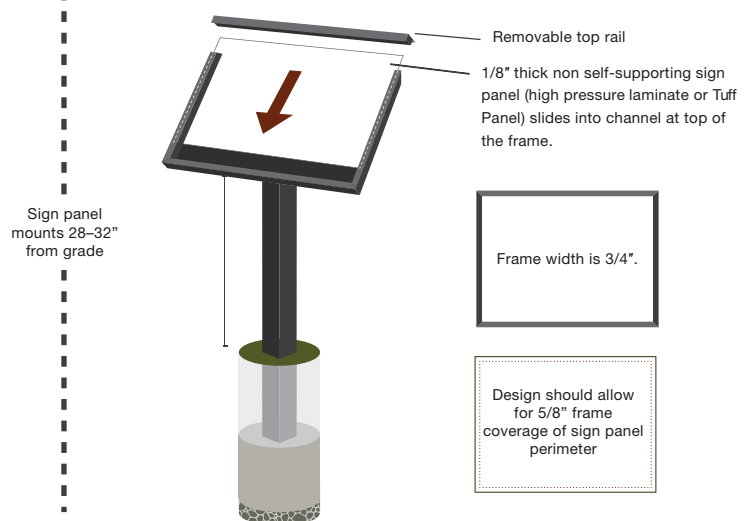
Frameless Pedestal Angle Mount Style

For use with 1/2" thick self-supporting high pressure laminate sign panel



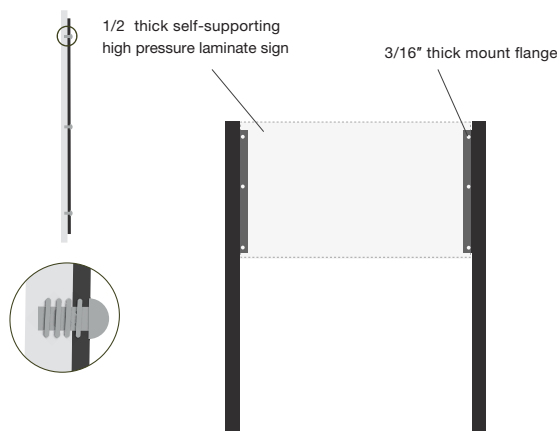
Frame Angle Mount Style

For use with 1/8" thick non-self-supporting sign panel. There are two 1/8" thick sign panel material options: High Pressure Laminate and Tuff Panel



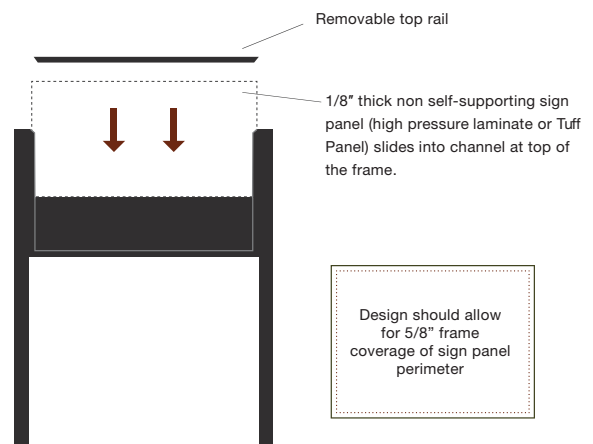
Frameless Pedestal Upright Mount Style

For use with 1/2" thick self-supporting high pressure laminate sign panel



Frame Upright Mount Style

For use with 1/8" thick non-self-supporting sign panel. There are two 1/8" thick sign panel material options: High Pressure Laminate and Tuff Panel



Entrance, warning, rule, directional and map signs are typically mounted upright. The vantage point of the visitor / reader should be considered when determining sign and text size. A sign should be large enough to draw the attention of the visitor, and readable from the anticipated vantage point. It is easy to under estimate an appropriate size of an upright sign if the vastness of the environment and vantage point of the reader are not considered.

6. Determine who is going to design your sign panels

If you haven't already done so, determine who is going to design your sign panels. Options include doing your sign design and file preparation in-house, contracting with a graphic designer, or utilizing Vacker Sign's design staff.

Next step for panels designed by in-house staff or contracted graphic designer:

- Forward Vacker's **"File Preparation Guidelines"** and Vacker's **"File Submission Checklist"** to your designer. This will help ensure that your files are properly prepared and that your project will proceed in a timely manner once your project is moved into production. File preparation issues can disrupt the production process and cause delays.
- Encourage your designer to contact us directly if they have any questions.
- Request / accept a proposal from Vacker Sign for specific sign products. Please outline desired items by sign panel size, sign panel material type, and mount style (for example: 24"x36"x.125" Tuff Panel to be mounted with NPS traditional style frame with posts for in ground installation) as well as your shipping address.
- Sign proposal and return by email to confirm acceptance of proposal.
- Upload production files to us as outlined in Vacker Sign's **"File Preparation Guidelines"**. Please reference project name and contact.

Next step for panels designed by Vacker Sign:

- Determine desired scope of design services and anticipated sign panel sizes:
Basic sign design and file preparation services. Preparation and file preparation services for interpretive sign panel layout with client provided text (edited), high resolution images, illustrations and logos.
Basic-Plus sign design and file preparation services. Preparation and file preparation services for interpretive sign panel layout with client provided text (edited) high resolution images, illustrations and logos, **plus** Vacker created illustrations and / or acquired high resolution images. With Vacker designer, determine what Vacker assets / illustrations are to be included in the layout(s).
- Request a proposal from Vacker Sign for desired scope of design services and specific sign products. Please outline desired items by sign panel size, sign panel material type, and mount style (for example: 24"x36"x.125" Tuff Panel to be mounted with NPS traditional style frame with posts for in ground installation) as well as your shipping address.
- Sign proposal and return by email to confirm acceptance of proposal.
- Organize content in folders and upload to us as outlined in Vacker Sign's **"Custom Design Process"**



*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: ~~12/13/22~~ 12/13/22

C. Property Information

Street Address:

173 Howard St

Watauga County Parcel Identification Number:

2900798147000

Existing Zoning District(s): BOBI

Total Land Area: .199

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

☐ Yes ☐ No ☒ Unknown

If yes, describe:

D. Applicant Information

Name:

John T. Winkler

Complete Mailing Address (Street, City, Zip):

PO Box 2675, Boone, NC 28607

Phone Number:

828-262-3431

Email Address:

judah@winklerorganization.com

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

E. Property Owner Information

Name:

Howard Street Ventures II LLC

Complete Mailing Address (Street, City, Zip):

PO Box 2675, Boone, NC 28607

Phone Number:

828-262-3431

Email Address:

judah@winklerorganization.com

F. Landmark/District Information

District/Landmark Name:

WTO 602 Wilcox Drug Company Complex

Period of Significance:

1944

G. Project Details

Project Cost: \$ 25,000

Project Type:

☐ New Construction

☒ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

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

Name:

Company:

John T Winkler

King Construction

Complete Mailing Address (Street, City, Zip):

P O Box 2675, Boone, NC 28607

Phone Number:

Email Address:

828-262-3431

judah@winklerorganization.com

Additional Designer Information: If additional designers are involved beyond the one listed, please provide additional info on a separate sheet

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

John T. Winkler

Applicant (Print)

Applicant (Signature)

Date

John T. Winkler

Property Owner (Print)

Property Owner (Signature)

Date

Official Use Only

Permit Name:

Wilcox Warehouse - COA

Permit Number: 205737 - 052522				
Date: 11-18-2022	Fee: \$500	Receipt Number: 522491	Method of Payment: ☐ Cash ☒ Check Number: 5056	Paid By: Wilcox & Wright

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

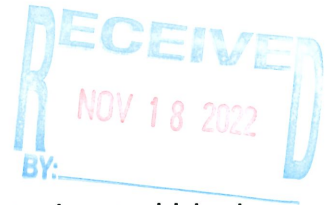
Note: The following is a checklist for the presentation materials needed for your application. It is the applicant's responsibility to provide adequate photographs, architectural plans, and other material to enable the HPC to understand the proposal and its impact on the historic district/landmark. The 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.

173 Howard St (formerly Cha Da Thai building)

Certificate of Appropriateness for Major Work

Written Description of Proposed Work



Cedar board and batten siding has been installed over the old/deteriorated block as approved the by the HPC. We are now requesting to install the same type siding on the remaining upper portion of the facade as the condition of the brick is too deteriorated to attempt restoration. The proposed work is as follows:

- Install cedar board and batten siding over old/deteriorated brick up upper facade of building to match new siding on lower facade.
- Window trim shall match existing facade window/door trim on lower level.
- We propose to paint the board and batten an earthtone color. We ask that the HPC provide guidance on any color preferences.
- A black or bronze colored aluminum awning will be installed along the entire length of the facade.





NT0596_Boone_BWStallingsJewelryStore_04-16_pf-01.JPG



WT0597_Boone_EdwinNHahnBuilding_04-16_pf-01.JPG



NT0600_Boone_WinklerMotorCompanyBuilding1_11-15_nh-06.JPG



WT0602_Boone_WilcoxDrugCompanyComplex_11-15_h-01.JPG

Communication: Z05737-052522 - Exhibit 4 - Revised Applicant Submitted Photos (Case Z05737-052522 - Wilcox Warehouse - COA -

Awning location



Communication: Z05737-052522 - Exhibit 5 - Revised Applicant Submitted Photos of Awning (Case

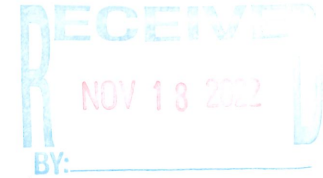
Awning Example

RECEIVED
NOV 18 2022
BY:



iron trusses and cross-braced rafters of the barrel-vaulted roof remain intact and exposed on the second floor, while the original tin ceiling of first floor is still present.

WT0602 Wilcox Drug Company Complex (1944, addition 1947)
161 Howard Street



This is a survey update to a previous survey of this property completed in 2002. Previous surveys have incorrectly suggested that this complex originally consisted of three buildings. Additional research for this survey has determined that only the center and west buildings are originally associated with the Wilcox Drug Company. Accordingly, the building to the east of this complex has been separated and assigned its own survey number (WT0892). Furthermore, materials contained in the 2002 survey correctly indicate that the east building of this two-building complex located on the north side of Howard Street was originally built in 1944 (although the 1997 Study List application incorrectly states 1935). This building served as the new home of Wilcox Drug Company, which had been located on the south side of Howard Street in a frame warehouse no longer extant. Previous surveys contained materials suggesting that Charles Wilcox added the warehouse building located to the west in 1950, but both the 1947 Boone Sanborn map and advertisements from that year suggest a completion date in 1947. In 1971, Charles Wilcox's son Kenneth purchased an old tire company and furniture warehouse building immediately to the east (WT0892) to consolidate his holdings in the three-building complex, thus creating the errant assumption that the three buildings are historically associated with one another.

Control of this property by the Wilcox family first came in 1938, when Farmer's Hardware Supply Company—owned and operated by D. L. Wilcox—purchased a large swath of land along the north side of Howard Street from Cora Council (Deed Book 49, Page 43). This purchase, curiously, did not include the land where the west building of this complex sits. In February 1944, Farmer's Hardware and D. L. Wilcox sold the parcel on which the east building sits to C. C. Wilcox (Deed Book 57, Page 327). Shortly thereafter, the Wilcox Drug Company announced plans to erect a new, two-story building of cinder block construction "for the needs of the root and herb business." The contractor was W. C. Greene, who is associated with much of the building in Boone during this time (*Watauga Democrat*, April 20, 1944). The building was "practically completed" by August 1944 (*Watauga Democrat*, August 17, 1944).

The pre-history for the west building is a bit more complex and cloudy. Prior to C. C. Wilcox's purchase of the land in 1945 (Deed Book 61, Page 70), the site was home to the Boone Woodworking Company, a frame structure owned by J. F. Sherrill. In 1941, Sherrill sold a 32' by 62.5' parcel at the rear of the lot to Wilson Brothers and Vannoy, an interior decor firm (Deed Book 54, Page 353). Boone Woodworking sold the building and relocated to the portion of Howard Street east of Depot in 1943, allowing Medgentra, Ltd., a shuttle block manufacturer, to take over the old space (*Watauga Democrat*, September 23, 1943). The end of World War II effectively meant an end to Medgentra's business in late 1945. Shortly after Wilcox purchased the Boone Woodworking property, he must have

demolished the structure in order to build an annex for the Wilcox Drug Company building. In November 1947, the Watauga Co-Operative announced that it was moving into “the new building of the Wilcox Drug Company on Howard Street” (*Watauga Democrat*, November 20, 1947).

As noted in the previous survey documents, this complex has experienced vast changes since the 1950s, when a photo from that period (Warmuth, *Boone*, 77) showed the east and west buildings both as concrete block, two-story buildings. The east building at that time had two garage bays to the west side of the first floor of the south elevation, with several six-over-six, double-hung sash windows on the first floor surrounding a concrete stoop and a single doorway covered by a half-round wooden awning with brackets. The second floor had at least five unevenly spaced, six-over-six, double-hung sash windows on the south elevation. The west building, meanwhile, had a run of at least six one-over-one, double-hung sash windows on the second floor of its south elevation. Terracotta coping ran in one continuous line along the roofline of both buildings at that time.

Nothing much of this south elevation orientation survives today on either building. Many aspects of the current appearance were added in 1985, following the unification of this complex with WT0892 to the east in 1971. Following the sale of the Wilcox Drug Company (by then known as Wilcox Natural Products) in 1994, the entire set of three buildings was known as the Wilcox Emporium, a shopping complex with various specialized vendors. The east building of WT0602 now consists of multicolored, running bond, red brick with two prominent pilasters at its southwest and southeast corners. The low parapet roofline now rises slightly above the rooflines of the adjacent buildings and is adorned with a decorative frieze with a repeating run of laurel leaves, below which is a quadruple-tier corbel. Widely spaced dogtooth medallions, possibly in concrete, punctuate the space between a soldier band and the corbel, arranged in groups of five. Immediately below the soldier band are the second floor windows, which now consist of four evenly spaced, two-over-two, double-hung sash, vinyl replacements with faux muntins, each with a rowlock sill. What appears to be an historic “Wilcox Warehouse” metal sign is visible at the center of the second floor façade. A shed-style awning with supporting brackets and black terracotta shingles separates the first floor from the second floor. First floor elements on the south elevation of the east building include a large plate glass window with a sixteen-light faux muntin grid to the west end, followed to the east by two narrowly spaced, single, metal-frame doors with transom lights and a storefront window wall to the east of this that has a single, metal-frame door and two plate glass lights in a metal frame. The first floor is now reached from Howard Street via a double wooden staircase flanked by brick retaining walls with an iron handrail spanning the center of the staircase and iron balustrades on top of the retaining walls. A narrow concrete patio continues from the front of this east building onto the front of the west building.

The west, two-story building’s south elevation is now parged concrete block with terracotta coping (probably original), beneath which are eight evenly spaced dogtooth medallions, probably of concrete and painted orange. Six evenly spaced, two-over-two, double-hung sash, vinyl replacement windows with faux muntins dominate the west side of the second floor façade, followed to the east by a gap of two window openings that appear

to have been filled in and parged. A final window, identical to those elsewhere on this second floor portion of the elevation, is located near the east edge of the south elevation of the west building. All have parged concrete sills. A shed-style awning with ornate brackets and black terracotta shingles covers most of this south elevation between the first and second floors. The first floor south elevation, moving west to east, features three fixed, single light, vinyl replacement windows, followed by a single, wood-paneled door; a single, vinyl replacement door; another fixed light vinyl window; a single, aluminum-frame door; and finally a double, aluminum frame door with a single transom light. A planter box is located under one window at the center of the façade. Brick steps located at the center of the narrow patio and running parallel to the patio's brick retaining wall, descend to the east to provide access to this building's patio. An iron balustrade runs the full length of the patio. A brick planter is located near the west end of the west building's south elevation.

Adjoining buildings obscure the east and west elevations of the east building and the east elevation of the west building. The west elevation of the west building has an odd, parged quoin treatment at the southwest corner, with a stepped, low parapet roof descending to the rear (north elevation), capped with terracotta coping. Three evenly spaced, six-over-six, double-hung sash, vinyl replacement windows with faux muntins and concrete sills are visible on the second floor, oriented toward the south side of the elevation. The wall of the west elevation is six-course, common bond brick that has been painted and suffers badly from spalling. A concrete foundation is visible on this elevation. Various mechanicals are located on the first floor of this west elevation as well, as is a metal door with a small, single, upper light located at the center of the elevation.

The north elevation of the west building continues the painted brick of the west elevation and features five vinyl replacement windows of various faux muntin orientations and concrete sills on the second floor. The second window from the west appears to have filled a much larger window or door opening that has been partially bricked in. A metal door with a single light and concrete lintel is located on the east side of the first floor, with a mishmash of window configurations to the west of that, including several bricked in window openings. The north elevation of the east building bumps out to the north substantially, revealing a featureless, painted concrete block wall to the west. The north elevation itself is painted concrete block. The first floor offers a double metal door, with another single door to the east. At least two former window openings have been filled with concrete block. Metal doors also fill what appears to be a former garage bay at the west end of the first floor. The second floor offers three sets of alternating one-over-one, double-hung sash metal windows and smaller two-over-two, double-hung sash, vinyl replacement windows with faux muntins and concrete sills. A fourth set at the east end of the second floor has been concrete blocked in.

In 1990, the Wilson Brothers and Vannoy frame building at the north end of the west building was demolished (*Watauga Democrat*, November 19, 1990).

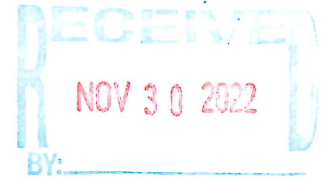
Wilcox Warehouse - COA
205737-052522

New River Custom Builders, Inc.

Phone/Fax: (336)384-1209

637 Low Notch Road
Grassy Creek, NC 28631

NC License # 41550



November 30, 2022

To Whom it may Concern

I visited the Historic Building at 161 Howard Street to inspect
The Exterior Brick. I found the Brick has definitely been Compromised
And Should be covered over by some means.

A handwritten signature in black ink that appears to read "Tony Denton".



Communication: 205737-052522 - Exhibit 7 - Applicant Submitted Letter from Brick Specialist (Case 205737-052522 - Wilcox Warehouse - COA -

This staff report has been revised from the original posting for the July 12, 2022 Historic Preservation Commission Quasi-Judicial Meeting. The revised request and areas Staff have revised are shown below highlighted in green.

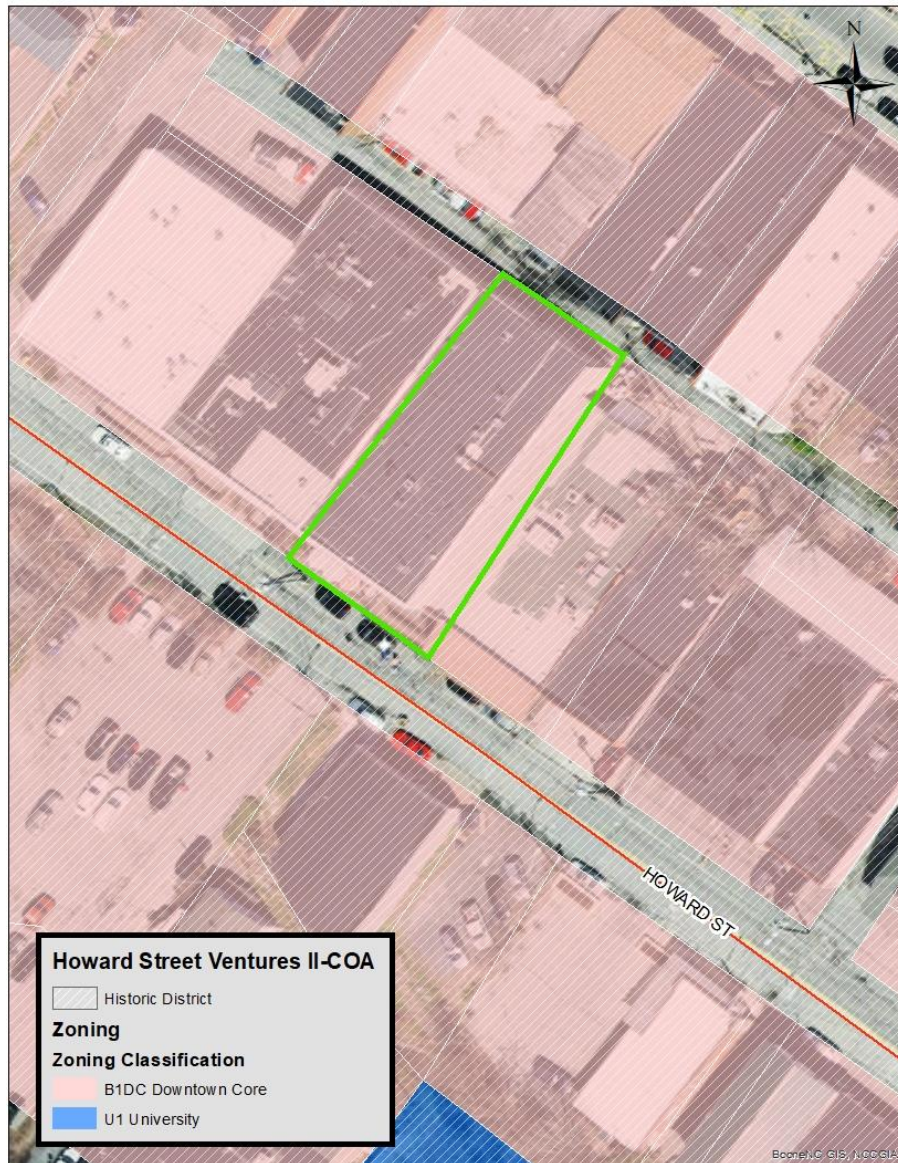


Exhibit 8

STAFF REPORT

HISTORIC PRESERVATION COMMISSION, JULY 12, 2022

CASE Z05737-052522 – HOWARD STREET VENTURES, LLC (WILCOX WAREHOUSE) CERTIFICATE OF APPROPRIATENESS



Request

John Winkler on behalf of Howard Street Ventures II, LLC (Wilcox Warehouse) has requested to modify a Certificate of Appropriateness for Major Work (COA) for the facade at 173 Howard Street (Watauga County PIN 2900-79-8147-000). The applicant proposes to install siding on the lower portion of the façade with the same type of siding as the upper portion.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District, specifically the section on COA Application for Major Work, a COA is required for pointing of masonry as well as alteration, repair, or replacement of masonry, siding, roofing materials, architectural trim elements, foundations, windows, doors, and other significant architectural details.

Communication: Z05737-052522 - Exhibit 8 - Revised Staff Report (Case Z05737-052522 - Wilcox Warehouse - COA - Modification of Previous

Parcel Information

Address: 173 Howard Street
Property Owner: Howard Street Ventures II, LLC
Watauga County PIN: 2900-79-8147-000
Lot size (total): .20 Acres
Jurisdiction: Town of Boone
Access: Howard St. (Town maintained)
SFHA: No
Watershed District: No
Corridor District: No
NCD: No
Viewshed: No
Steep Slope: No
Transitional Zone: No
Current Zoning: B1 Downtown Core, Downtown Boone Local Historic District Overlay

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1 Downtown Core, Downtown Boone Local Historic District	Retail, Government Facility
East	B1 Downtown Core, Downtown Boone Local Historic District	Restaurant
South	B1 Downtown Core, Downtown Boone Local Historic District	Retail/Other Restaurant, Parking Lot
West	B1 Downtown Core, Downtown Boone Local Historic District	Other Restaurant, Personal Service Establishment

History

03/10/2022: The applicant applied for and was issued a Zoning Permit for stucco repair.

03/21/2022: As project progressed, it was determined that the scope of the project warranted a Statement of Conformity. A Statement of Conformity was issued with the following conditions:

1. The work is limited to the work as listed within the “scope of work” narrative and Staff must approve any changes or additions before work begins. Work that is not completed in accordance with this Statement of Conformity may be subject to correction orders or citations.
2. The underlying historic masonry shall not be subjected to any additional damage or otherwise compromised in the course of the stucco replacement.

04/2022: During the course of repair, the applicant found that the brick facade behind the stucco had been damaged due to incorrect installation of the original stucco that they were attempting to replace was damaged and the work had to cease until they sought out a structural engineer assess the structural integrity of the brick.

05/25/2022: The applicant applied for a Certificate of Appropriateness to replace the exterior facade with a natural stucco over the existing brick and block as well as repair the awning and roof.

09/29/2022: The applicant was granted a Certificate of Appropriateness (COA) for the property with the following project description and conditions.

Project Description: Apply stucco to the first floor of the building, and have the brick evaluated to either seal the brick on the second floor or come back to the historic preservation commission within one year to discuss other alternatives for the second floor after being evaluated by a historic preservation specialist who has done work on historic brick.

Project Conditions:

1. The cable for the cable-hung awning will be installed with the plate covering the brick and the bolt going through the mortar. If the mortar is to be repointed, the applicant must follow the standards for the historic district of the new mortar being of a similar mix and color.
2. The medallions on the second floor, shown in the applicant's proposed design, shall not be included in the façade of the building.
3. The existing stucco will be removed on the visible portions of the second-floor south and east elevations. In addition to the proposed work for the south elevation, the applicant will have the stucco of the visible portion of the second-floor east elevation evaluated, and if it is in the same condition as the south elevation has suffered from, the applicant will remove that stucco, and repair and seal the brick in the same manner as the south elevation.
4. If the applicant consults an experienced historic preservation specialist who has done work for historic brick and damaged historic brick, who evaluates the second-floor south and east elevations, and it is found that those elevations cannot be repaired or preserved, the applicant is permitted to come back to the HPC within one year without filing a new COA application to discuss alternative remedies. This condition is subject to the approval of the Town Attorney.
5. If the applicant replaces the windows on the second-floor level, they are to be a wood, six-over-six, double-hung sash window. If they are or not replaced, then the trim should be replaced with wood elements and not with vinyl.
6. Where there is a conflict between the application information and the plans (May 25, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
7. Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives to 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.
8. The applicant shall submit the necessary applications, plans, detail 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.

Historic District Analysis

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

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

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

INVENTORY CLASSIFICATION

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

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

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

DESIGNATION REPORT/ARCHITECTURAL SURVEY PROPERTY SUMMARY

The Designation Report summary is included on the right (in blue), and the full Architectural Survey summary is included below. The subject property is classified as “CH” meaning the property contributes to the district based on historical significance related to events or individuals associated with the property. The parcel has two entries in these reports for 161 Howard Street.

1. WT0602 Wilcox Drug Company Complex (1944, addition 1947), 161 Howard Street

This is a survey update to a previous survey of this property completed in 2002. Previous surveys have incorrectly suggested that this complex originally consisted of three buildings. Additional research for this survey has determined that only the center and west buildings are originally associated with the Wilcox Drug Company. Accordingly, the building to the east of this complex has been separated and assigned its own survey number (WT0892). Furthermore, materials contained in the 2002 survey correctly indicate that the east building of this two-building complex located on the north side of Howard Street was originally built in 1944 (although the 1997 Study List application incorrectly states 1935). This building served as the new home of Wilcox Drug Company, which had been located on the south side of Howard Street in a frame warehouse no longer extant.

Previous surveys contained materials suggesting that Charles Wilcox added the warehouse building located to the west in 1950, but both the 1947 Boone Sanborn map and advertisements from that year suggest a completion date in 1947. In 1971, Charles Wilcox’s son Kenneth purchased an old tire company and furniture warehouse building immediately to the east (WT0892) to consolidate his holdings in the three-building complex, thus creating the errant assumption that the three buildings are historically associated with one another.

Control of this property by the Wilcox family first came in 1938, when Farmer’s Hardware Supply Company—owned and operated by D. L. Wilcox—purchased a large swath of land along the north side of Howard Street from Cora Councill (Deed Book 49, Page 43). This purchase, curiously, did not include the land where the west building of this complex sits. In February 1944, Farmer’s Hardware and D. L. Wilcox sold the parcel on which the east building sits to C. C. Wilcox (Deed Book 57, Page 327). Shortly thereafter, the Wilcox Drug Company announced plans to erect a new, two-story building of cinder block construction “for the needs of the root and herb business.” The contractor was W. C. Greene, who is associated with much of the building in Boone during this time (Watauga Democrat, April 20, 1944). The building was “practically completed” by August 1944 (Watauga Democrat, August 17, 1944).

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WT0892 Boone Tire and Bargain Store Warehouse (1944)—CH 161 Howard Street (2900-79-8147-000)

Previously grouped with WT0602 to the west, this two-story, concrete block building was built separately as the new warehouse for the Boone Tire and Bargain Store (WT0861), located directly north on King Street and connected to this building by a frame sky bridge (no longer extant) across the alley between the buildings. Farmer’s Hardware took over the building as its own warehouse in 1947. The building was merged into the Wilcox Drug Company operations in 1971. As a result of this merger, this building and WT0602 were dramatically altered in 1985 to present a unified architectural appearance, eliminating many of the original features of the south elevation. Nevertheless, the building remains another example of warehouse architecture and function along Howard Street during the 1940s.

and relocated to the portion of Howard Street east of Depot in 1943, allowing Medgentra, Ltd., a shuttle block manufacturer, to take over the old space (Watauga Democrat, September 23, 1943). The end of World War II effectively meant an end to Medgentra's business in late 1945.

Shortly after Wilcox purchased the Boone Woodworking property, he must have demolished the structure in order to build an annex for the Wilcox Drug Company building. In November 1947, the Watauga Co-Operative announced that it was moving into "the new building of the Wilcox Drug Company on Howard Street" (Watauga Democrat, November 20, 1947).

As noted in the previous survey documents, this complex has experienced vast changes since the 1950s, when a photo from that period (Warmuth, Boone, 77) showed the east and west buildings both as concrete block, two-story buildings. The east building at that time had two garage bays to the west side of the first floor of the south elevation, with several six-over-six, double-hung sash windows on the first floor surrounding a concrete stoop and a single doorway covered by a half-round wooden awning with brackets. The second floor had at least five unevenly spaced, six-over-six, double-hung sash windows on the south elevation. The west building, meanwhile, had a run of at least six one-over-one, double-hung sash windows on the second floor of its south elevation. Terracotta coping ran in one continuous line along the roofline of both buildings at that time.

Nothing much of this south elevation orientation survives today on either building. Many aspects of the current appearance were added in 1985, following the unification of this complex with WT0892 to the east in 1971. Following the sale of the Wilcox Drug Company (by then known as Wilcox Natural Products) in 1994, the entire set of three buildings was known as the Wilcox Emporium, a shopping complex with various specialized vendors. The east building of WT0602 now consists of multicolored, running bond, red brick with two prominent pilasters at its southwest and southeast corners. The low parapet roofline now rises slightly above the rooflines of the adjacent buildings and is adorned with a decorative frieze with a repeating run of laurel leaves, below which is a quadruple-tier corbel. Widely spaced dogtooth medallions, possibly in concrete, punctuate the space between a soldier band and the corbel, arranged in groups of five. Immediately below the soldier band are the second-floor windows, which now consist of four evenly spaced, two-over-two, double-hung sash, vinyl replacements with faux muntins, each with a rowlock sill. What appears to be an historic "Wilcox Warehouse" metal sign is visible at the center of the second-floor façade. A shed-style awning with supporting brackets and black terracotta shingles separates the first floor from the second floor. First floor elements on the south elevation of the east building include a large plate glass window with a sixteen-light faux muntin grid to the west end, followed to the east by two narrowly spaced, single, metal-frame doors with transom lights and a storefront window wall to the east of this that has a single, metal-frame door and two plate glass lights in a metal frame. The first floor is now reached from Howard Street via a double wooden staircase flanked by brick retaining walls with an iron handrail spanning the center of the staircase and iron balustrades on top of the retaining walls. A narrow concrete patio continues from the front of this east building onto the front of the west building.

The west, two-story building's south elevation is now parged concrete block with terracotta coping (probably original), beneath which are eight evenly spaced dogtooth medallions, probably of concrete and painted orange. Six evenly spaced, two-over-two, double-hung sash, vinyl replacement windows with faux muntins dominate the west side of the second-floor façade, followed to the east by a gap of two window openings that appear to have been filled in and parged. A final window, identical to those elsewhere on this second-floor portion of the elevation, is located near the east edge of the south elevation of the west building. All have parged concrete sills. A shed-style awning with ornate brackets and black terracotta shingles covers most of this south elevation between the first and second floors. The first-floor south elevation, moving west to east, features three fixed, single light, vinyl replacement windows, followed by a single, wood-paneled door; a single, vinyl replacement door; another fixed light vinyl window; a single, aluminum-frame door; and finally, a double, aluminum frame door with a single transom light. A planter box is located under one window at the center of the façade. Brick steps located at the center of the narrow patio and running parallel to the patio's brick retaining wall, descend

to the east to provide access to this building's patio. An iron balustrade runs the full length of the patio. A brick planter is located near the west end of the west building's south elevation.

Adjoining buildings obscure the east and west elevations of the east building and the east elevation of the west building. The west elevation of the west building has an odd, parged quoin treatment at the southwest corner, with a stepped, low parapet roof descending to the rear (north elevation), capped with terracotta coping. Three evenly spaced, six-over-six, double-hung sash, vinyl replacement windows with faux muntins and concrete sills are visible on the second floor, oriented toward the south side of the elevation. The wall of the west elevation is six-course, common bond brick that has been painted and suffers badly from spalling. A concrete foundation is visible on this elevation. Various mechanicals are located on the first floor of this west elevation as well, as is a metal door with a small, single, upper light located at the center of the elevation.

The north elevation of the west building continues the painted brick of the west elevation and features five vinyl replacement windows of various faux muntin orientations and concrete sills on the second floor. The second window from the west appears to have filled a much larger window or door opening that has been partially bricked in. A metal door with a single light and concrete lintel is located on the east side of the first floor, with a mishmash of window configurations to the west of that, including several bricked in window openings. The north elevation of the east building bumps out to the north substantially, revealing a featureless, painted concrete block wall to the west. The north elevation itself is painted concrete block. The first floor offers a double metal door, with another single door to the east. At least two former window openings have been filled with concrete block. Metal doors also fill what appears to be a former garage bay at the west end of the first floor. The second floor offers three sets of alternating one-over-one, double-hung sash metal windows and smaller two-over-two, double-hung sash, vinyl replacement windows with faux muntins and concrete sills. A fourth set at the east end of the second floor has been concrete blocked in.

In 1990, the Wilson Brothers and Vannoy frame building at the north end of the west building was demolished (Watauga Democrat, November 19, 1990).

2. WT0892 Boone Tire and Bargain Store Warehouse (1944), 161 Howard Street

While this building was originally grouped with the Wilcox Drug Company (WT0602) in previous surveys, additional research for this survey has determined that this building was constructed distinctly from WT0602 and served a different purpose with different tenants for many years. Accordingly, it has been separated from WT0602 and assigned its own survey number.

Built on land purchased by D. L. Wilcox and Farmer's Hardware Supply Company in 1943 (Deed Book 56, Page 543), this two-story, concrete block building was erected in 1944 as the new warehouse for the Boone Tire and Bargain Store (WT0861), located to the north of this building and fronting on West King Street (Watauga Democrat, December 7, 1944). As seen on the 1947 Sanborn map, a frame sky bridge (no longer extant) actually connected the second floor of the warehouse to the first floor of the Boone Tire and Bargain Store on West King. The following year, Farmer's Hardware announced that it had taken over the building as its own warehouse (Watauga Democrat, March 11, 1948), an arrangement that continued until 1971, when C. C. Wilcox consolidated this building with his Wilcox Drug Company (WT0602). No known, early images exist showing the entire south elevation, but an early 1950s image by Palmer Blair (Pal-Bla-04-104) shows six symmetrically spaced, six-over-six, double-hung sash windows on the second floor of the south elevation and no windows along the east elevation. This configuration was altered dramatically in 1985, when Kenneth Wilcox had the two buildings of WT0602 and this building remodeled to present a unified architectural appearance.

The south elevation of this building is today a near duplicate of the south elevation of the west building of WT0602, except that the façade plane is not uniform and bumps back slightly near the west edge of the building. It's possible that this west portion of the south elevation is actually part of the east building of WT0602, with the current appearance designed to make the division among the three buildings appear to be symmetrical. Copping is of metal rather than terracotta. The shingles of the shed-style awning on WT0892 are wood rather than terracotta, and the awning features a decorative, sawtooth fascia board not found on the other awnings of WT0602. It appears that a window at the west edge of this building's first floor on the south elevation has been filled in and parged over. To the east of this is a one-over-one, double-hung sash, vinyl replacement window, to the east of which is a large, sixteen-light, vinyl replacement window like that found on the west building of WT0602. A double-door entrance at the center of the first floor of this elevation consists of wood doors with fifteen lights and a single-light transom. Another one-over-one, double-hung sash, vinyl replacement window completes the first floor of the south elevation of WT0892. The second floor offers six

WT0602 Wilcox Drug Company Complex (1944, addition 1947)—CH *161 Howard Street (2900-79-7282-000)*

The east portion of this complex was built in 1944 to serve as the new home of the Wilcox Drug Company, which had long been in operation in a frame warehouse building on the south side of Howard Street. Contractor W. C. Greene erected the two-story, cinder block warehouse building, which served as the home for Wilcox Drug Company for decades and was once home to the largest US exporter of ginseng and other medicinals during the 1970s. In 1947, Wilcox Drug Company added the concrete block, two-story annex to the west, located on the old side of the Boone Wordworking warehouse. In 1985, a dramatic alteration of both buildings and WT0892 to the east resulted in the present configuration of the south elevation, which largely obscured the original appearance of the complex. Nevertheless, the building remains another example of warehouse architecture and function along Howard Street during the 1940s and remains significant for its association with Boone's twentieth century ginseng trade.

symmetrically spaced, two-over-two, double-hung sash, vinyl replacement windows with faux muntins, each of which is ill-fitted to the original piercing. Five evenly spaced, dogtooth medallions are visible above the second floor windows. As on the other buildings of WT0602, a brick retaining wall supports a narrow porch area on the first floor, which is of wood. Iron balustrades run the length of the porch, while a staircase at the west end rises to the porch in front of the east building of WT0602.

The west elevation of the building is obscured entirely by WT0602. The north elevation of the WT0892 reveals partially parged concrete block, with numerous former window openings that have been blocked in with concrete block (unparged). Two widely spaced, single, metal doors are visible on the first floor, while the second floor features two one-over-one, fixed, metal windows with concrete surrounds. On the east elevation, only the second floor of WT0892 is visible. This reveals concrete block with five one-over-one, fixed, metal frame windows with concrete sills. Coping is metal on the stepped parapet roofline. This elevation has also been only partially parged near its south end.

DESIGN STANDARDS

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

Commercial Properties Within the District, Standards for Commercial Properties within the District, Architectural Components and Details, [Design Standards p. 61-67]

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.
- ...
- 1.4** When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.
- 1.5** Original upper facade windows should not be removed and replaced with modern materials, nor is the enclosing or bricking in of upper façade windows appropriate. When upper floor windows must be replaced, use new windows that match the original windows in configuration, appearance, and materials.
- 1.6** It is never appropriate to cover an historic upper facade. Whenever possible, non-historic coverings of upper facades, including metal, stucco, or faux mountain village fronts and porches, should be removed and underlying original architectural elements repaired and restored.

...

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, Architectural Components and Details, [Design Standards p. 69-73]

Masonry

- 4.2** Whenever feasible, historic masonry, including decorative masonry features, should be repaired rather than replaced or covered. When replacement is necessary, it should always be completed using traditional materials of like composition, size, color, shape, pattern, texture, and quality to the originals that are being replaced.
- 4.3** Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.
- 4.4** Unless there is a specific reason for using waterproof or water-repellent coatings (e.g., brick that has previously been sandblasted, creating a porosity problem), these treatments should be avoided, as they can accelerate deterioration of historic masonry.
- 4.5** When repairing or replacing masonry or mortar, take care to maintain the alignment, bond pattern, joint spacing, color, texture, and size of the original masonry.
- 4.6** Unless there is historic precedent for its use on the building in question, stucco should never be applied to existing masonry walls, as it can trap moisture that accelerates the deterioration of the

masonry. If historic stucco is being repaired, the stucco mixture should duplicate the original appearance, color, and texture as closely as possible.

4.7 Masonry should never be treated with abrasive stripping methods, sandblasting, or high-pressure water cleaning, as these methods almost always immediately damage the “skin” of the brick and the mortar joints, and they can make the masonry more susceptible to spalling, or flaking of the masonry surface as a result of the introduction of moisture. Masonry should only be cleaned using the gentlest method available, including low-pressure water, soft natural brushes, and, if necessary, non-abrasive, non-toxic chemicals that will not damage the masonry being treated.

4.8 All historic masonry architectural features, including cornices, moldings, chimneys, and other decorative flourishes, should be retained as they are essential to the architectural character and integrity of the building.

...

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, Architectural Components and Details, [Design Standards p. 73-75]

Wooden Elements

...

5.2 The original form, details, and materials of exterior wooden features and trim should be preserved whenever feasible. If damage is present, repair using existing historic materials is always preferable over replacement. Where necessary, patching with new wood, the use of epoxy, splicing, consolidating, and reinforcing deteriorated sections should be considered before replacing historic elements. If replacement is necessary, new materials should duplicate the form, details, texture, size, shape, color, pattern, and composition of the historic wooden elements and should be obtained from salvage or antique suppliers. Only the portion that requires replacement should be replaced. The HPC will consider the use of substitute materials ONLY if the preservation of the historic material is not technically feasible, or is no longer available.

5.3 Because its use is not historic to the District, artificial bark siding is not permitted in the District.

5.4 Wood elements that were traditionally stained, such as cedar shingles, should never be painted, as this destroys the historic appearance and integrity of the building.

...

5.6 It is never appropriate to replace historic wooden architectural materials— especially in siding, trim, or window sashes—with contemporary substitute materials such as vinyl or aluminum.

Commercial Properties Within the District, Standards for Commercial Properties within the District, Architectural Components and Details, [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.
- 6.3** 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.
- ...
- 6.6** In cases where historic windows are deteriorated or damaged beyond repair, replacement windows on historic properties must match the original, historic window casings, sash details, and muntin divisions. In most cases, this will mean the use of true, divided light sashes, rather than sashes featuring simulated divided lights. Grids between glass (GBG) windows, vinyl replacement windows, and windows made of fiberglass, aluminum, or other materials that are incongruous to the District are not permitted. For new windows in new construction or an addition to an historic property, new windows may use simulated divided light sashes (with muntins permanently attached to the interior and exterior of the window panes and a matching space in between the glazing) that approximate the general appearance of windows in other residential properties in the District.
- ...
- 6.11** Awnings, porches, shed roof porticoes, and arcades that attempt to create a "mountain village" appearance or that are not historically accurate to the District's historic context only work to damage the integrity and appearance of the District. Property owners whose buildings possess such features should endeavor to remove them and restore the facade of their property to its historic appearance. Such "mountain village" treatments should never be incorporated into additions or new construction within the District.
- 6.12** Awnings installed on properties in the District should always be historically appropriate based on available photographic and historical documentation demonstrating the historic presence of such an awning on the property in question. Awning styles with no documented historical precedent should never be added to properties in the District. For example, properties that historically possessed flat awnings anchored by cables or steel rods should retain these kinds of awnings. In cases where they have been removed, and particularly in cases where they have been replaced with modern, clamshell, half-round, or vinyl awnings or awnings that are historically inappropriate to the

building, property owners should endeavor to remove the modern feature and restore the original awning configuration with appropriate materials based on historical documentation for that particular building. Another common, historic awning type in the District was the metal-frame, sloped, fabric awning that was sometimes retractable. New sloped awnings should be composed of canvas or acrylic, and never of vinyl. Metal and shed roof awnings are never appropriate, except for historic properties erected after World War II that historically had metal or shed roof awnings at the time of their construction. Awnings should never obscure vital architectural components of the original building. Awnings on new construction or additions should also be historically appropriate to the District and not feature configurations that distract from the historical integrity and continuity of the District.

- 6.13** Awnings on windows, entryways, and porches should be appropriate in design, proportion, scale, and color to the architectural style and period of the property. Window awnings should be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. If attached to a masonry building, all awning attachments should be made in mortar joints and never in the brick itself.
- 6.14** If awnings must double in use as signage, they should be kept discreet and not detract from the architectural features and details of the building. All signage on awnings must comply with the signage requirements of the Town of Boone UDO.
- 6.15** Awnings and canopies that are illuminated from within must be covered or finished with fully opaque material.
- 6.16** New construction, additions, and renovations to existing historic buildings or properties within historic districts should maintain established proportions and spacing of window and door openings.

9. Paint and Paint Color, [Design Standards p. 92-94]

For most of the District's historic commercial properties, which typically were made of masonry and rarely painted, determining historic paint colors, except on trim, ornamentation, windows, original stucco walls, or other architectural details, is usually not a problem. While color chronology tests can help to determine original paint colors (contact the State Historic Preservation Office for assistance), this process is difficult, sometimes inconclusive, and often expensive.

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

- 9.1** It is NOT appropriate to apply paint or other coatings to unpainted wall materials and surfaces/finishes that were historically left unpainted, including masonry, stonework, wood shingles, stained wood surfaces, and metal.
- ...
- 9.3** Select paint colors that are appropriate for the building's architectural style and that are complementary to neighboring buildings. In general, color should function as a method of contrasting among different materials and architectural elements that make up the building. Contrasting colors that accent architectural details and entrances are discouraged, however, except in those cases where this design element was common to the historic architectural style of an existing historic property and there is historic precedent for such accenting.

12. Additional Standards on Artificial Materials, [Design Standards p. 96-97]

While most of the historic properties in the District were built using traditional materials (such as kilned brick, wood trim, structural glass, and native stone), over the years, some properties have been covered with aluminum, vinyl, asbestos, plywood, parging, modern brick veneers, simulated stone, pre-formed concrete panels, cast concrete patterned to look like stone or brick, or other non-traditional materials. Due to the loss of both historic character and original materials inherent in the application of such substitute materials, the damage caused during installation, and the potential for undetected insect infestation and moisture damage, the practice is not acceptable for a historic property in the District.

- 12.1** The removal of previously installed substitute materials of all types is strongly encouraged.
- 12.2** Previously installed vinyl windows and snap-in muntins are examples of inappropriate replacements for wood windows and should also be removed and replaced with more historically appropriate materials whenever possible.

CONFORMITY TO ADOPTED PLANS

COMPREHENSIVE PLAN UPDATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

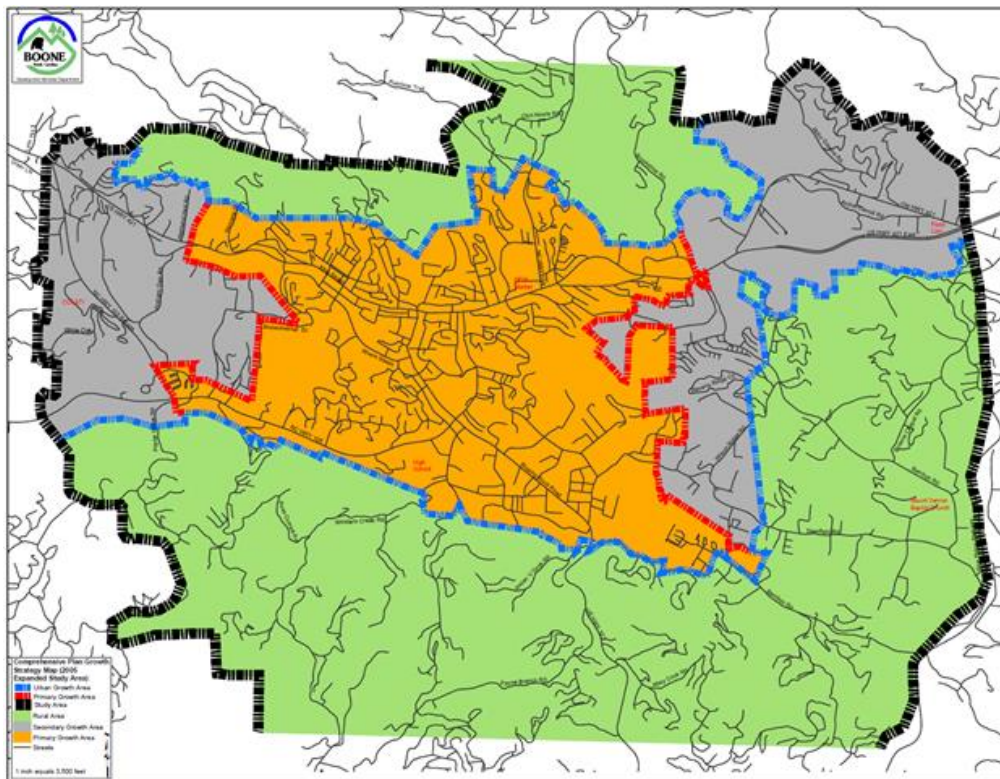
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

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

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

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



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

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Board should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

2.1 THE ECONOMY (p. 19)

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long-term component of an economic development strategy.

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

2.1.5 Downtown

- A. A compatible design character for the downtown area, drawing upon the locality's original High-Country small-town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.
- B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.
- C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.
- D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.
- E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.
- F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

2.3 THE COMMUNITY (p. 60).

- A. Urban type development within the Urban Growth Area shall meet appropriate Town standards.

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

2.3.2 Community Character (p. 67)

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

2.3.4 Public Involvement

- A. Public involvement shall be encouraged in decisions concerning land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication among developers, the Town, the County, the University, and the general public. ****
- B. Neighborhood and special area planning shall be encouraged to foster public involvement in the production of closely tailored, action oriented special area plans and programs.
- C. Specific functional plans and implementation tools shall be supported as part of the comprehensive planning program for the Town and County.
- D. Special committees, advisory panels, educational forums, public workshops, leadership seminars, town meetings and media contacts shall be encouraged and fostered to enhance the effectiveness of citizen involvement in community planning and action.

Conditions of Approval

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

- Where there is a conflict between the application information (resubmittal November 18, 2022) and the plans (original May 25, 2022, resubmittal November 18, 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)):

Previously approved conditions:

1. The cable for the cable-hung awning will be installed with the plate covering the brick and the bolt going through the mortar. If the mortar is to be repointed, the applicant must follow the standards for the historic district of the new mortar being of a similar mix and color.
2. The medallions on the second floor, shown in the applicant's proposed design, shall not be included in the façade of the building.
3. The existing stucco will be removed on the visible portions of the second-floor south and east elevations. In addition to the proposed work for the south elevation, the applicant will have the stucco of the visible portion of the second-floor east elevation evaluated, and if it is in the same condition as the south elevation has suffered from, the applicant will remove that stucco, and repair and seal the brick in the same manner as the south elevation.
4. If the applicant consults an experienced historic preservation specialist who has done work for historic brick and damaged historic brick, who evaluates the second-floor south and east elevations, and it is found that those elevations cannot be repaired or preserved, the applicant is permitted to come back to the HPC within one year without filing a new COA application to discuss alternative remedies. This condition is subject to the approval of the Town Attorney.
5. If the applicant replaces the windows on the second-floor level, they are to be a wood, six-over-six, double-hung sash window. If they are or not replaced, then the trim should be replaced with wood elements and not with vinyl.
6. Where there is a conflict between the application information and the plans (May 25, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
7. Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives to 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.
8. The applicant shall submit the necessary applications, plans, detail 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.

Historic Preservation Commission Procedure

Congruity with the historic district

The question before the Historic Preservation Commission is whether or not the proposed exterior modification is incongruous (i.e., not in agreement, not in harmony) with the special character of the historic district. If the proposed exterior modification is not incongruous, the Commission shall issue the requested COA. If the proposed exterior modification is incongruous with the special character of the historic district, the Commission shall deny the requested COA. The Commission shall approve or the deny the COA by majority vote.

The Commission may issue a COA subject to reasonable conditions necessary to carry out the purposes of the historic district. In this connection, the purposes of the historic district are to (i) safeguard the heritage of the town insofar as the Historic District embodies important elements of the town's culture, history, architectural

history, and/or prehistory, and (ii) to promote the use and conservation of the district for the education, pleasure, and enrichment of the residents of the town and/or the State as a whole, See G.S. §160D-940, 944, 947(a).



Figure 1. Frank Jones, "Von Hagaman Delivering Mail," Digital Watauga, accessed June 28, 2022, <http://digitalwatauga.org/items/show/5841>.

Planning Staff has zoomed on Figure 1. above to show the property in question.

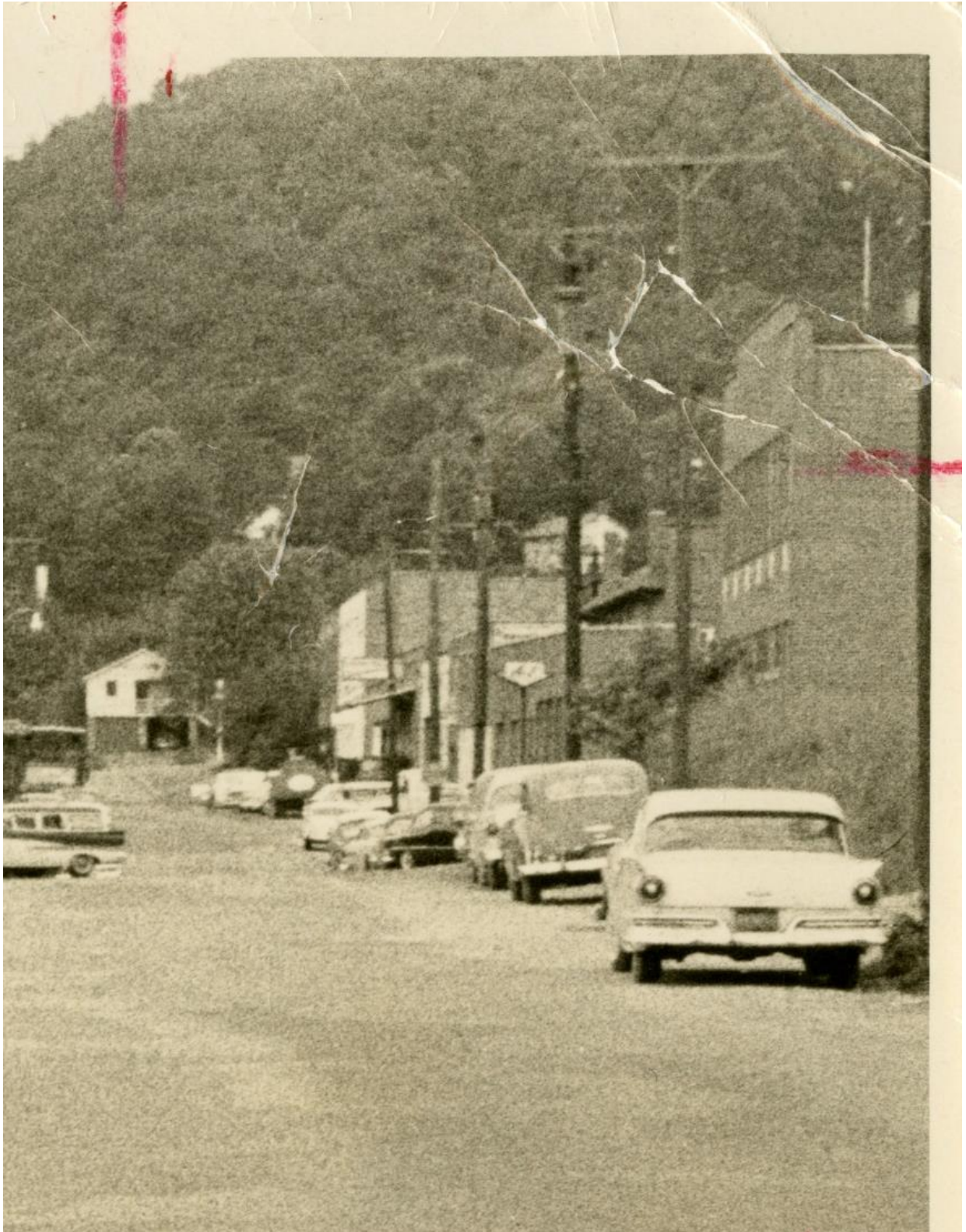


Figure 1. Frank Jones, "Von Hagaman Delivering Mail," Digital Watauga, accessed June 28, 2022, <http://digitalwatauga.org/items/show/5841>.

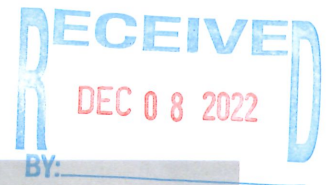


Figure 2. Palmer Blair, "Aerial View of Boone from the Southeast, 1950," Digital Watauga, accessed June 28, 2022, <https://digitalwatauga.org/items/show/6030>.

Planning Staff has zoomed on Figure 1. above to show the property in question.



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



West Jefferson Hotel

New River Custom Builders is contractor for historic rehabilitation of the old West Jefferson Hotel in Ashe County. Jennifer Cathey (Restoration Specialist, North Carolina State Historic Preservation Office) recommended that we obtain the professional opinion of this contractor about the feasibility for restoring the exterior brick at 173 Howard St. His conclusion was that it was not feasible to restore the existing brick. His recommendation was to cover the existing brick with new siding as we have already done on the lower portion (wood) or with stucco as originally planned.









*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 4), 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: ~~Thursday, Nov 8, 2022~~ Dec 13, 2022

C. Property Information

Street Address:

766 W King St

Watauga County Parcel Identification Number:

2900 798 52800 0

Existing Zoning District(s): Commercial

Total Land Area: .092

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

If yes, describe: _____

D. Applicant Information

Name:

Matthew + Sarah Long

Complete Mailing Address (Street, City, Zip):

435 Grand Blvd Boone, NC 28607

Phone Number:

828-773-2413

Email Address:

Sarah@828RealEstate.com

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

E. Property Owner Information

Name:

Same as above

Complete Mailing Address (Street, City, Zip):

Phone Number:

Email Address:

F. Landmark/District Information

District/Landmark Name:

Period of Significance:

* We were told
@ one point
by HPC member
the building was

1921 - according to tax records for original structure - the rear addition we are adding railing on rear was added much later

G. Project Details

Project Cost: \$ 3500

Project Type:

☐ New Construction

☒ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☐ Architect

☐ Engineer

☐ Owner

☒ Other: Contractor/owner

Name:

matthew Long

Company:

Complete Mailing Address (Street, City, Zip):

828-773-1400

capehartconstruction@gmail.com

Phone Number:

Email Address:

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.

Sarah Long

Applicant (Print)

[Signature]

Applicant (Signature)

10/24/22

Date

Sarah Long - 828

Property Owner (Print)

Property Adventures

Property Owner (Signature)

[Signature]

10/24/22

Date

Official Use Only

Permit Name:

828 Loft - COA

Permit Number: Z06199-102522				
Date: 10-25-2022	Fee: # 374.00	Receipt Number: 522428	Method of Payment: ☐ Cash ☒ Check Number: 133	Paid By: 828 Property Adventures LLC

Public Hearing Meeting Date: **12-13-2022**

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

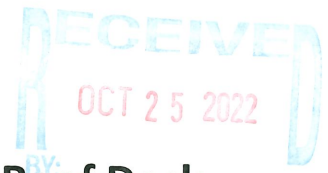
Request Approved: ☐ Yes ☐ No

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.



Railing System Information for 766 W King St Roof Deck

Attached are two pictures that show the existing area/flat roof over the rear section the building which you walk across to access the upper apartment space that we are currently renovating for our own use as well as for guests. This area is not visible from public streets as it is on the rear of the building and accessed via our private parking area. Please note the existing seating areas on the deck that we have been using since 2018. There are outdoor rugs on the existing TPO membrane roofing under the tables and chair. We want to create a covering over the roof to protect the roof as people walk on it with the addition of a safety railing, as what is there now is not safe.

Currently there is a black metal staircase that the new railing will tie into. A photo of that is attached to the email as well. We would like the railing to be complementary of what is existing. As I have viewed historic photos of what existed in the 1920s and 1930s, this proposed railing seems to be consistent for outdoor railing styles.

Attached is a sketch showing the existing area as well as a sketch that shows the proposed improvements.

The railings will be black metal railings as described below and in attached photos.

Baluster Material: Aluminum

Dimensions (L x W x H): 6-ft x 2.75-in x 36-in

Minimum Opening (Inches) :6

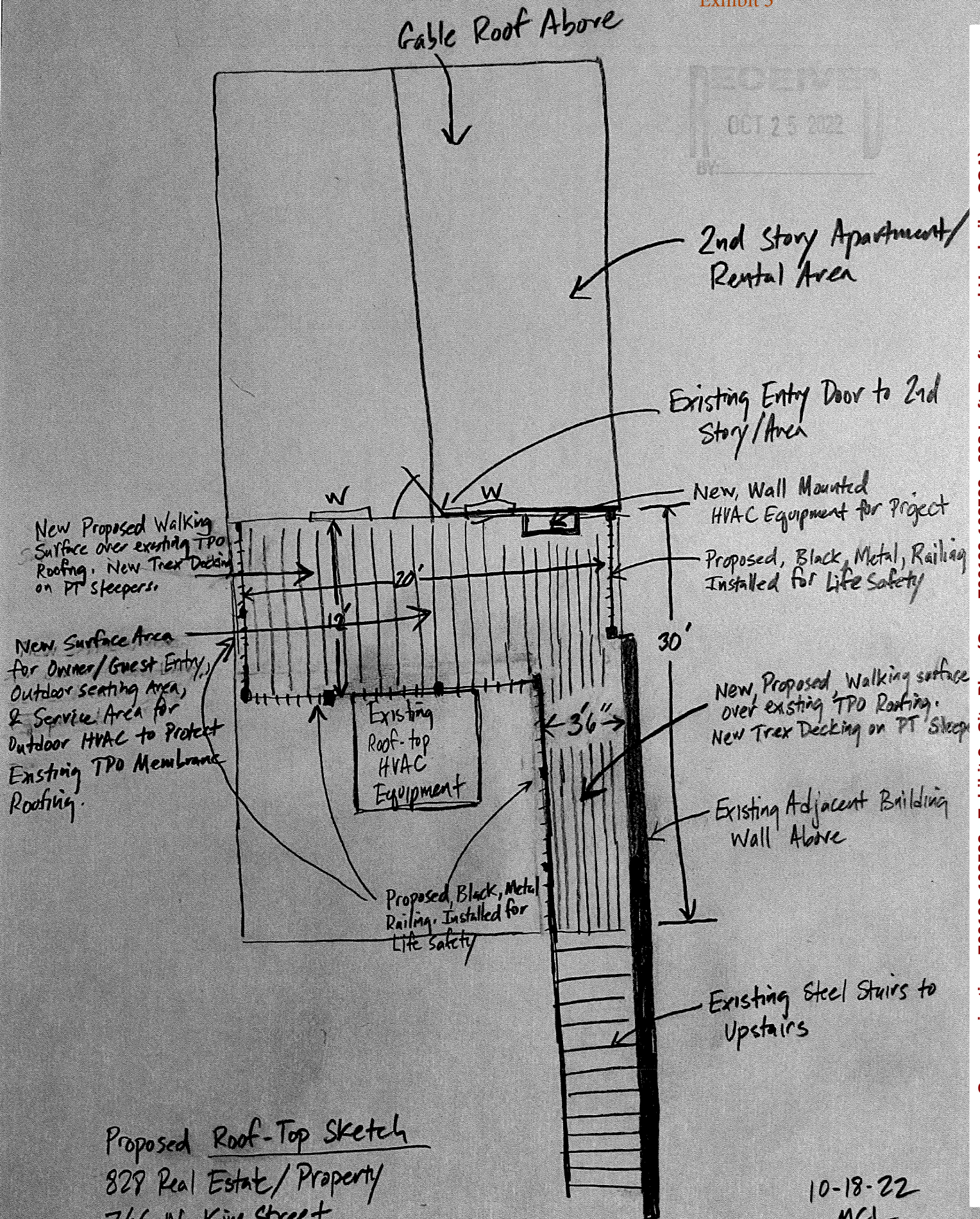
Baluster Style: Round

Pressure Treated

Type: Deck rail kit

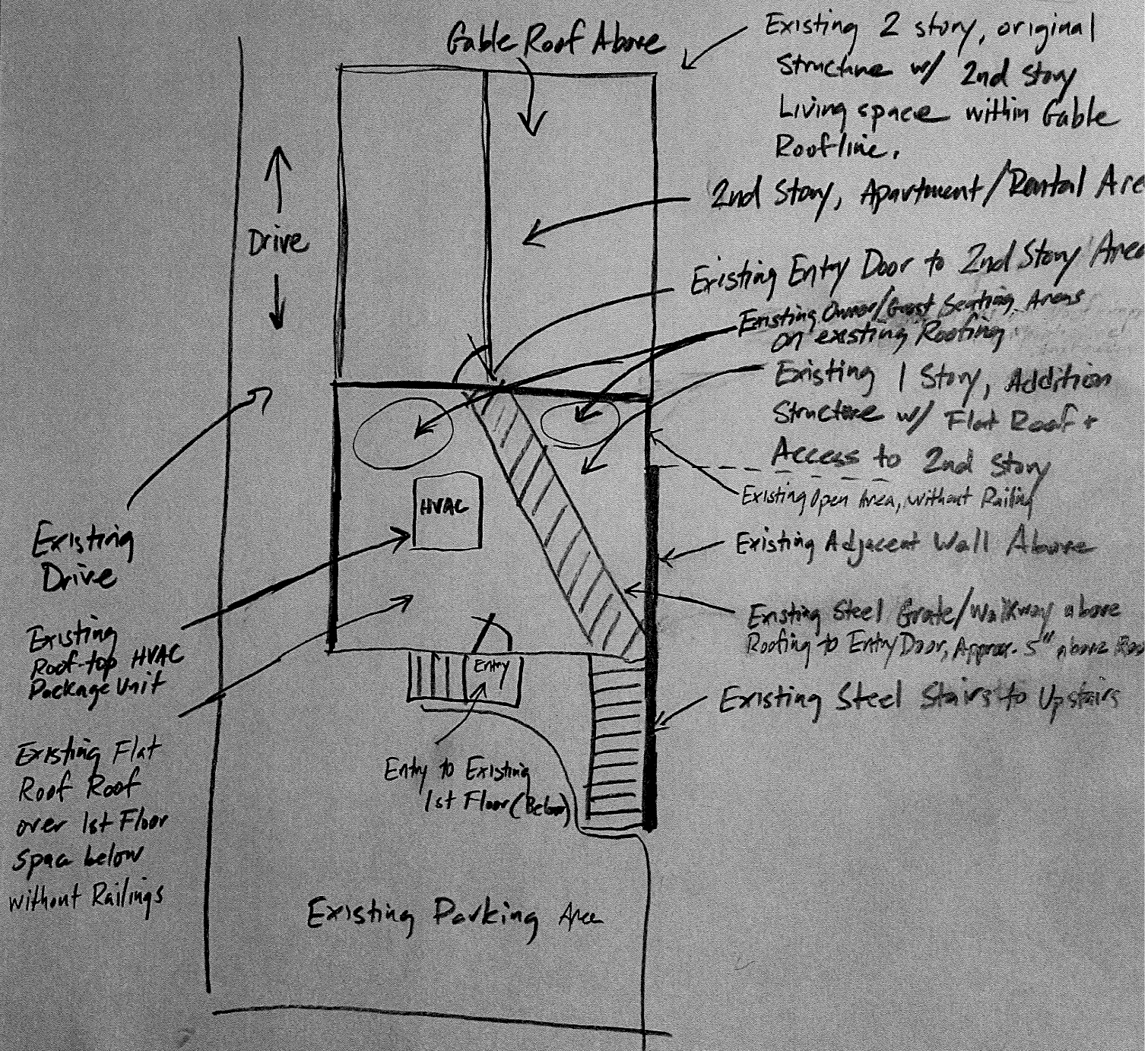
Manufacturer Color/Finish: Charcoal Black

Actual Width (Inches) : 2.75



Proposed Roof-Top Sketch
 828 Real Estate/Property
 766 W. King Street
 Boone, NC 28607

10-18-22
 MCL



Existing Roof-Top Sketch

828 Real Estate/Property
766 W. King St.
Boone, NC 28607

10-18-22
MCL

Exhibit 4





RECEIVED
OCT 25 2022

Communication: Z06199-102522 - Exhibit 4 - Existing Conditions Photos (Case Z06199-102522 - 828 Loft

Exhibit 5



Communication: Z06199-102522 - Exhibit 5 - Railing Picture (Case Z06199-102522 - 828 Loft Rooftop and Handrails - COA)



STAFF REPORT
HISTORIC PRESERVATION COMMISSION, DECEMBER 13, 2022
CASE Z06199-102522 766 WEST KING STREET, LLC (828 REAL ESTATE ROOF ADDITION/REPAIR)-COA



Request

Matthew and Sarah Long, on behalf of 828 Property Adventures, LLC, has filed an application for a Certificate of Appropriateness (COA) for major work for 766 W. King Street in the Downtown Boone Local Historic District for a renovation to the façade and roof.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District, specifically the section on COA Application for Major Work, a COA is required for any alteration of exterior surface materials to include masonry and siding of a building in the Downtown Boone Local Historic District.

Parcel Information

Address: 766 W. King Street
Property Owner: 828 Property Adventures, LLC
Watauga County PIN: 2900-79-8528-000
Lot size (total): .092 Acres
Jurisdiction: Town of Boone
Access: W. King Street (State maintained) and N. Water Street (State Maintained)
SFHA: No
Watershed District: No
Corridor District: No
NCD: No
Viewshed: No
Steep Slope: Yes
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	Parking Lot
East	B1, Downtown Core, Downtown Boone Local Historic District	Other Business or Professional Office
South	B1, Downtown Core, Downtown Boone Local Historic District	Vacant/Parking Lot
West	B1, Downtown Core, Downtown Boone Local Historic District	Other Business or Professional Office

Historic District Analysis

The applicant is renovating the upper level of the building where an apartment once existed and would be allowed again pursuant to UDO Subsection 14.19.03, use 3.06. The property owner needs to install a railing that is considered a life/safety requirement by the NC Building Code around the walking area perimeter of the previous apartment area. They would also like to install a new surface area on the roof which will be used for owner/guest entry as well as outdoor seating which will also serve to protect the TPO membrane roofing.

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 14.19.04(F)(1), regarding maximum building height, states buildings which front on King Street as shown on the parcel map in the above section ("Request" section) are limited to thirty feet (30'), as measured from the average elevation of the existing or proposed public sidewalk facing King Street to the highest point of the building or structure. For this proposed project, when the railing is added, the applicant reports that the building will be at a maximum height of 13'. The railings will be no taller than 3'.

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 report begins on Staff Report page 6.

1. WT0586 Wade E. Brown Law Office Building #1 (1938)**766 West King Street**

This is an update to the previous 1988 survey and the 2002 survey update for this property

This unusual, one and a half-story, front-gabled, brick and native stone building was completed in July 1938 as the home of the law offices of local attorney and future mayor Wade E. Brown (Watauga Democrat, July 28, 1938). Past surveys have credited (without citation) construction of the building to Frank McGhee and Claude Norris, although no independent verification of this has been found. Shortly after the building was occupied, a fire that began in the basement caused significant damage to the basement, first floor, and second floor apartment portions of the building, necessitating substantial renovations that were completed in December 1938 (Watauga Democrat, November 10, 1938, and December 15, 1938). At times, Brown rented out portions of the building to tenants; local photographer Palmer Blair, for example, is known to have started his photo shop business in the basement in 1946 before moving to the Linney Law Office (WT0587) a few years later. Brown eventually built a new law office (WT0812) a couple of lots to the east in 1957, at which point he sold this building to the Boone National Farm Loan Association (Deed Book 79, Page 146). The building went through a couple of additional transactions in the early 1980s before being purchased by the Professional Office Group in 1982, which continues to lease out a law office in the building (Deed Book 221, Page 276).

The building was depicted in the 1947 Sanborn map of Boone as a one-story, brick building with a one-story frame porch located along the east side of the building. This porch was visible in a 1950 low aerial image of Boone taken by Palmer Blair (Pal-Bla-02-002), but much of the east elevation is obscured in the 1963 low aerial image of Boone (Appalachian Collection, 5015_096_03), so it is not known if the porch remained at that time. A rear addition was completed sometime after 1964. The porch was not extant when surveyed in 1988, although the rear addition was in place by that time.

Today, the south elevation serves as the main entrance to the building, is composed of running bond brick, and features two widely separated, one-over-one, double-hung sash, vinyl replacement windows on the upper story, each with a rowlock sill. A soldier course lintel spans the entire space over the windows, including the gap in

*WT0586 Wade E. Brown Law Office Building #1
(1938)—CH*

766 West King Street (2900-79-8528-000)

Local attorney and future Boone mayor Wade E. Brown had this unusual, one and a half-story, front-gabled, brick and native stone building constructed in 1938 to serve as his new law office. The building resembles domestic architecture, perhaps to help it blend with nearby homes that surrounded the property at that time, even though

the basement and first floor clearly served a commercial purpose from the beginning. Immediately after its completion, a major fire swept through the building, necessitating significant renovations to the interior. At mid-century, a one-story, frame porch was located along the east side of the building, although this no longer survives. A rear addition was completed sometime after 1964. Of special note is the gabled, native stone veneer surrounding the single entry, with occasional spurs along the vertical sides of the veneer that suggest quoins. This stonework has been credited to local masons Leslie, Clarence, and Earl Lyons, although this claim is not verified. While most window piercings in the building appear original, most of the windows now feature vinyl replacements. The former porch entryway of the east elevation has been bricked in but retains its concrete sill and soldier course lintel.

between them. The first floor offers a gabled, native stone veneer surrounding the single, central, aluminum framed entry door, with occasional spurs along the vertical sides of the veneer, suggesting quoins. Previous surveys have credited the stonework (without citation) to Leslie (1900-1957), Clarence (1903-1981), and Earl Lyons (1912-1984), who began work on the nearby Boone Post Office (WT0049) shortly after completing this project. Concrete steps rise to this entrance from the north side of West King Street, with iron railings on either side of the staircase and stoop in front of the door. Flanking the entrance are two one-over-one, double-hung sash, vinyl replacement windows with rowlock sills and soldier course lintels. Elaborate bulkhead plates of brick lie beneath each window and are arranged with a rowlock and header border with running bond in the center of the plate. A low, concrete block planter wall leads from the entrance to the east, eventually tying back into a native stone wall with stone cap and railing that hides the steps leading down to the basement entrance beneath the first floor entrance stoop. The entire main building sits on a concrete foundation.

The east elevation offers a single, one-over-one, double-hung sash, vinyl replacement window with rowlock sill and soldier course lintel near the southeast corner. Immediately north of this is the former piercing that served as the porch entrance; this has since been bricked in but retains its original concrete sill and soldier course lintel. Immediately north of this is a double bay of one-over-one, double-hung sash windows with a rowlock sill and soldier course lintel. The roof face of the upper story, which is clad in asphalt shingles, offers a single, gabled dormer clad in asphalt shingles on its roof and what appears to be asbestos tile on its wall surfaces. A single, one-over-one, double-hung sash, vinyl replacement window is located beneath the dormer gable. North of the main building is the running bond brick, flat-roofed addition that dates to sometime between 1964 and 1988. A double bay of one-over-one, double-hung sash, vinyl replacement windows is visible on the east elevation of this addition, but the rest is obscured. The north and west elevations of the rear addition are also largely obscured by WT0808 to the west. The west elevation of the main building has been parged to match the appearance of WT0808. A narrow but tall, interior, brick chimney with a corbel collar and a terracotta cap rises high above the west roofline.

DESIGN STANDARDS

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

Commercial Properties Within the District, Standards for Commercial Properties within the District, Architectural Components and Details, [Design Standards p. 61-67]

Storefronts, Upper Facades, Side Elevations, and Rear Elevations

- 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.

...

- 1.8 Facade details of side (secondary) and rear (tertiary) elevations should always be retained and preserved if possible. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities. If there is evidence of a rear public entrance that is no longer

extant, use historical research and other evidence to reconstruct or provide an equivalent rear entrance whenever possible.

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.

...

2.3 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.

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.

...

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

7.6 Rooftop additions to existing commercial buildings, including those intended to accommodate elevator shafts, bars, decks, kitchen prep areas, social areas, or solar arrays, or to otherwise enable recreational use

of open rooftops, are generally not appropriate if any portion of the rooftop addition is visible from the street-level right of way adjacent to the primary elevation.

- 7.6.A. Rooftop additions should never be more than one story (10 feet) in height from the roof surface of the existing building.
- 7.6.B. Rooftop additions should never destroy or damage character-defining features of an existing building, and they should be designed to be compatible with both the size, scale, color, material, form, style, and character of the building on which they are erected and the historic district as a whole. Rooftop additions should be subordinate to the existing building in size and design, and compatible with its massing, scale, materials, and features. Nevertheless, additions should be sufficiently differentiated as new elements from original components of the existing building.
- 7.6.C. Rooftop additions should be positioned on the roof to eliminate the possibility of the structure being visible from the street-level right of way located along the building's primary elevation. For buildings located on corner lots, additions should not be visible from the streetside secondary elevation, either. In the vast majority of cases, this will mean positioning the addition within the one-third portion of the rooftop located closest to the tertiary elevation of the existing building. In many cases, rooftop additions are most feasible on buildings at least four stories in height located adjacent to taller buildings or existing high party walls that will help shield the rooftop addition from street-level view.
- 7.6.D. Rooftop additions should maintain the lowest possible profile in their construction, so that walkways, decks, seating areas, solar arrays, and similar components are built as close as functionally possible to the original roof surface of the existing building.
- 7.6.E. Rooftop additions must be approved through the Conditional District zoning process prior to being considered under the Certificate of Appropriateness process associated with these Standards.

...

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.

...

8.4 If an historic porch or balcony requires replacement of original materials, use only materials that are compatible with the original materials associated with the porch or balcony. These replacement materials should match the previously existing historic materials in composition, size, shape, texture, pattern, color, and detail.

...

8.8 Decks may be added on the rear elevation of a historic property, provided their addition does not require the removal of large, healthy trees, and their design is compatible in scale with the historic property and district. They should always be designed and installed in such a manner that they may be removed without damage

to the historic building. Removal of historic building materials to facilitate the installation of a deck is never acceptable.

...

- 8.10 Floor coverings, such as artificial turf, indoor/outdoor carpeting, linoleum, and other similar materials (aside from a small doormat near an entrance) should never be installed on porch, balcony, or deck floors, as these materials can trap water and damage the historic architectural elements below.

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.

Commercial Properties Within the District, Standards for Commercial Properties within the District, Additions to Existing Buildings in the District, [Design Standards p. 96-98]

13. Additions to Existing Buildings in the District

- 13.1 New additions should be compatible with the original building in scale, placement, proportion, and design, including roof shape, materials, color, location and design of windows and doors, cornice heights, and other design elements. Synthetic, non-traditional materials are not permitted in alterations to existing buildings, and the use of the highest-quality, historically appropriate, exterior facing materials is encouraged.

- 13.2 New additions should NOT imitate an earlier historic style or architectural period, but they also should not differ from the earlier historical style so much as to be a distraction from or incompatible with the historic design.
- 13.3 Additions should be differentiated from the original by the use of setbacks or other devices. Whenever possible, additions should be located to the rear (tertiary elevation) or in an inconspicuous location on the side (secondary elevation) of the original building. They should never be attached to the front of the historic property. Additions such as rooftop penthouses or additional stories should NOT be constructed unless there is documented historic evidence (such as the prior removal of a similar historic feature) to justify the change.
- 13.4 An addition should NOT obscure the original form and proportions of the main building or of other historical additions. 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 an individual historic property.
- 13.5 Additions should be constructed on a smaller scale than the historic structure and not overpower it.
- 13.6 Construction should be carried out in a manner that avoids removal or loss of historic materials and damage or destruction of significant original architectural features.
- ...
- 13.8 Historically, most of Boone's downtown commercial buildings had flat roofs. Walls on additions should not appear to terminate at flat roofs except at tertiary elevations. 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.

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.

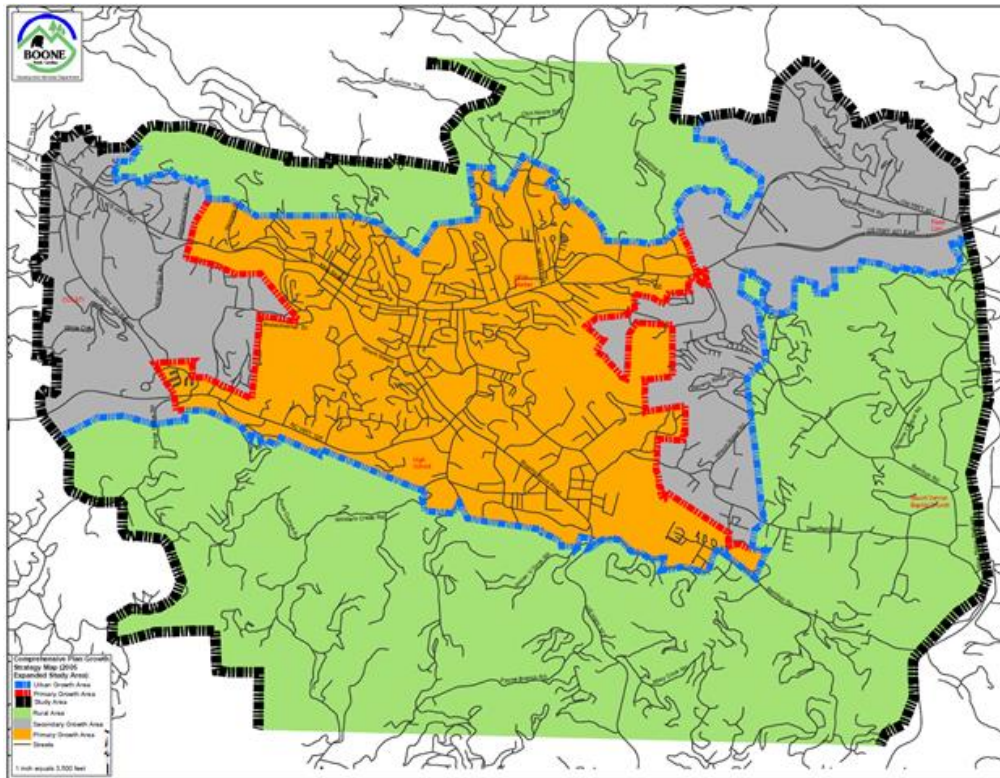
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

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

1. Condition (as warranted) ...

Historic Preservation Commission Procedure

Congruity with the historic district

The question before the Historic Preservation Commission is whether 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. John Ward, "Miss Susie Foster in Christmas Parade," Digital Watauga, accessed December 2, 2022, <http://digitalwatauga.org/items/show/19853>.



Figure 2. John Ward, "Wilson Used Cars in Christmas Parade," Digital Watauga, accessed December 2, 2022, <http://digitalwatauga.org/items/show/19854>.



Figure 3. John Ward, "Miss Anna Jones in Christmas Parade," Digital Watauga, accessed December 2, 2022, <http://digitalwatauga.org/items/show/19855>.



Figure 4. John Ward, "Men on Horses in Parade," Digital Watauga, accessed December 2, 2022, <http://digitalwatauga.org/items/show/19859>.



Figure 5. John Ward, "Snow Piles on King Street, Boone, NC," Digital Watauga, accessed December 2, 2022, <http://digitalwatauga.org/items/show/19926>.



Figure 6. Crayte Teague, "Looking North on Water/Burrell Street," Digital Watauga, accessed December 2, 2022, <https://digitalwatauga.org/items/show/31196>.

Planning Staff received the following cropped image from Digital Watauga. For reference, Planning Staff has marked the original image of where the building for the proposed project is located.

