



Historic Preservation Commission

Special Meeting

~ Agenda ~

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

Jane Shook
828-268-6960

Monday, August 15, 2022

3:30 PM

WebEx

This meeting is a continuation of the August 9, 2022 meeting.

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

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

- I. Call to Reconvene**
- II. Case Z05737-052522 Howard Street Ventures, LLC (Wilcox Warehouse) - COA**

Z05737-052522 - Exhibit 1 - Application

Z05737-052522 - Exhibit 2 - Project Description

Z05737-052522 - Exhibit 3 - Existing Site Photos

Z05737-052522 - Exhibit 4 - Applicant Submitted Photos

Z05737-052522 - Exhibit 5 - Engineer Report

Z05737-052522 - Exhibit 6 - Staff Report

Z05737-052522 - Exhibit 7 - Historic Photos

Z05737-052522 - Exhibit 8 - Awning Samples

Z05737-052522 - Exhibit 9 - Brick Samples

Z05737-052522 - Exhibit 10 - Stone Samples

Z05737-052522 - Exhibit 11 - Stucco Samples

III. Adjournment

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 Jane Shook, Director of Planning & Inspections at jane.shook@townofboone.net or call 828-268-6960 and you will be provided with an email invitation to the meeting. All requests for participation must be completed by 2 pm on the day of the meeting.

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

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

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



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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

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

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

Historic Preservation Commission Information

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

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

Certificate of Appropriateness for Major Work

Town of Boone Planning & Inspections Department

680 W. King Street, Suite C ♦ Boone, North Carolina 28607

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



A. Required to be Submitted at Time of Application

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

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

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

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

Date of requested hearing: 06/7/22

C. Property Information

Street Address:

161 Howard St, Boone, NC 28607

Watauga County Parcel Identification Number:

2900798147000

Existing Zoning District(s): B0B1-B0B1

Total Land Area: .199 acres

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

☐ Yes ☐ No ☒ Unknown

If yes, describe:

D. Applicant Information

Name:

Howard St. Ventures II LLC

Complete Mailing Address (Street, City, Zip):

PO Box 2675, Boone, NC 28607

Phone Number:

828-262-3431

Email Address:

judah@winklerorganization.com

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

E. Property Owner Information

Name:

Howard St Ventures II LLC

Complete Mailing Address (Street, City, Zip):

PO Box 2675, Boone, NC 28607

Phone Number:

828-262-3431

Email Address:

judah@winklerorganization.com

F. Landmark/District Information

District/Landmark Name:

Downtown Core/WTO602 Wilcox Drug Company Complex

Period of Significance:

1944

G. Project Details

Project Cost: \$ 50,000

Project Type:

☐ New Construction

☒ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

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

Name: Laurence F. Lindsey Company: L Squared Engineering

Complete Mailing Address (Street, City, Zip): PO Box 174, Lake Lure, NC

Phone Number: 336-977-5212 Email Address: laurence.lindsey@bellsouth.net

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

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

John Winkler

Applicant (Print)

Applicant (Signature)

3/24/22
Date

Howard St Ventures II LLC

Property Owner (Print)

Property Owner (Signature)

3/24/22
Date

Official Use Only

Permit Name: Wilcox Warehouse - COA

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

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

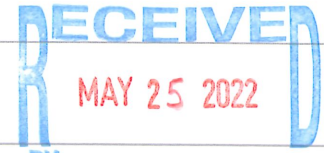
COA for Major Work Supplemental Checklist

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

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



Judah Goheen <judah@winklerorganization.com>

**COA for 173 Howard Street**

1 message

Christy Turner <Christy.Turner@townofboone.net>

To: winkheelsfan@yahoo.com

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

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

Mon, May 23, 2022 at 4:27 PM

John-

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

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

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

Christy

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

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

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

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

COAforMajorWork_10052021.pdf
826K



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

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

L²

L SQUARED ENGINEERING

PO Box 174

Lake Lure, North Carolina

336-977-5212

May 24, 2022

John Winkler

215 Boone Heights Drive, Suite 100

Boone, NC 28607

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

Dear Mr. Winkler:

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

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

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

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

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



MORTAR MIX TYPE N

◆ The Pro's Choice Since 19



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

Features:

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

Use For:

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

Yield/Water/Coverage:

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

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

Technical Data:

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

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

DIVISION 4

Masonry Mortaring – 04 05 13

Color: Gray

Preparation/Application:

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

Refer to:

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

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

New Construction:

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

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

Tuck Pointing:

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

Scratch/Brown/Stucco:

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

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

Mixing:

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



MORTAR MIX TYPE N

♦ The Pro's Choice Since 19

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

Curing:

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

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

Precautions:

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

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

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

Safety:

READ and UNDERSTAND the Safety Data Sheet (SDS) before using this product.
WARNING: Wear protective clothing and equipment. For emergency information, call CHEMTREC at 800-424-9300 or 703-527-3887 (outside USA).
KEEP OUT OF REACH OF CHILDREN.

Limited Product Warranty:

The manufacturer warrants that this product shall be of merchantable quality when used or applied in accordance with the manufacturer's instructions. This product is not warranted as suitable for any purpose other than the general purpose for which it is intended. This warranty runs for one (1) year from the dates the product is purchased. ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ON THIS PRODUCT IS LIMITED TO THE DURATION OF THIS WARRANTY. Liability under this warranty is limited to replacement or defective products or, at the manufacturer's option, refund of the purchase price. CONSEQUENTIAL AND INCIDENTAL DAMAGES ARE NOT RECOVERABLE UNDER THIS WARRANTY.



ULTIMATE TENSION AND SHEAR VALUES (LBS/KN) IN CONCRETE

ANCHOR DIA In.(mm)	MIN. DEPTH OF EMBEDMENT In.(mm)	f' c = 2000 PSI (13.8 MPa)		f' c = 3000 PSI (20.7 MPa)		f' c = 4000 PSI (27.6 MPa)		f' c = 5000 PSI (34.5 MPa)	
		TENSION Lbs. (kN)	SHEAR Lbs. (kN)	TENSION Lbs. (kN)	SHEAR Lbs. (kN)	TENSION Lbs. (kN)	SHEAR Lbs. (kN)	TENSION Lbs. (kN)	SHEAR Lbs. (kN)
3/16 (4.8)	1 (25.4)	600 (2.7)	720 (3.2)	625 (2.8)	720 (3.2)	650 (2.9)	720 (3.2)	800 (3.6)	860 (3.8)
	1-1/4 (31.8)	845 (3.7)	720 (3.2)	858 (3.8)	720 (3.2)	870 (3.9)	720 (3.2)	1,010 (4.5)	860 (3.8)
	1-1/2 (38.1)	1,090 (4.8)	860 (3.8)	1,090 (4.8)	860 (3.8)	1,090 (4.8)	860 (3.8)	1,220 (4.8)	860 (3.8)
	1-3/4 (44.5)	1,450 (6.5)	870 (3.9)	1,455 (6.5)	870 (3.9)	1,460 (6.5)	990 (4.4)	1,730 (7.7)	990 (4.4)
1/4 (6.4)	1 (25.4)	750 (3.3)	900 (4.0)	775 (3.4)	900 (4.0)	800 (3.6)	1,360 (6.1)	950 (4.2)	1,440 (6.4)
	1-1/4 (31.8)	1,050 (4.7)	900 (4.0)	1,160 (5.2)	900 (4.0)	1,270 (5.6)	1,360 (6.1)	1,515 (6.7)	1,440 (6.4)
	1-1/2 (38.1)	1,380 (6.1)	1,200 (5.3)	1,600 (7.2)	1,200 (5.3)	1,820 (8.1)	1,380 (6.1)	2,170 (9.7)	1,670 (7.4)
	1-3/4 (44.5)	2,020 (9.0)	1,670 (7.4)	2,200 (9.8)	1,670 (7.4)	2,380 (10.6)	1,670 (7.4)	2,770 (12.3)	1,670 (7.4)

Safe working loads for single installation under static loading should not exceed 25% of the ultimate load capacity.

ULTIMATE TENSION AND SHEAR VALUES (LBS/KN) IN HOLLOW BLOCK

ANCHOR DIA In.(mm)	ANCHOR EMBEDMENT In.(mm)	LIGHTWEIGHT BLOCK		MEDIUM WEIGHT BLOCK	
		TENSION Lbs. (kN)	SHEAR Lbs. (kN)	TENSION Lbs. (kN)	SHEAR Lbs. (kN)
3/16 (4.8)	1 (25.4)	220 (1.0)	400 (1.8)	340 (1.5)	730 (3.2)
1/4 (6.4)	1 (25.4)	250 (1.1)	620 (1.8)	500 (2.2)	1,000 (4.4)

Safe working loads for single installation under static loading should not exceed 20% of the ultimate load capacity.

NOTE: 3/16" Tapcon requires 5/32" bit, 1/4" Tapcon requires 3/16" bit.

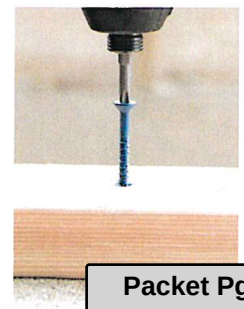
ALLOWABLE EDGE AND SPACING DISTANCES

PARAMETER	ANCHOR DIA. In.(mm)	NORMAL WEIGHT CONCRETE			CONCRETE MASONRY UNITS (CMU)		
		FULL CAPACITY (Critical Distance Inches)	REDUCED CAPACITY (Minimal Distance Inches)	LOAD REDUCTION FACTOR	FULL CAPACITY (Critical Distance Inches)	REDUCED CAPACITY (Minimal Distance Inches)	LOAD REDUCTION FACTOR
Spacing Between Anchors - Tension	3/16	3	1-1/2	0.73	3	1-1/2	1.00
	1/4	4	2	0.66	4	2	0.84
Spacing Between Anchors - Shear	3/16	3	1-1/2	0.83	3	1-1/2	1.00
	1/4	4	2	0.82	4	2	0.81
Edge Distance - Tension	3/16	1-7/8	1	0.83	3	2	0.91
	1/4	2-1/2	1-1/4	0.82	4	2	0.81
Edge Distance - Shear	3/16	2-1/4	1-1/8	0.70	3	2	0.93
	1/4	3	1-1/2	0.59	4	2	0.80

For SI: 1 inch = 25.4 mm



JOB DONE RIGHT THE FIRST TIME, EVERY TIME





ICC-ES Evaluation Report ESR-1671

Reissued September 2021

This report is subject to renewal September 2023.

DIVISION: 04 00 00—MASONRY
Section: 04 05 19.16—Masonry Anchors

REPORT HOLDER:

ITW BUILDDEX

EVALUATION SUBJECT:

**TAPCON® ANCHORS WITH ADVANCED
THREADFORM TECHNOLOGY**

ADDITIONAL LISTEE:

ITW RESIDENTIAL & RENOVATION

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018, 2015, 2012 and 2009 *International Building Code®* (IBC)
- 2018, 2015, 2012 and 2009 *International Residential Code®* (IRC)

Property evaluated:

Structural

2.0 USES

The Tapcon Anchors with Advanced Threadform Technology are used as anchorage to resist static, tension and shear loads in uncracked, grouted or ungrouted concrete masonry construction, unless otherwise noted in this report.

The Tapcon anchors are alternatives to cast-in-place anchors described in Section 8.1.3 (2016 or 2013 edition), or Section 2.1.4 (2011 or 2008 edition) of TMS 402 as referenced in Section 2107.1 of the IBC.

The anchors are permitted to be used in structures regulated by the IRC, provided an engineered design is submitted in accordance with Section R301.1.3 of the IRC.

3.0 DESCRIPTION

3.1 Tapcon Anchors with Advanced Threadform Technology:

The Tapcon Anchors with Advanced Threadform Technology are manufactured from carbon steel with supplementary heat treatment. They have an alternating

high-low thread form and are available in $\frac{3}{16}$ - and $\frac{1}{4}$ -inch (4.8 and 6.4 mm) diameters with various lengths. Tapcon carbon steel anchors are available with a slotted hex washer head, slotted hex washer head with under head ribs, Phillips flat head, Star flat head, Maxi-set head or Scots® stainless steel head. Different head styles for Tapcon Anchors with Advanced Threadform Technology are illustrated in Figure 1 and Figure 2.

The Tapcon Anchors is available in Blue Climaseal, Silver Climaseal, Ultrashield and White Ultrashield coating. Blue Climaseal is a water-based polymer type coating (blue in color) that has been cured at elevated temperature. Silver Climaseal is a water-based polymer type coating (silver in color) that has been cured at elevated temperature. Ultrashield is a water-based polymer type coating (silver in color) that consists generally of multiple coats which are cured at elevated temperature. White Ultrashield is a water-based polymer type coating (white in color) that consists generally of multiple coats which are cured at elevated temperature.

3.2 Grout-filled Concrete Masonry:

The specified compressive strength of masonry, f_m , at 28 days must be a minimum of 1,500 psi (10.3 MPa). Fully grouted masonry walls must be constructed from the following materials:

3.2.1 Concrete Masonry Units (CMUs): Concrete masonry units are closed-end units, minimum Grade N, Type II, lightweight, medium-weight, or normal-weight conforming to ASTM C90. The minimum allowable nominal size of the CMU must be 8 inches (203.2 mm) wide by 8 inches (203.2 mm) high by 16 inches (406.4 mm) long.

3.2.2 Grout: Grout must comply with IBC Section 2103.3 (2018 and 2015 IBC), 2013.13 (2012 IBC), Section 2103.12 (2009 IBC) or IRC Section R606 (2018 and 2015 IRC), R609.1.1 (2012 and 2009), as applicable. Alternatively, the grout must have a minimum compressive strength when tested in accordance with [ASTM C1019](#) equal to its specified strength, but not less than 2,000 psi (13.8 MPa).

3.2.3 Mortar: Mortar must be Type M or S in compliance with IBC Section 2103 or IRC Section R606.2.8 (2018), R606.2.7 (2015), R607.1 (2012 and 2009), as applicable.

4.0 DESIGN AND INSTALLATION

4.1 Allowable Stress Design (ASD):

4.1.1 General: Anchors described in this report are assigned allowable tension and shear loads for design based on allowable stress design (ASD) under the codes described in Section 1.0 of this report.

4.1.2 Design of Anchors in Concrete Masonry: Anchors are limited to installation into the face shell of grouted or ungrouted, uncracked concrete masonry units at locations indicated by the non-shaded areas in Figure 5. Masonry wall construction must be fully mortared. Allowable tension and shear loads for installation in concrete masonry under the IBC and IRC are noted in Tables 1 and 2.

Allowable load reduction factors noted in Table 3 are applicable to the allowable loads shown in Tables 1 and 2. Allowable loads for anchors installed in concrete masonry subjected to combined shear and tension forces must be determined by the following equation:

$$\left(\frac{P_s}{P_t}\right) + \left(\frac{V_s}{V_t}\right) \leq 1 \quad (\text{Eq-1})$$

where:

P_s = Applied service tension load.

P_t = Allowable service tension load.

V_s = Applied service shear load.

V_t = Allowable service shear load.

4.1.3 Minimum Spacing and Minimum Edge Requirements: The minimum spacing between anchors and the minimum edge distance between the anchor and the edge of the concrete masonry wall must be as set forth in Table 3. For anchors installed between the critical edge distance, c_{cr} , and minimum edge distance, c_{min} , load reduction factors must be used in accordance with Table 3. For anchors installed between the critical spacing distance, s_{cr} , and minimum spacing distance, s_{min} , load reduction factors must be used in accordance with Table 3. Edge distances less than the critical edge distance, c_{cr} , are not permitted for anchors installed in medium- or normal- weight CMUs.

4.2 Installation:

The Tapcon® Screw Anchors must be installed in accordance with the manufacturer's published instructions (MPII) included in each unit package as described in Figure 4 of this report. In case of conflict, this report governs. Anchor locations must comply with this report and the plans and specifications approved by the code official. Holes must be predrilled in masonry with a Tapcon® carbide-tipped drill bit supplied by ITW. The hole must be drilled to the specified nominal embedment depth plus a minimum of 1/4 inch (6.4 mm). Before anchor installation, dust and other debris must be removed using a vacuum or compressed air. The anchors must then be installed through the attachment into the hole, in accordance with ITW's instructions, to the specified nominal embedment depth using a hammer drill in a rotary-only mode with an ITW Buildex Condrive® Tool and drive socket. Anchors must not be installed until the masonry has fully cured to its specified strength.

4.3 Special Inspection:

Continuous special inspection under the IBC and IRC, in accordance with Section 1704 of the IBC, must be provided during anchor installation as set forth in Tables 1 or 2 of this report. The code official must receive a report, from an approved special inspector, that includes the following details:

1. Anchor description, including the anchor product name, nominal anchor diameter, and anchor length.

2. Hole description, including verification of drill bit compliance with ITW Buildex's instructions, hole depth, concrete masonry wall thickness and hole cleanliness.
3. Installation description, including hole location (spacing and edge distance), anchor embedment, and verification of anchor installation in accordance with the manufacturer's published installation instructions and this report.
4. Concrete masonry unit size and compressive strength, mortar compressive strength and, when required, masonry prism compressive strength.

5.0 CONDITIONS OF USE

The Tapcon Anchors with Advanced Threadform Technology, as described in this report, are suitable alternatives to what is specified in those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 Anchor sizes, dimensions and installation must comply with this report and the manufacturer's published installation instructions. In the event of a conflict between this report and the manufacturer's published installation instructions, this report governs.
- 5.2 Under the IBC or IRC, use of the anchors to resist wind or seismic loads is beyond the scope of this report. The allowable loads or load combinations for the anchors must not be adjusted for anchors subjected to wind or seismic loads.
- 5.3 Since an ICC-ES acceptance criteria for evaluating data to determine the performance of anchors subjected to fatigue or shock loading is unavailable at this time, the use of these anchors under these conditions is beyond the scope of this report.
- 5.4 Where not otherwise prohibited by the applicable code, anchors are permitted for use with fire-resistance-rated construction provided that at least one of the following conditions is fulfilled:
 - Anchors that support fire-resistance-rated construction or gravity load-bearing structural elements are within a fire-resistance-rated envelope or a fire-resistance-rated membrane, are protected by approved fire-resistance-rated materials, or have been evaluated for resistance to fire exposure in accordance with recognized standards.
 - Anchors are used to support nonstructural elements.
- 5.5 Since an ICC-ES acceptance criteria for evaluating the performance of screw anchors in cracked masonry is unavailable at this time, the use of anchors is limited to installation in uncracked masonry. Cracking occurs when $f_t > f_r$ due to service loads or deformations.
- 5.6 Calculations demonstrating that the applied loads are less than the allowable loads described in this report, must be submitted to the code official. The calculations must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
- 5.7 Special inspection must be provided in accordance with Section 4.3 of this report.
- 5.8 Anchors are limited to dry, interior use.
- 5.9 Use of anchors in contact with preservative-treated and fire-retardant-treated wood is beyond the scope of this report.
- 5.10 Anchors are manufactured under an approved quality control program with inspections by ICC-ES

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Predrilled Fasteners (Screw Anchors) in Masonry (AC106), dated March 2018.

7.0 IDENTIFICATION

7.1 The Tapcon® Screw Anchors are identified by packaging labeled with the manufacturer's name (ITW Buildex or ITW Residential & Renovation), contact information, anchor name, anchor size and evaluation report number (ESR-1671). The letters "BX" or "TAPCON" and a length identification code letter are stamped on the head of each anchor. See the length identification system illustrated in Figure 3 of this report.

7.2 The report holder's contact information is the following:

ITW BUILDDEX
155 HARLEM AVE, N4E
GLENVIEW, IL 60025
(800) 848-5611
www.itwbuildex.com
techsupport@itwccna.com

7.3 The Additional Listee's contact information is the following:

ITW RESIDENTIAL & RENOVATION
155 HARLEM AVE, N3E
GLENVIEW, IL 60025
(877) 489-2726
www.tapcon.com

TABLE 1—ALLOWABLE TENSION VALUES FOR TAPCON SCREW ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY INSTALLED IN CONCRETE MASONRY UNITS^{1,2}

ANCHOR DIAMETER (inch)	DRILL BIT DIAMETER (inch)	MINIMUM EMBEDMENT DEPTH (inch) ³	IBC/IRC ⁴	
			ASTM C90 CMU Type	
			Lightweight (lb)	Medium/Normal (lb)
$\frac{3}{16}$	0.173	1	40	60
$\frac{1}{4}$	0.204	1	45	105

For SI: 1 inch = 25.4 mm; 1 lb = 4.45 N.

¹The tabulated tension loads are for anchors installed in the face shell of lightweight, medium-weight and normal-weight concrete masonry units in compliance with ASTM C90.

²The tabulated tension values are for anchors installed at the specified critical spacing, s_{cr} , and critical edge distance, c_{cr} , as noted in Table 3.

³The embedment depth is the distance from the concrete masonry unit surface to the bottom of the fastener.

⁴Special inspection shall be provided in accordance with Section 4.3 of this report.

TABLE 2—ALLOWABLE SHEAR VALUES FOR TAPCON SCREW ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY INSTALLED IN CONCRETE MASONRY UNITS^{1,2,3}

ANCHOR DIAMETER (inch)	DRILL BIT DIAMETER (inch)	MINIMUM EMBEDMENT DEPTH (inch)	IBC/IRC ⁴	
			ASTM C90 CMU Type	
			Lightweight (lb)	Medium/Normal (lb)
$\frac{3}{16}$	0.173	1	85	130
$\frac{1}{4}$	0.204	1	110	180

For SI: 1 inch = 25.4 mm; 1 lb = 4.45 N.

¹The tabulated shear loads are for anchors installed in lightweight, medium-weight and normal-weight concrete masonry units complying with ASTM C90.

²The tabulated tension values are for anchors installed at the specified critical spacing, s_{cr} , and critical edge distance, c_{cr} , as noted in Table 3.

³The embedment depth is the distance from the concrete masonry unit surface to the bottom of the fastener.

⁴Special inspection shall be provided in accordance with Section 4.3 of this report.

⁵When required, special inspection shall be provided in accordance with Section 4.3 of this report.

TABLE 3—ALLOWABLE SPACING AND EDGE DISTANCES FOR TAPCON ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY INSTALLED IN CONCRETE MASONRY UNITS (inches)^{1,2,3,4,5}

CHARACTERISTIC	SYMBOL	UNITS	NOMINAL ANCHOR DIAMETER (inches)	
			³ / ₁₆	¹ / ₄
Minimum spacing distance	<i>S_{min}</i>	inches	1½	2
Critical spacing distance	<i>S_{cr}</i>	inches	3	4
Spacing load reduction factor - Tension	-	-	1.00	0.84
Spacing load reduction factor - Shear	-	-	1.00	0.81
Minimum edge distance	<i>C_{min}</i>	inches	2	2
Critical edge distance	<i>C_{cr}</i>	inches	4	4
Edge load reduction factor - Tension	-	-	0.91 ⁶	0.88 ⁶
Edge load reduction factor - Shear	-	-	0.93	0.80

For SI: 1 inch = 25.4 mm.

¹The critical edge and spacing distances are for full anchor capacity, and the minimum edge and spacing distances are for reduced anchor capacity.

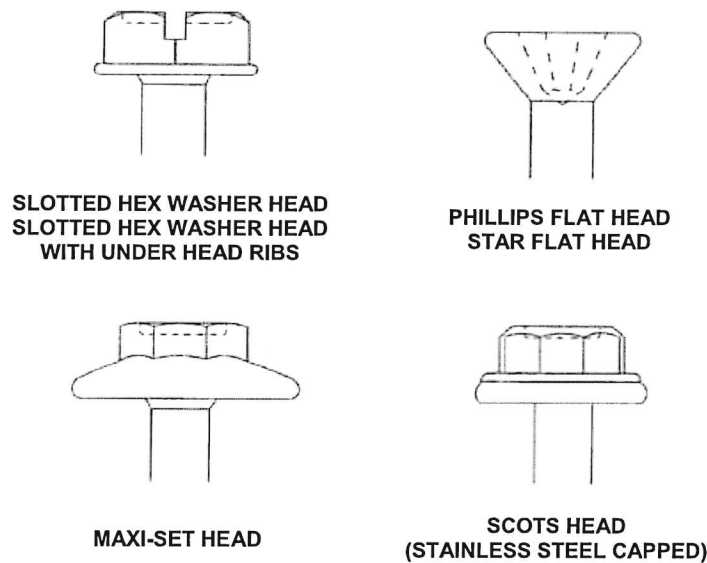
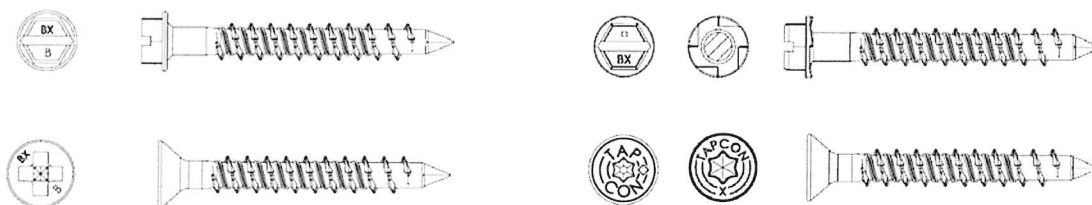
²The load reduction factors in this table are applicable only to the allowable loads shown in Tables 1 and 2 of this report.

³Reduction factors are cumulative. Multiple reduction factors for more than one spacing or edge distance are calculated separately and multiplied.

⁴Load reduction factors for anchors loaded in tension or shear with spacing between critical and minimum are obtained by linear interpolation.

⁵Load reduction factors for anchors loaded in tension or shear with edge distances between critical and minimum are obtained by linear interpolation.

⁶Reduction applies to anchors installed in lightweight CMU only.

**FIGURE 1—TAPCON ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY HEAD STYLES****FIGURE 2—TAPCON ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY ANCHORS**

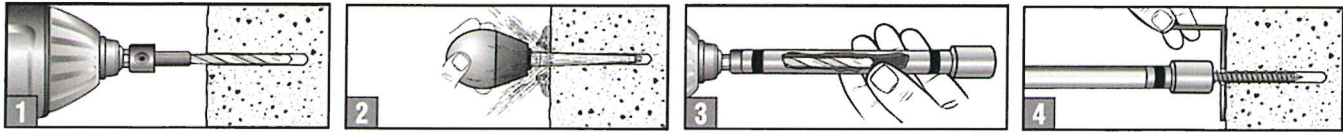
LENGTH MARKING ON ANCHOR HEAD			A	B	C	D	E	F	G	H	I	J
Length of anchor (inches)	From	1	1½	2	2½	3	3½	4	4½	5	5½	6
	Up to, but not including	1½	2	2½	3	3½	4	4½	5	5½	6	6½

For SI: 1 inch = 25.4 mm.

FIGURE 3—LENGTH IDENTIFICATION SYSTEM



Installation Instructions for $\frac{3}{16}$ " and $\frac{1}{4}$ " diameter Tapcon® Screw Anchors



- 1) Using a Tapcon® drill bit, drill the hole $\frac{1}{4}$ " deeper than anchor embedment.
- 2) Clean hole with compressed air or vacuum to remove any excess dust/debris.
- 3) Place Condribe® tool with drive socket over drill bit.
- 4) Using drill, hammer mode disabled, drive anchor thru fixture and into hole until nut driver spins free from head of anchor.

FIGURE 4—INSTALLATION INSTRUCTIONS FOR TAPCON® SCREW ANCHORS

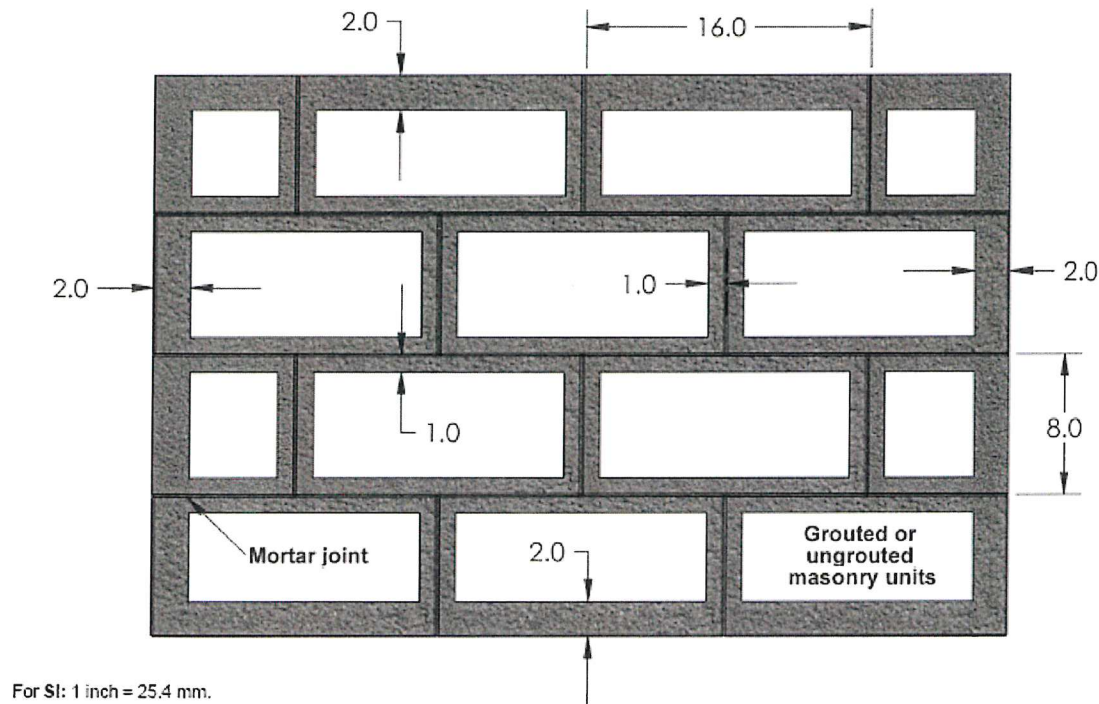


FIGURE 5—ANCHOR LOCATIONS (LIGHT COLOR AREAS) FOR INSTALLATION IN MASONRY UNITS
(ALL DIMENSIONS IN INCHES)

ICC-ES Evaluation Report

ESR-1671 CBC and CRC Supplement

Issued September 2021

This report is subject to renewal September 2023.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 04 00 00—MASONRY
Section: 04 15 19.16—Masonry Anchors

REPORT HOLDER:

ITW BUILDEX

EVALUATION SUBJECT:

TAPCON® ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Tapcon® Anchors with Advanced Threadform Technology, described in ICC-ES evaluation report ESR-1671, have also been evaluated for compliance with the codes noted below.

Applicable code edition(s):

- 2019 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) and Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 California Residential Code (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Tapcon® Anchors with Advanced Threadform Technology, described in Sections 2.0 through 7.0 of the evaluation report ESR-1671, comply with CBC Chapter 21, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 16, 17 and 21, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Tapcon® Anchors with Advanced Threadform Technology, described in Sections 2.0 through 7.0 of the evaluation report ESR-1671, comply with CRC Chapter 3, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report and the additional requirements of CRC Chapter 3, as applicable.

This supplement expires concurrently with the evaluation report, reissued September 2021.

ICC-ES Evaluation Report

ESR-1671 FBC Supplement

Reissued September 2021

This report is subject to renewal September 2023.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 04 00 00—MASONRY

Section: 04 05 19.16—Masonry Anchors

REPORT HOLDER:

ITW BUILDEX

EVALUATION SUBJECT:

TAPCON® ANCHORS WITH ADVANCED THREADFORM TECHNOLOGY

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Tapcon® Anchors with Advanced Threadform Technology for masonry construction, described in ICC-ES evaluation report ESR-1671, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2017 *Florida Building Code—Building*
- 2017 *Florida Building Code—Residential*

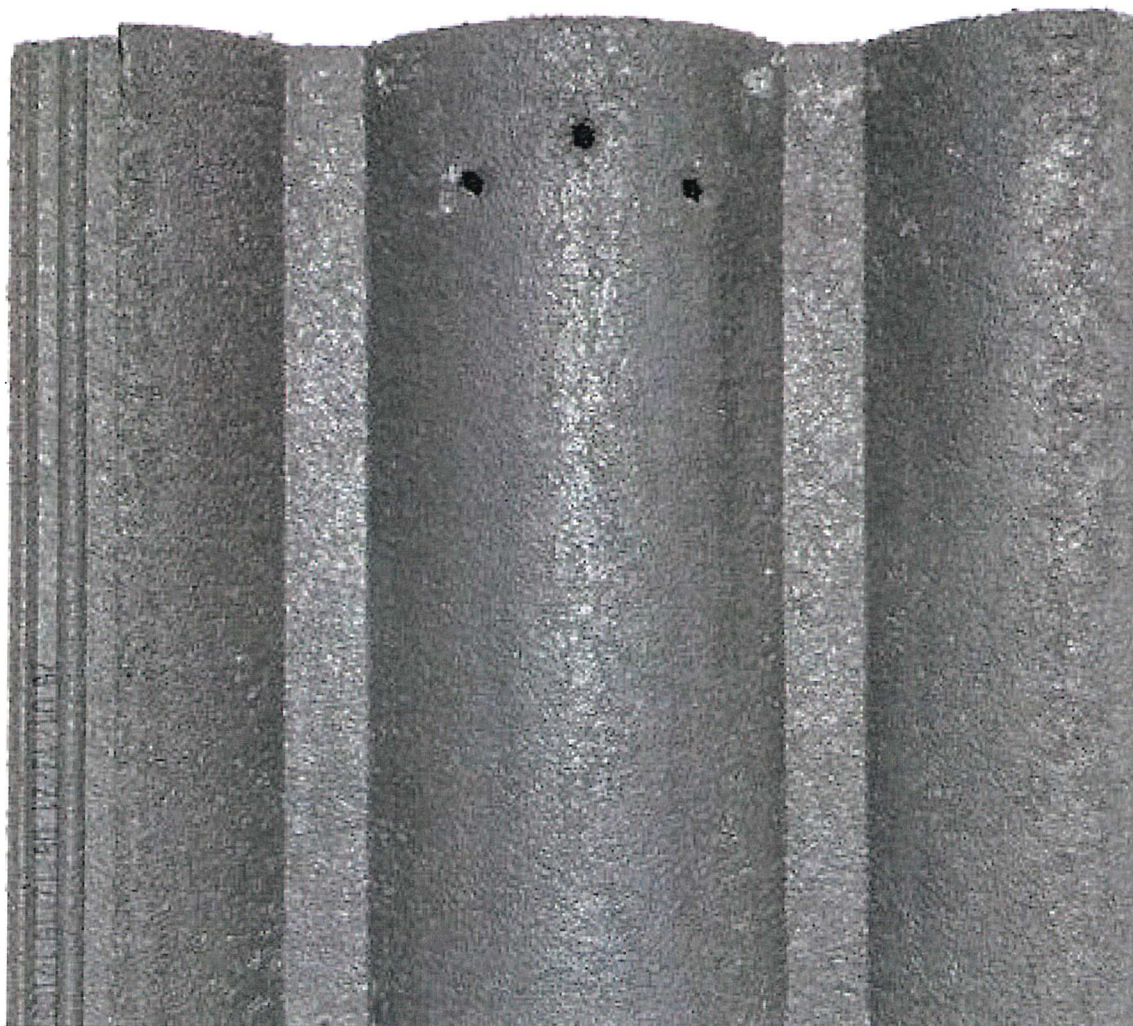
2.0 CONCLUSIONS

The Tapcon® Anchors with Advanced Threadform Technology for masonry construction, described in Sections 2.0 through 7.0 of the evaluation report ESR-1671, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design and installation are in accordance with the 2015 *International Building Code*® provisions noted in the evaluation report.

Use of the Tapcon® Anchors with Advanced Threadform Technology for masonry construction for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*, has not been evaluated, and is outside the scope of this supplemental report.

For products falling under Florida Rule 9N-3, verification that the report holder's quality assurance program is audited by a quality-assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued September 2021.





Monier/Boral Villa

MONIER



Type: Dark Gray, Cobblestone

Elabana - Brown Blend

Elabana - Red (Weathered)

Brown (Weathered)

Gray

Dark Gray, Cobblestone

Prairie Green

Red Sky

Light Red (Weathered)

Red, Moab

Red (Weathered)

Red (Slurry Coat)

Red/Purple Blend (Weathered)

Price: \$12

Stock: In stock (505 units)

Quantity: 1

Item you want not in stock?

Call us at (303) 600-8696 or fill out the form below, there's a good chance we have the tile you're looking for!

Your name

Your email

Describe the tile you are looking to match

Attach sample tile photo here

Choose Files

 No file chosen

Send message

Payment & Security



Your payment information is processed securely. We do not store credit card details nor have access to your credit card information.



We deliver nationwide

Please inquire at (303) 600-8696



Fast pickup

Quick order turnarounds



Expert tile consultation

Call us at (303) 600-8696



Secure payments

No stored credit card details

TALK TO A ROOFING SPECIALIST

Call Us at (303) 600-8696 or send us a message [HERE](#).

MAIN MENU

Home

Tile Selections

Tile Roof Installation

Tile Roof Repairs

Tile Roof Restoration

Tile ID Guide

Sell To Us

About Us

Contact Us

Terms and Conditions

We Accept



Exhibit 3



Communication: Z05737-052522 - Exhibit 3 - Existing Site Photos (Case Z05737-052522 Howard Street



Exhibit 4



RECEIVED
MAY 25 2022
BY: _____

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



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

Exhibit 5

L²

L SQUARED ENGINEERING

PO Box 225

Crossnore, North Carolina 28616

336-977-5212

June 10, 2022

John Winkler

215 Boone Heights Drive, Suite 100

Boone, NC 28607

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

Dear Mr. Winkler:

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

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

1. Cover the brick and block with a natural stucco. Do not use synthetic stucco.
2. You may use the materials for stucco application using the attached.
3. If you have any questions or comments regarding this report, or require any additional engineering services, it is recommended that you contact me at your earliest opportunity.

Sincerely,

L Squared Engineering

Laurence F. Lindsey, P.E.



Exterior Finishes
Brick Building 173 Howard Street

1

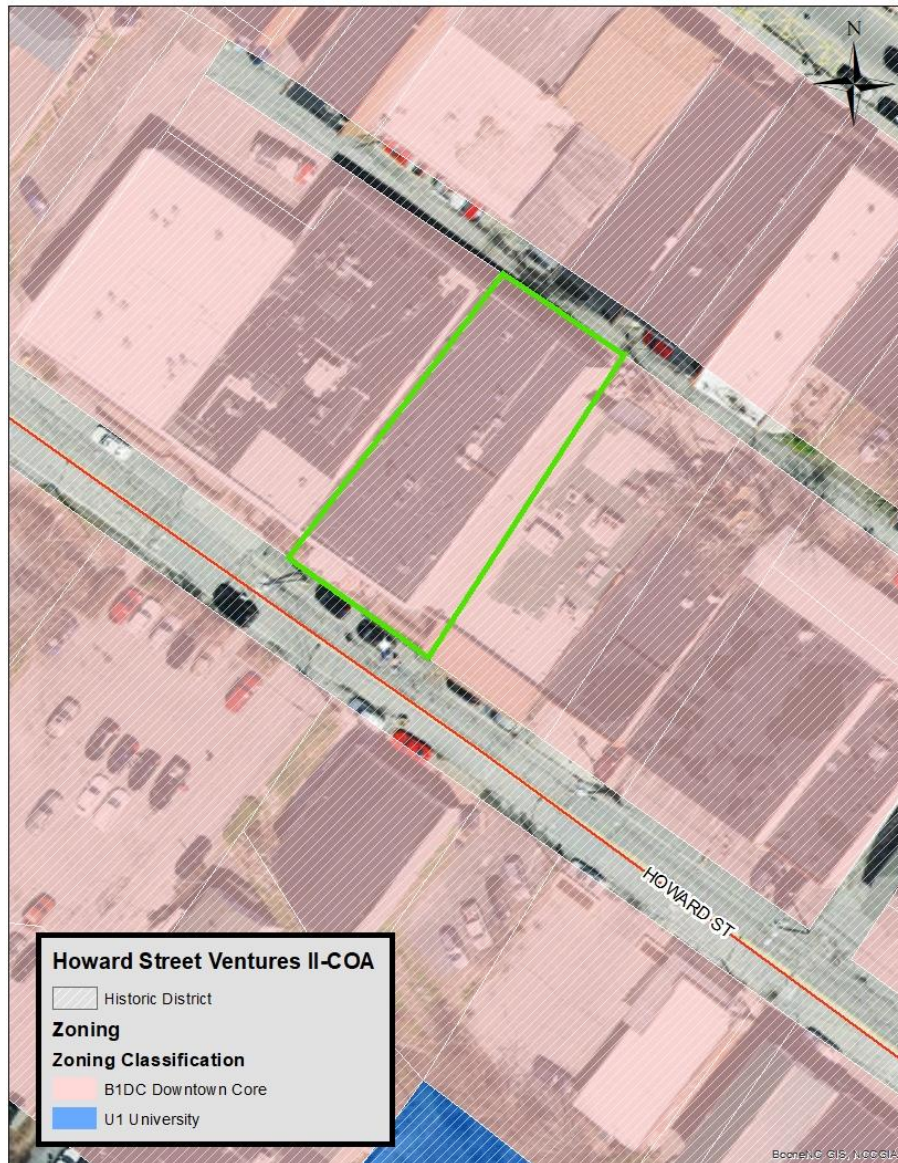
June 10, 2022
Boone, NC



STAFF REPORT

HISTORIC PRESERVATION COMMISSION, JULY 12, 2022

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



Request

John Winkler on behalf of Howard Street Ventures II, LLC (Wilcox Warehouse) has requested a Certificate of Appropriateness for Major Work (COA) to repair/replace and modify the exterior facade at 161 Howard Street (Watauga County PIN 2900-79-8147-000). The applicant proposes to replace damaged stucco with natural stucco as well as repair the awning and roof.

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

Parcel Information

Address: 161 Howard Street
Property Owner: Howard Street Ventures II, LLC
Watauga County PIN: 2900-79-8147-000
Lot size (total): .20 Acres
Jurisdiction: Town of Boone
Access: Howard St. (Town maintained)
SFHA: No
Watershed District: No
Corridor District: No
NCD: No
Viewshed: No
Steep Slope: No
Transitional Zone: No
Current Zoning: B1 Downtown Core, Downtown Boone Local Historic District Overlay

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

History

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

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

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

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

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

Historic District Analysis

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

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

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

INVENTORY CLASSIFICATION

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

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

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

DESIGNATION REPORT/ARCHITECTURAL SURVEY PROPERTY SUMMARY

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

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

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

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

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

WT0892 Boone Tire and Bargain Store Warehouse (1944)—CH

161 Howard Street (2900-79-8147-000)

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

this time (Watauga Democrat, April 20, 1944). The building was “practically completed” by August 1944 (Watauga Democrat, August 17, 1944).

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

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

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

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

The west, two-story building’s south elevation is now parged concrete block with terracotta coping (probably original), beneath which are eight evenly spaced dogtooth medallions, probably of concrete and painted orange. Six evenly spaced, two-over-two, double-hung sash, vinyl replacement windows with faux muntins dominate the west side of the second-floor façade, followed to the east by a gap of two window openings that appear to have been filled in and parged. A final window, identical to those elsewhere on this second-floor portion of the elevation, is located near the east edge of the south elevation of the west building. All have parged concrete sills. A shed-style awning with ornate brackets and black terracotta shingles covers most of this south elevation

between the first and second floors. The first-floor south elevation, moving west to east, features three fixed, single light, vinyl replacement windows, followed by a single, wood-paneled door; a single, vinyl replacement door; another fixed light vinyl window; a single, aluminum-frame door; and finally, a double, aluminum frame door with a single transom light. A planter box is located under one window at the center of the façade. Brick steps located at the center of the narrow patio and running parallel to the patio's brick retaining wall, descend to the east to provide access to this building's patio. An iron balustrade runs the full length of the patio. A brick planter is located near the west end of the west building's south elevation.

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

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

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

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

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

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

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

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

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

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

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

DESIGN STANDARDS

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

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

...

1. Storefronts, Upper Facades, Side Elevations, and Rear Elevations, [Design Standards p. 62-68]

Downtown Boone is dominated by historic properties that reflect the commercial block architecture that was so common and influential during the period from 1910 to 1960 in many American towns and cities. In the case of the District, commercial block development began around 1919 and continued to the early 1960s. Central to this architecture is the importance of the storefront itself, whose familiar architectural details—large display windows, transom bars and windows, clerestory recessed entries, and prominent cornice and corbelling work—frequently signaled to customers not only the function of a business but also the quality of its wares. Many other elements—including projecting, flat awnings anchored to the façade with cables or steel rods, or fabric awnings amounted on metal frames, hinged or unhinged—provided customers with shelter from the elements while window shopping or otherwise enhanced the shopping experience. After 1950, many of these architectural details were removed, either in response to decay of these features or in an effort to “update” a building to the stylistic preferences of a later time. One such example is the Appalachian Theatre on West King Street, whose original Art Deco marquee and structural glass were removed during the late 1970s in response to safety concerns. Other elements—most notably transoms and clerestory windows, as well as the details of upper facades—were simply covered over and may still survive today underneath modern additions to the facades of many of Boone’s historic downtown properties in the District.

...

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

- 1.1** Whenever possible, historic storefronts and storefront features such as entrance configurations, display windows, doors, clerestory windows, transom bars and windows, bulkheads, corbelling, cornice work, windows, stonework, stringcourses, structural glass, and other architectural flourishes should be retained and preserved. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities.

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

2. Architectural Components and Details, [Design Standards p. 68-69]

Exterior architectural components, including door and window casings, storefront configurations, cast iron ornamentation, stone relief, cornices, columns, brackets, porch railings, soffits, fascias, roof configurations, trim details, architectural flourishes, and various joinery and surface patterns all contribute significantly to the character and historical integrity of properties located within the District. Because many of these components are either irreplaceable or very expensive to reproduce, they should be maintained and valued in the same way that one might consider an important family heirloom or expensive antique furniture. In many cases, missing or damaged architectural details can be replaced with like items from salvage yards, antique shops, or mail order companies that specialize in replacement of historic architectural components. If such items cannot be replaced, many construction supply companies stock simulations of period architectural components that are approved by the Secretary of the Interior and the National Park Service as suitable historic replacements. In any event, before replacing any exterior architectural component, property owners should familiarize themselves with the architectural style and historic characteristics of their building to avoid introduction of inappropriate elements.

- 2.1 It is important to preserve character-defining, historical, architectural features of exterior walls, such as cornices, friezes, medallions, sunbursts, brackets, bays, turrets, fascias, quoins, columns, brickwork, string courses, and decorative moldings. Original architectural details should always be retained if structurally feasible, even if portions of the original material are damaged or deteriorated to a point requiring replacement. If original details are missing, design replacement features based on historic photos and other documentation.
- 2.2 It is NOT appropriate to cover or remove rather than repair or replace in kind such features when they are deteriorated. If replacement is necessary, the new materials should match the materials being replaced in composition, design, texture, color, and other visual qualities. Original architectural features that are covered should be uncovered, exposed, repaired and/or restored, and maintained.
- 2.3 It is NOT appropriate to cover or replace historic materials with substitute materials, such as aluminum, vinyl, fiber cement board siding (or similar materials simulating the appearance of wood), or plywood panels. Architectural details that are not appropriate to the historic context and

character of a building should never be added. At the same time, property owners should never use details from an earlier period to try to make a building look older than it is.

- 2.4 Historic architectural metals, such as pressed tin, aluminum, and cast or wrought iron, should always be retained. If these items are not repairable due to rust or other deterioration, replacement materials should duplicate the form, details, texture, material, size, shape, color, pattern, and composition of the original. When cleaning of architectural metals is necessary, use the gentlest methods possible, such as water, a gentle, non-caustic soap, and soft bristle brushes.

4. Masonry, [Design Standards p. 70-74]

Many commercial properties in the District are composed of brick or stone masonry, and it is imperative that original masonry materials—many of which have a weathered appearance reflecting the history of the building—remain preserved whenever possible. For this reason, masonry should never be cleaned unless it is determined that perceived “dirt” is actually accumulated deposits and not the effects of weathering. If cleaning is pursued, always use the gentlest method available, preferably with lowpressure water, a mild, non-caustic detergent, and a natural bristle brush where needed. In addition, while re-pointing is sometimes necessary when mortar is missing or moisture problems have developed, it should only be completed in a manner that avoids smearing the mortar onto the surface of the masonry. Terracotta, stucco, and concrete are other masonry elements that are occasionally found on historic commercial properties in Boone. In addition, many historic commercial properties feature chimneys, arches, quoins, lintels, sills, cornices, corbelling, and pediments that are all essential to the historic character of the building in question.

Terracotta, stucco, and concrete are other masonry elements that are occasionally found on historic commercial properties in Boone. In addition, many historic commercial properties feature chimneys, arches, quoins, lintels, sills, cornices, corbelling, and pediments that are all essential to the historic character of the building in question.

- 4.2 Whenever feasible, historic masonry, including decorative masonry features, should be repaired rather than replaced or covered. When replacement is necessary, it should always be completed using traditional materials of like composition, size, color, shape, pattern, texture, and quality to the originals that are being replaced.
- 4.3 Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.
- 4.4 Unless there is a specific reason for using waterproof or water-repellent coatings (e.g., brick that has previously been sandblasted, creating a porosity problem), these treatments should be avoided, as they can accelerate deterioration of historic masonry.
- 4.5 When repairing or replacing masonry or mortar, take care to maintain the alignment, bond pattern, joint spacing, color, texture, and size of the original masonry.
- 4.6 Unless there is historic precedent for its use on the building in question, stucco should never be applied to existing masonry walls, as it can trap moisture that accelerates the deterioration of the masonry. If historic stucco is being repaired, the stucco mixture should duplicate the original appearance, color, and texture as closely as possible.
- 4.7 Masonry should never be treated with abrasive stripping methods, sandblasting, or high-pressure water cleaning, as these methods almost always immediately damage the “skin” of the brick and the mortar joints, and they can make the masonry more susceptible to spalling, or flaking of the masonry surface as a result of the introduction of moisture. Masonry should only be cleaned using the gentlest

method available, including low-pressure water, soft natural brushes, and, if necessary, non-abrasive, non-toxic chemicals that will not damage the masonry being treated.

...

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

6. Windows, Doors, and Awnings, [Design Standards p. 76-85]

The arrangement of doors and windows on an historic property is one of the most important elements of building design. It is imperative that these arrangements be preserved in order to maintain the integrity of individual historic properties and the integrity of the District. Because older windows and doors were not always designed with heating and cooling efficiency in mind, it is often tempting to property owners to replace these features with modern doors and windows. Despite the apparent advantages of doing so, replacement with modern doors and windows is often far more expensive than repairing existing historic doors and windows, and their use often completely destroys the integrity of the historic property in question. Furthermore, many companies are now producing “modern” wood replacement windows that replicate the appearance of their historic antecedents with fixed muntins but feature double-pane glass to assist with heating and cooling efficiency. The HPC reviews proposals for the use of modern wood replacement windows carefully to insure that muntin thickness aligns with the muntin dimensions of historic windows.

Boone’s downtown commercial historic district has also suffered from the installation of various architectural elements designed to simulate a “mountain village” appearance. These typically consist of large, wooden porch attachments or awnings that are not historically appropriate to the downtown area and its historic context. Metal and modern vinyl awnings have also appeared on some properties, disrupting the integrity of many of Boone’s historic commercial properties.

- 6.1** The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building’s historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.

...

- 6.6** In cases where historic windows are deteriorated or damaged beyond repair, replacement windows on historic properties must match the original, historic window casings, sash details, and muntin divisions. In most cases, this will mean the use of true, divided light sashes, rather than sashes featuring simulated divided lights. Grids between glass (GBG) windows, vinyl replacement windows,

and windows made of fiberglass, aluminum, or other materials that are incongruous to the District are not permitted. For new windows in new construction or an addition to an historic property, new windows may use simulated divided light sashes (with muntins permanently attached to the interior and exterior of the window panes and a matching space in between the glazing) that approximate the general appearance of windows in other residential properties in the District.

...

6.11 Awnings, porches, shed roof porticoes, and arcades that attempt to create a “mountain village” appearance or that are not historically accurate to the District’s historic context only work to damage the integrity and appearance of the District. Property owners whose buildings possess such features should endeavor to remove them and restore the facade of their property to its historic appearance. Such “mountain village” treatments should never be incorporated into additions or new construction within the District.

6.12 Awnings installed on properties in the District should always be historically appropriate based on available photographic and historical documentation demonstrating the historic presence of such an awning on the property in question. Awning styles with no documented historical precedent should never be added to properties in the District. For example, properties that historically possessed flat awnings anchored by cables or steel rods should retain these kinds of awnings. In cases where they have been removed, and particularly in cases where they have been replaced with modern, clamshell, half-round, or vinyl awnings or awnings that are historically inappropriate to the building, property owners should endeavor to remove the modern feature and restore the original awning configuration with appropriate materials based on historical documentation for that particular building. Another common, historic awning type in the District was the metal-frame, sloped, fabric awning that was sometimes retractable. New sloped awnings should be composed of canvas or acrylic, and never of vinyl. Metal and shed roof awnings are never appropriate, except for historic properties erected after World War II that historically had metal or shed roof awnings at the time of their construction. Awnings should never obscure vital architectural components of the original building. Awnings on new construction or additions should also be historically appropriate to the District and not feature configurations that distract from the historical integrity and continuity of the District.

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

...

7. Roofs, [Design Standards p. 85-90]

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

Exterior architectural components, including door and window casings, storefront configurations, cast iron ornamentation, stone relief, cornices, columns, brackets, porch railings, soffits, fascias, roof configurations, trim

details, architectural flourishes, and various joinery and surface patterns all contribute significantly to the character and historical integrity of properties located within the District. Because many of these components are either irreplaceable or very expensive to reproduce, they should be maintained and valued in the same way that one might consider an important family heirloom or expensive antique furniture. In many cases, missing or damaged architectural details can be replaced with like items from salvage yards, antique shops, or mail order companies that specialize in replacement of historic architectural components. If such items cannot be replaced, many construction supply companies stock simulations of period architectural components that are approved by the Secretary of the Interior and the National Park Service as suitable historic replacements. In any event, before replacing any exterior architectural component, property owners should familiarize themselves with the architectural style and historic characteristics of their building to avoid introduction of inappropriate elements.

- 7.1** Significant changes to roofs of historic properties are not permitted, including the raising or lowering of pitch, the removal or alteration of widow's walks, dormers, turrets, balustrades, bargeboards, quarter round, cornices, corbelling, parapets, coping, dentil moldings, brackets, eaves, rafter tails, weather vanes, or lightning rods, the cutting back of roof overhang, and the replacement of historic roofing materials with modern materials that do not replicate the original appearance of the historic property's roof. Open rafter tails and similar roof trim elements should never be obscured by boxed soffits or similar treatments. Specialty roofing materials, such as tile or patterned slate, should never be replaced with composition shingles. Original roofing materials should never be covered or replaced with a different type of roofing material, such as installing a standing seam metal roof over a slate or asphalt shingle roof.
- 7.2** Whenever possible, deteriorated soffits, fascia, moldings, brackets, eaves, rafter tails, cornices, coping, and other important roof components should be repaired. If replacement is necessary, it should be completed using historic materials if possible, and at minimum with equivalent materials that replicate the appearance, configuration, size, scale, and composition of the original historic materials. Underlying roofing components are just as important. For example, tongue-and-groove soffit lumber should never be replaced with plywood, and whenever possible, damaged or deteriorated roof decking should be replaced with similar materials rather than modern materials that are not historically appropriate to the building.
- ...
- 7.6** Deteriorated roof coverings should be replaced with materials that are compatible with the old in composition, size, texture, pattern, and color once the structural integrity of the roof decking is assured. If at all possible, the use of historic replacement materials for slate, clay tile, terra cotta, pressed metal shingle, and wood shingle roofs is always preferred over new materials. Unless historically appropriate to the building in question, or unless totally obscured by street view by parapets, white or very light roofing materials are not permitted. Exposed tarpaper rolls are never permitted as a roofing material.
- 7.7** Historically appropriate metal gutters, downspouts, and other drainage devices are common on historic properties and should always be retained whenever possible, as they provide important protection for both the roof and the foundation of the property. Built-in gutters that are an important part of the architecture of the building should always be repaired rather than replaced if they become deteriorated. When metal finishes must be replaced because of rust or other deterioration, replace ONLY deteriorated material or detail with new materials that match the previously existing historic material in composition, size, shape, texture, pattern, color, and detail. Replacement gutters and downspouts should never conceal or interfere with architectural trim details. It is not appropriate to paint metal finishes, such as metal downspouts or copper trim, if these items were historically unpainted.
- ...

- 7.9** Roof coping on commercial buildings with original flat roofs was typically made of terracotta tile. Modern coping systems that are often used in conjunction with rubber membrane roofs, especially if they employ metal coping in a color that contrasts with the masonry walls they cover, are inappropriate.

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

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

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

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

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

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

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

CONFORMITY TO ADOPTED PLANS
COMPREHENSIVE PLAN UPDATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

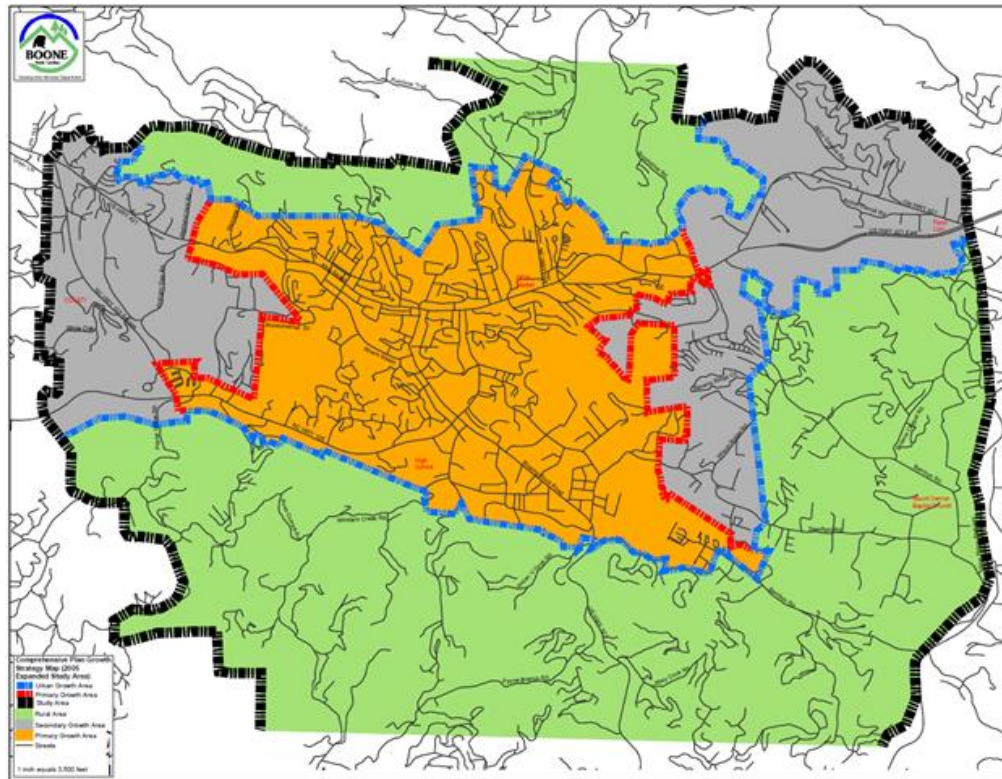
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

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

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

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



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

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

2.1 THE ECONOMY (p. 19)

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long-term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.
- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G. The Town shall support the development of new business parks.

- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

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

2.3 THE COMMUNITY (p. 60).

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

2.3.2 Community Character (p. 67)

- A. The identification, restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area.

- B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.
- C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.
- D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.
- E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High-Country small town.

2.3.4 Public Involvement

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

Conditions of Approval

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

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

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

1. Condition (as warranted) ...

Historic Preservation Commission Procedure

Congruity with the historic district

The question before the Historic Preservation Commission is whether or not the proposed exterior modification is incongruous (i.e., not in agreement, not in harmony) with the special character of the historic district. If the

proposed exterior modification is not incongruous, the Commission shall issue the requested COA. If the proposed exterior modification is incongruous with the special character of the historic district, the Commission shall deny the requested COA. The Commission shall approve or the deny the COA by majority vote.

The Commission may issue a COA subject to reasonable conditions necessary to carry out the purposes of the historic district. In this connection, the purposes of the historic district are to (i) safeguard the heritage of the town insofar as the Historic District embodies important elements of the town's culture, history, architectural history, and/or prehistory, and (ii) to promote the use and conservation of the district for the education, pleasure, and enrichment of the residents of the town and/or the State as a whole, See G.S. §160D-940, 944, 947(a).



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

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

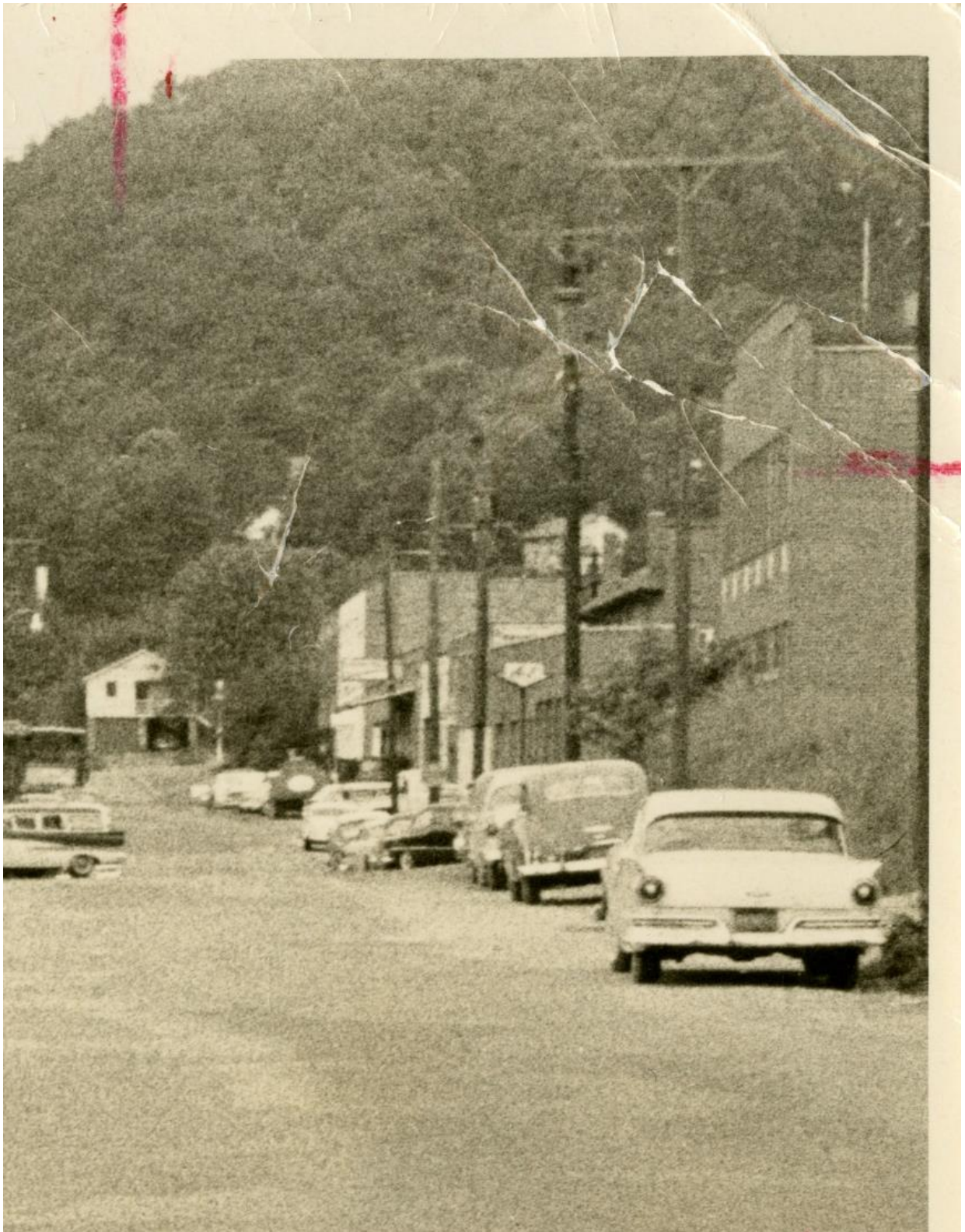


Figure 1. Frank Jones, "Von Hagaman Delivering Mail," Digital Watauga, accessed June 28, 2022, <http://digitalwatauga.org/items/show/5841>.



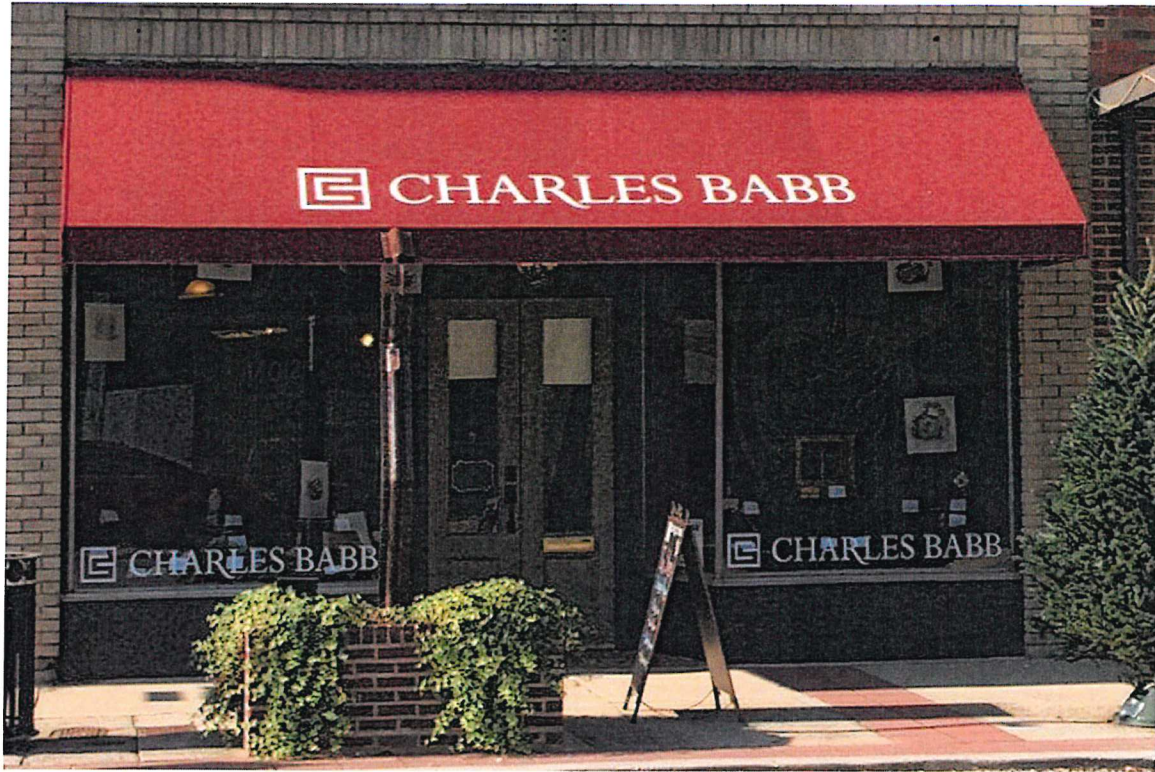
Figure 2. Palmer Blair, "Aerial View of Boone from the Southeast, 1950," Digital Watauga, accessed June 28, 2022, <https://digitalwatauga.org/items/show/6030>.

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



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

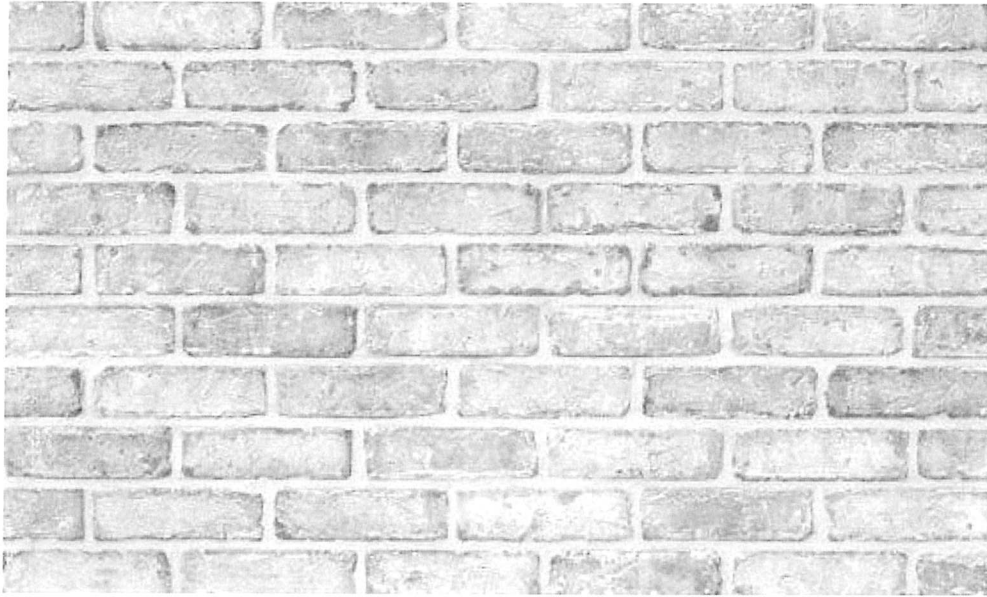






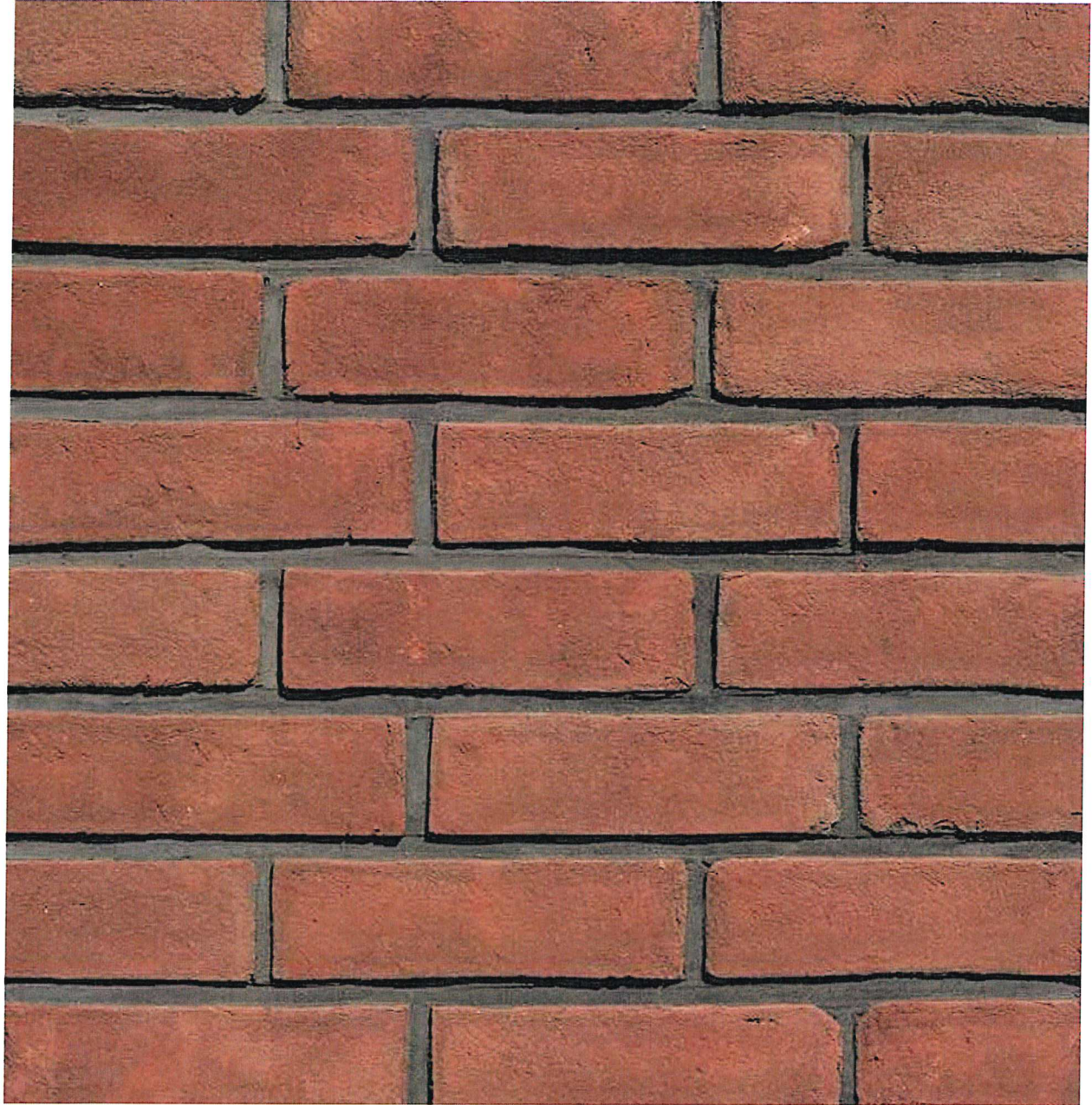
Thin Face Brick Veneer











Natural Stone Veneer





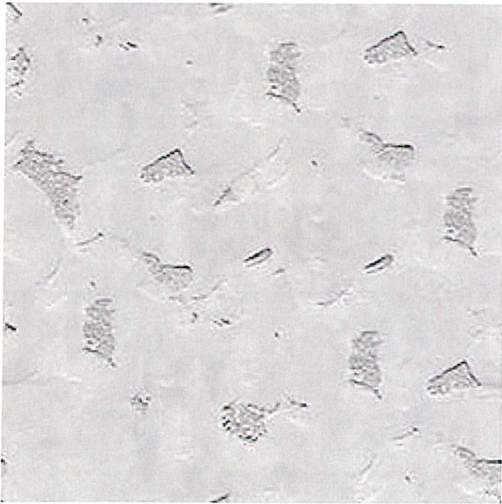




Stucco Finishes



Dash Finish (Roughcast Style)



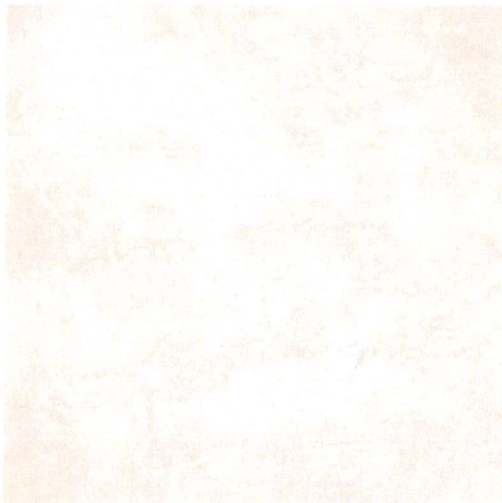
Cat Face Finish



Sand Finish



Spanish Lace Finish



Santa Barbara Finish



Worm Finish



Smooth Finish