Town of Boone
Historic Preservation Commission Quasi-Judicial Meeting
3:00 PM, November 18, 2025
Planning & Inspections Conference Room
680 W. King St., Suite C
Boone, NC 28607

The public may attend the meeting in person at the Planning and Inspections Conference Room at 680 West King Street, Suite C, or online via WebEx, a video conferencing software.

Public Comment: To give public comment, you should appear in person at the physical location of this meeting. Persons who attend the meeting remotely via WebEx may be permitted to speak during public comment but are not assured of that opportunity.

WebEx Participation: To join online or by phone, email Planning and Inspections at planning@townofboone.net or call 828-268-6960, and you will receive an email invitation. Requests must be submitted no later than one hour before the meeting begins.

I. Call to Order

II. Adoption of Agenda

III. Certificate of Appropriateness Quasi-Judicial Hearing(s)

1. Case A25-0683 FizzEd - Mural

IV. Other Matters

V. Adjournment

Staff Report
November 18, 2025
Case A25-0683 Fizz Ed - Certificate of Appropriateness for Major Work

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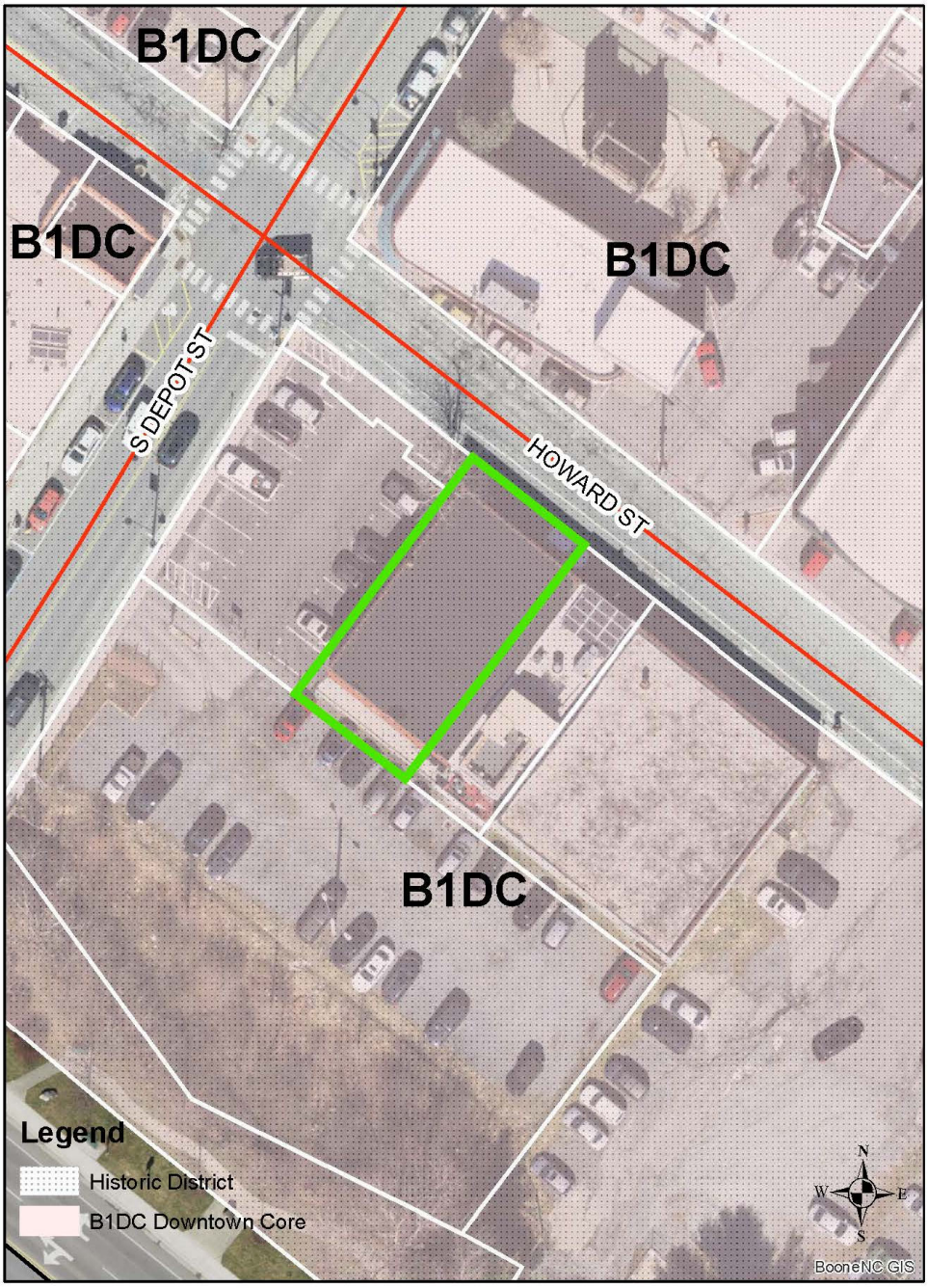
Request

260 Howard Street Property, LLC has submitted an application for a Certificate of Appropriateness for Major Work for 260 Howard St located in the Downtown Boone Local Historic District. The request is for a mural along the south elevation of the building. The scope of work details having artist Josh Johnston paint a previously painted wall with acrylic paint, consisting of Montana spray paint, Golden Mural, and theme paint. The subject property is outlined in green on the Zoning Map included below.

Pursuant to UDO Article 8, required by Subsection 8.03.01 and the Table of Minor Work and Major Work located in Subsection 8.05.03 and Appendix D, an applicant is required to obtain a (COA) for all painting except the in-kind repair/replacement of previously painted services as well as for the new installation or substantial modification of public art in the local historic district.

Staff Notes can be found throughout the report marked in ***bold green italicized text***.

Zoning Map


B1DC
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S DEPOT ST
HOWARD ST
Legend
Historic District
B1DC Downtown Core
N
W
E
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BooneNC GIS

Parcel Information

Address:	260 Howard St
Property Owner:	260 Howard Street Property, LLC
Watauga County Pin:	2900-88-1759-000
Lot Size (Total):	0.11 ac
Jurisdiction:	Town Of Boone
Access:	Howard St (Town maintained)
SFHA:	Yes
Watershed District:	No
Corridor District:	No
NCD:	No
Viewshed:	No
Steep Slope:	No
Current Zoning:	B1 Downtown Core with Downtown Boone Local Historic District Overlay

The B1 Downtown Core and the B1 Downtown Interface Districts encompass the Town of Boone's downtown area and represent, in large measure, the remaining vestiges of the Town's historic character. Regulations in these districts are intended to preserve and maintain a small town, high country atmosphere. Preservation and adaptive reuse of existing historic buildings are encouraged and new construction shall be appropriately scaled to be sympathetic to the existing built environment. Design and regulatory standards for these districts reinforce the character of the downtown as a pedestrian friendly area by encouraging architectural solutions that are visually interesting, and are compatible in scale and character to the surrounding area. To help accomplish this, the area is divided into two (2) districts, each with its own character and scale which contribute to the overall vitality of the downtown area. Identification of the districts is listed below:

A. B1 Downtown Core District: The Downtown Core District is the center of the downtown area and contains the greatest concentration of historic commercial buildings. This district establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass.

B. B1 Downtown Interface District: The Downtown Interface District serves as a gateway into the downtown area and as the transition between the B1 Downtown Core District and adjacent zoning districts. Development in this district must be sensitive to issues of compatibility with the Downtown Core District as well as surrounding zoning districts, many which are low-density residential.

Historic districts are established as overlay districts intended to preserve historic landmarks and districts within the Town pursuant to Article 8 Historic Preservation.

Staff Note: After the designation of a historic district, no exterior portion of any building shall be erected, altered, restored, moved, or demolished within such district until after an application for a Statement of Conformity (SOC) for minor work or a Certificate of Appropriateness (COA) for major work has been approved. A COA may be issued subject to any reasonable conditions necessary to carry out the purposes of Article 8 and is required whether or not a building or other permit is necessary. Where requirements conflict, overlay district standards supersede.

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	**Adjacent Land Use**
North	B1 Downtown Core with Historic District Overlay	Retail
East	B1 Downtown Core with Historic District Overlay	Restaurant
South	B1 Downtown Core with Historic District and SFHA Overlay	Parking lot
West	B1 Downtown Core with Historic District and SFHA Overlay	Parking lot

Recent Zoning History

4-7-2022 A Zoning Permit was issued for the Change of Use to a Restaurant.

2-28-2023 HPC Advisory Comments presented for the Doc and Merle Watson mural now in place on the western elevation.

Recent Building History

8-18-2023 A building permit was issued for interior renovations for the Fizz Ed restaurant.

9-19-2023 A sign permit was issued for a projecting sign for Fizz Ed.

9-19-2023 A sign permit was issued for an attached sign for Fizz Ed.

Zoning Analysis (B1 Downtown Core)

The following UDO requirements are required to be met for the proposed project, unless superseded by any requirements of the Downtown Boone Local Historic District overlay.

Per UDO 26.06.05(V) a mural shall be treated as a wall sign unless it is on a rear or secondary façade and is applied only to wall surfaces with no part of a mural allowed on any part of any roof, fence, window, door, window trim, door trim, or other architectural feature.

Per UDO 14.19.06 (I)((11)(a)(iii) when renovating existing building in the B1 Downtown Core district, the color should be similar to the original color of the field material, the existing painted color of the field material, or a color from the Benjamin Moore Historical Collection series or equivalent Design Standards for Renovation of Existing Buildings.

Per UDO 25.06.05(A)(1)(a) acceptable colors are those equivalent to Sherwin Williams series "Essential" (with the exception of black) and "Fundamentally Neutral" provided that the "LRV" Light Reflection Value of field colors must be below 60.

Staff Note: The proposed mural is on a rear façade so it would not be considered a sign and would not require a sign permit but would require a zoning permit since the exterior of a commercial building is being painted. It is below the roof; however, it does surround several windows and the top part of the door frames, although those frames do not contain trim or shutters so only the previously painted brick is being painted. The proposed colors are not within the range of colors approved; however, zoning would not regulate the color of the mural as Town regulations do not regulate content of signs or art.

Architectural Survey/Designation Report Information

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).

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

The Designation Report summary is included on the right (in blue), and the full Architectural Survey summary is included below.

Staff Note: The subject property is classified as CH.

CH means the property contributes to the district based on historical significance related to events or individuals associated with the property.

WT0857 Wilson's Feed Store Building (1948)—CH
260 Howard Street (2900-88-1759-000)

Probably built at the same time as WT0856 to the east, this one-story, brick and concrete block, commercial block building was another example of functional architecture built to serve an agricultural purpose (Ivey Wilson's feed business) during the Howard Street boom period of the 1940s and 1950s. The building features a brick veneer on its north (primary) elevation that ties into the front elevation of WT0856, suggesting slightly more sophistication than some of the other Howard Street architecture of the same period. Long home to Miller's Salvage, the building does not appear to be substantially altered from its original configuration.

Architectural Survey

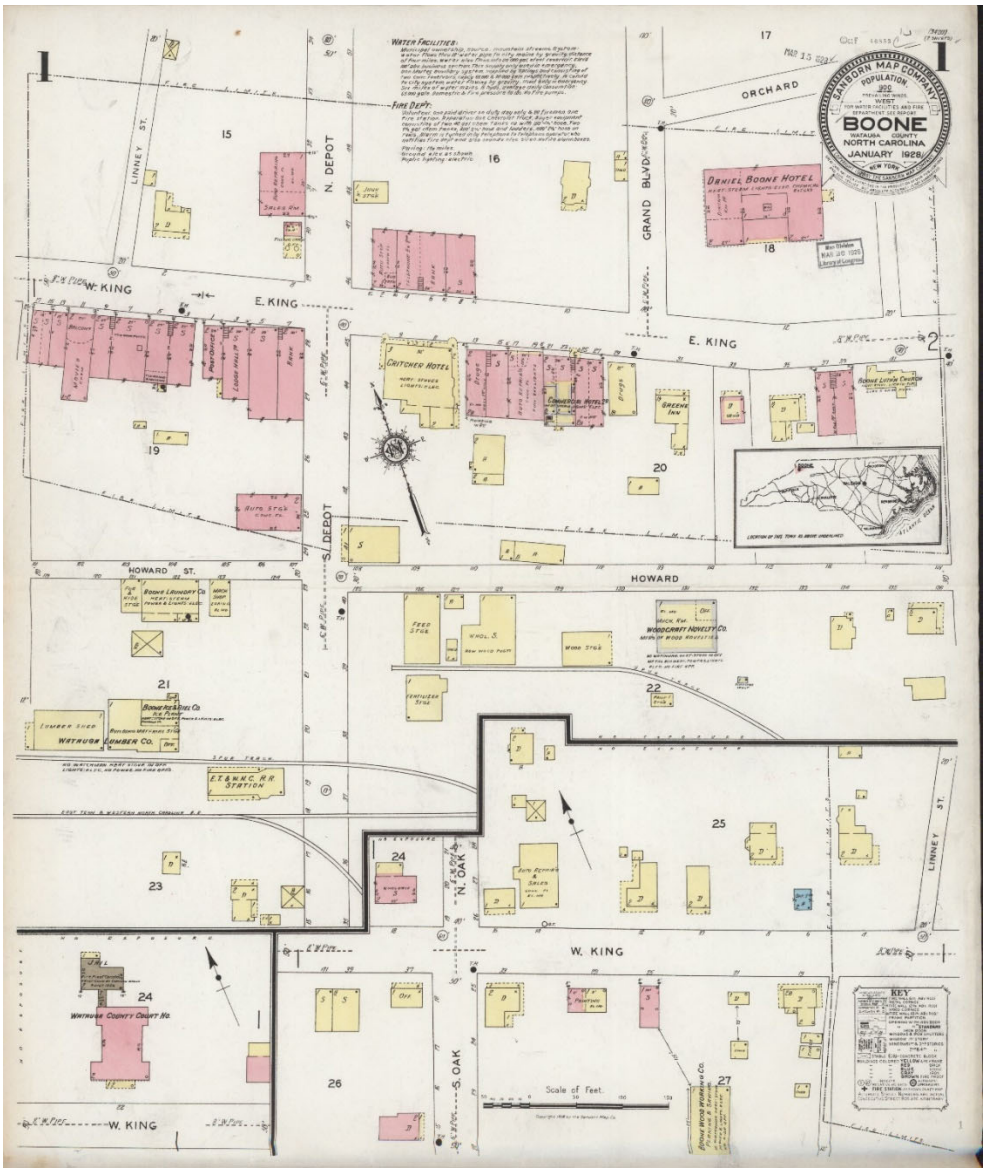
WT0857 Wilson's Feed Store Building (1948)
260 Howard Street

This one-story, concrete block building with a basement was completed in early 1948 for Ivey Wilson, the owner of Wilson's Feed Store. Wilson bought the land from John W. Hodges in 1946 (Deed Book 60, Page 480), and a brief blurb in the Watauga Democrat on February 5, 1948, reported, "Glad Ivey Wilson is located in his brand new building on Howard Street with his feed store…. Likewise, Shields Christian, the tinner, finds permanent quarters alongside the feed store." The tin shop referenced was WT0856. Wilson appears to have run into financial difficulties in 1955; his consistent advertising for the store ended in April 1955, and by July he was listed as being in arrears on taxes. He sold the property to J. B. and Carrie Winkler in August 1956 (Deed Book 77, Page 257). The building remained in the Winkler family's control until 1984, when it was sold to Paul E. Miller (Deed Book 243, Page 357), who operated Miller's Salvage for many years at this location. The building is presently vacant and in deteriorated condition. The north elevation is composed of red brick veneer in a running bond pattern that ties into WT0856 to the east. Portions of the brick appear to have been whitewashed at some point in time, with gaps in this whitewashing where signage and other façade coverings were likely present. A large, twenty-four light, garage bay door in a wooden frame is located on the east side of the north elevation. The west half of the north elevation

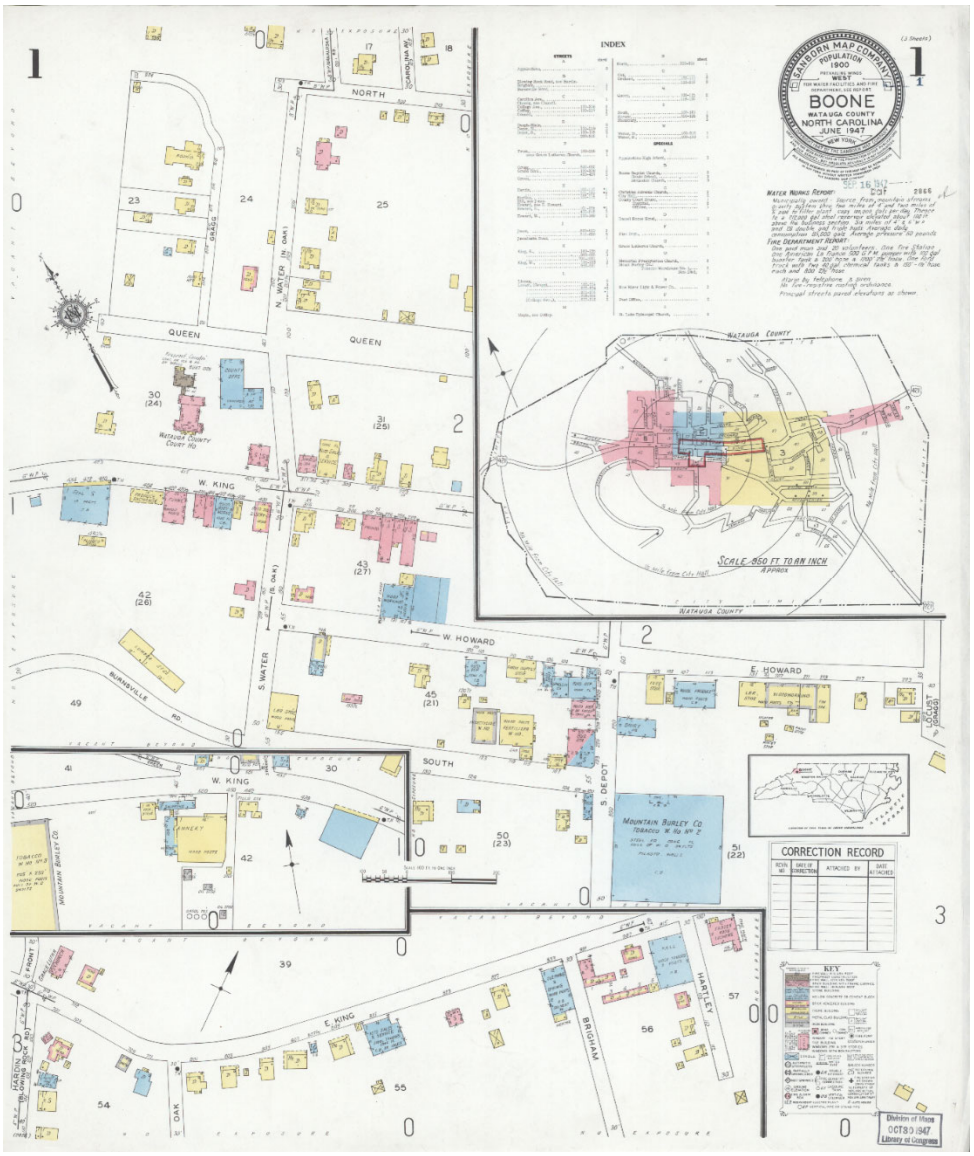
consists of a metal, single-light door in a wooden frame directly underneath a square, single-light transom, also in a wooden frame, and is reached by crumbling concrete stairs that run parallel with the façade plane. Two-over-two, single-light, plate glass windows set in a wooden frame with rowlock sills flank the metal doorway. Aside from its stepped parapet with terracotta coping and a few courses of concrete block, the east elevation is entirely obscured by WT0856. The west elevation is composed of painted concrete block with a stepped parapet roofline topped with terracotta coping. The west elevation is otherwise unremarkable. A short, concrete-capped, interior chimney stack, probably in service to a boiler, rises near the center of the west elevation. The south elevation, composed of the same painted concrete block as the west elevation, exposes the basement level of the structure. The first floor has three two-over-two, metal windows in metal framing. The basement floor has three side-by-side, single-light windows in metal framing, two of which have been boarded over with plywood. The east corner of the south elevation has a large opening that was more then likely once a garage bay but has since been replaced with a small, wooden door and fitted with plywood in the space surrounding the door. A wood board serves as coping along the rear roofline. Otherwise, the roof is flat and likely covered with rubber.

Library of Congress - Sanborn Fire Insurance Maps

The Library of Congress has made Sanborn Fire Insurance Maps from 1928 and 1947 accessible. As these years fall within the historic district's period of significance (1918-1964), these maps will be used when the property in question, or area of the property in question, can be viewed within these maps. The content of the Library of Congress online Sanborn Maps Collection is in the public domain and is free to use and reuse.



Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/.



Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. https://www.loc.gov/item/sanborn06383_002/.

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Narrative

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for Commercial Properties within the District, are outlined below. These Standards for Commercial properties are intended to address many of the most common issues to arise during renovations, additions, and new construction in the District. Where the Standards are silent on a particular issue or concern, the HPC will rely upon the Secretary of the Interior's Standards for Rehabilitation to guide their review of the proposed work under the COA process and any subsequent recommendations.

Design Standards for Commercial Properties

"Commercial Property" Defined

A **commercial property** within the District is any property whose purpose-built function at the time of construction was primarily to serve a commercial, institutional, or governmental purpose or use. More specifically, commercial properties include 1) any building whose original configuration included commercial, institutional, or governmental uses on the ground floor accessed via the entrance(s) located on the primary elevation, even if residential spaces were available elsewhere in the building (such as a commercial block building with stores on the first floor and apartments on the second floor), or 2) any building with a garage bay or bays on the ground floor accessed via the entrance(s) located on the primary elevation and commercial, institutional, or governmental spaces located elsewhere in the building (such as a garage building with an office or store located on an upper floor or in the basement).

Any property within the District whose purpose-built function at the time of construction was to serve solely as a residence for long-term (greater than 30 days) occupants, even if the property currently serves a commercial use, is still considered a residential property. For standards for residential properties, please see the "Standards for Residential Properties within the District" section elsewhere in this publication.

1. Storefronts, Upper Facades, Side Elevations, and Rear Elevations

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.

Similarly, secondary and tertiary elevations of many of Boone's historic commercial properties are vital to the character and integrity of its downtown commercial district. Often, significant side (secondary) elevations are located on corner buildings adjacent to two or even three streets, but sometimes such details are visible on mid-block buildings separated from nearby buildings by an alleyway or a vacant lot. Many of these buildings retain original fenestration, entrances, brickwork, and/or advertisements (some of the "ghost ad" variety) that contribute in their own significant way to the architectural character of the downtown historic district. Similarly, rear (tertiary) elevations can possess many of these same characteristics and also reveal much about the history of a property because of their frequently utilitarian design intended for the workers, owners, and residents who most often saw these rear elevations.

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.

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

1.9 Utility lines, mechanical equipment, pipes, garbage receptacles, and other service items on side (secondary) and rear (tertiary) elevations—whether old or new—should be screened from public view whenever possible. Unnecessary or out-of-service elements should be removed unless they are essential to the historic character of the property.

4. Masonry

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 low-pressure 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.

4.1 It is NEVER appropriate to paint masonry materials, such as brick, concrete block, cast concrete, or stone, that were historically unpainted, including masonry associated with foundations. If there is historic precedent for painting of masonry in the building's original historic context, it should be completed using colors that can be documented with original historic photographic evidence or analysis of original paint samples.

Removal of non-historic paint from masonry can be challenging and problematic, and doing so requires strict adherence to preservation guidance published by the National Park Service. Generally speaking, such work should be completed by a professional trained in historic preservation methods and using a chemical paint remover specifically intended for masonry and the gentlest application means possible. In some instances, inappropriately applied paints may not be removable without damaging the underlying masonry, so it is always advisable to test removal techniques in an area that is not easily visible to the public. The HPC will provide guidance in such instances on the best approach to addressing unusual paint removal challenges.

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.

9. Paint and Paint Color

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.

9.2 It is NOT appropriate to use abrasive techniques for cleaning or removing paint from exterior walls and trim, such as sandblasting, high-pressure waterblasting, blowtorching, or other methods that may damage the exterior materials. In general, old paint should not be removed unless there is a compelling reason to do so, such as revealing an obscured architectural detail or correcting a severe peeling or cracking problem in existing paint.

Removal of non-historic paint from masonry can be challenging and problematic, and doing so requires strict adherence to preservation guidance published by the National Park Service. Generally speaking, such work should be completed by a professional trained in historic preservation methods and using a chemical paint remover specifically intended for masonry and the gentlest application means possible. In some instances, inappropriately applied paints may not be removable without damaging the underlying masonry, so it is always advisable to test removal techniques in an area that is not easily visible to the public. The

HPC will provide guidance in such instances on the best approach to addressing unusual paint removal challenges.

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.

9.4 Wooden porch steps should always be painted to match the color of a wooden porch floor.

Design Standards for Historic Streetscapes, Landscapes, Monuments and Other Resources in the District

11. Public Art Standards in the Downtown Boone Local Historic District

In the historic district, public art refers to works of art that are placed or created outside and intended for public appreciation. Such artworks include, but are not limited to, sculptures, monuments, murals, and mosaics. Functional aspects of streetscapes and landscapes, such as bridges, benches, and fencing may provide opportunities for artistic expressions and in certain situations will be evaluated as public art.

11.1 Public art installed in the Downtown Boone Local Historic District is to be reviewed by the Historic Preservation Commission for a Certificate of Appropriateness (COA). The HPC does not consider the content, subject matter, or style of any public art. The COA review is concerned with the mass, height, scale, durability, materials, method of installation, and placement of artwork. Artwork is reviewed with respect to these factors to determine if the artwork is congruous with the character of the historic district and the values of historic preservation served by the historic district.

11.2 The HPC will be focused on the following factors:

- The proposed artwork's relationship to character-defining façades or features (such as doors and windows) of a historic building or other structure.
- The proposed artwork's placement within a historic streetscape or landscape
- The proposed artwork's physical impact on historic materials
- The proposed artwork's height, scale, and massing as it relates to the historic setting.

11.3 The following standards shall generally apply to proposed public artwork:

- Artwork should be placed only in locations that do not compromise or detract from the architectural integrity or historic character, design, or materials of the building, site, or district.
- Artwork should be placed only in locations that do not materially obstruct or otherwise interfere with the view of historic structures or vistas.
- Artwork should not permanently or irreversibly alter the historic character of nearby historically significant buildings or landscapes.
- Wall-mounted artwork, including murals, mosaics, or metal installations, should be placed only in locations that do not compromise or diminish the overall design, architectural features, or pattern of the building, site, or district. Wall-mounted artwork may be placed on previously unpainted surfaces by methods of attaching the art to the surface without causing harm to the structure.
    - Murals may not be placed around or on windows, doors, pilasters, cornices, building trim, roof lines, and other recessed or projecting features. Murals are

appropriate for expanses of wall surfaces otherwise without significant architectural detail. The top of the mural shall not be higher than the roofline of any building.

- Murals are permitted only on flat walls where a reasonable amount of open space is available to accommodate an appropriately-sized mural.
- Previously unpainted surfaces should not be painted. Murals may be painted directly onto a wall surface only if the surface was previously painted. Consideration of the type of paint material that may be required will be location- and district-specific and considered on a case-by-case basis.
- It is preferred that wall-mounted artwork be installed on non historically significant structures. Non-historically significant structures are those that were constructed after the local historic district period of significance from 1918 to 1964.

• Artwork should be installed so that it does not conceal, result in damage to, or remove historical details or features.

• Artwork should have an appropriate massing in relation to the building, site, or district, and be scaled appropriately for the intended space.

• The colors and color palette of artwork is not regulated, except that neon colors are not allowed.

• Artwork should consist of traditional materials including wood, stone, masonry, or metal that are durable for exterior installation and compatible with the character of the building, site, or district. It is not appropriate to introduce artwork in contemporary materials including plastic or resin.

• Installation of artwork should include methods of stabilization or attachment that are fully reversible and do not cause damage to historic buildings, sites, or materials.

- Installation of artwork that includes additional features such as signage, mounting hardware, or lighting should be of compatible materials and should, as appropriate, be installed to be unobtrusive and screened from view as much as possible. o Historic signs, such as ghost ads or those painted on side walls, should be preserved in the historic district.

• Artwork should be maintained and repaired as required by the nature of the materials to preserve the appropriate appearance and safety of the artwork. Artwork should be regularly inspected for signs of vandalism and deterioration. When repairs are necessary, use industry best practices and the gentlest available treatments.

• Previously-approved and installed artwork may be replaced with another piece of similar artwork (e.g., a statue replacing a statue, or one mural design replacing another) without need for further approval, so long as general features including mass, scale, durability, method of installation, and placement of the art are not significantly altered and the replacement artwork does not include any new feature that is inconsistent with the standards set forth in this section.

• Any removal of artwork will be evaluated to determine if such removal will damage any historic features artwork is directly placed on, or historic features in close proximity.

11.4 Historical markers, interpretive signage, and public art that is either (i) located on property owned, controlled or maintained for public use by the Town within a historic district or within

the boundaries of a publicly-owned landmark or (ii) funded in whole or in part by the Town must be approved by Town Council and shall be exempt from the COA process.

- However, at least 30 days prior to consideration for approval by the Town Council, the proposed historical marker, interpretive signage, and/or public art shall have been considered by the HPC in its advisory capacity with respect to (i) applicable district or landmark standards regarding size, form, massing, materials, and placement, (ii) historical accuracy and appropriateness of the content, and (iii) any other factors, including but not limited to aesthetic considerations, that the HPC deems relevant. The HPC shall forward the results of its review to Town Council. Town Council may consider approval of such historical marker, interpretive signage, or public art within 45 days of consideration by the HPC, regardless of whether or not HPC has submitted the results of its review by that date.
- By way of clarification, public art on public property owned or controlled by public authorities other than the Town is not intended to come within the exemption of this subsection 11.4.

11.5 In order to protect, preserve, and maintain existing monuments located on both public and private property, both the Town of Boone and private property owners should:

- Preserve, protect, and maintain the existing historic landforms, topography, and landscape features—including fences, walkways, gates, trees and other plantings, memorials, monuments, and markers—associated with these resources.
- Avoid the use of chemical treatments, landscape equipment, fertilizers, and earth-moving devices that are known or likely to result in damage to the historic fabric of these monuments.
- Stabilize leaning or loose monuments and prioritize the appropriate restoration of damaged or missing elements of these resources using standards developed by the Secretary of the Interior for the preservation of such resources.
- Before treating any type of masonry, correctly identify the materials and document their condition. During treatment, avoid the use of hard mortars on weathered masonry, and treat corroding metal anchors and fences to avoid further damage to masonry elements.
- When vandalism occurs, store broken or damaged elements on site or in a secure location nearby until restoration can occur. Take care to label the broken or damaged elements (without further damaging them) to ensure that they are not misplaced or forgotten.
- If cleaning of monuments is pursued, use the gentlest procedures available and consult a masonry conservator before using any chemical cleaners. Household products, including bleach, lye, ammonia, and similar items, should never be used.

Automatic 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 submitted June 26, 2025, 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 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.

Historic Preservation Commission Procedure

In considering this application for a COA the HPC shall base their decisions solely on the basis of competent, material and substantial evidence entered into the record via the application packet and sworn testimony at the public hearing.

When making the motion for approval, the Commission should consider that unless the Commission explicitly orders otherwise, every approval is conditioned upon the development being completed in accordance with the plans submitted by the applicant, the commitments and representations concerning the proposed development made by the applicant and representatives at the public hearing, and final conformity with all requirements of the UDO.

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

Vote: The proposed development ☐ **is congruous OR** ☐ **is incongruous** with the special character of the Downtown Boone Local Historic District and is approved subject to the following conditions (as warranted):

1. Conditions:

Criteria for Conditions: 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)). 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 North Carolina G.S. §160D-940, 944, 947(a).

Historic Photos

Below is a collection of historical photos of the subject property, obtained through a collaboration with Digital Watauga. The photos are displayed in their original size and resolution, as well as in a cropped version that highlights the main features of interest. For each photo, there is a citation.

Staff Note: Planning Staff did not alter or edit the photos in any way, but only arranged them in this document for presentation purposes. Photos attached here are the best available with the clearest and most complete images of the subject property. Any commentary on the images is from the Digital Watauga technician(s) who found and sent the images to Planning Staff.



Image courtesy of the Downtown Boone Development Association Collection, Digital Watauga Project



Image courtesy of the Downtown Boone Development Association Collection, Digital Watauga Project



Image courtesy of the Downtown Boone Development Association Collection, Digital Watauga Project



Image courtesy of the Henry Dewolf Aerial Surveys of Watauga County Collection, Digital Watauga Project



Image courtesy of the Henry Dewolf Aerial Surveys of Watauga County Collection, Digital Watauga Project



Image courtesy of the Crayte Teague Collection, Digital Watauga Project



Image courtesy of the Crayte Teague Collection, Digital Watauga Project



Image courtesy of the Palmar Blair Collection, Digital Watauga Project



Image courtesy of the Palmer Blair Collection, Digital Watauga Project



Image courtesy of the Palmer Blair Collection, Digital Watauga Project



Image courtesy of the Palmer Blair Collection, Digital Watauga Project

We would like to install a mural, painted by Josh Johnston (who did the Hellbender mural), on a wall that has been previously painted - the back wall of the building, facing Rivers St.
The mural will depict the rich culture of food and beverage in our Howard St neighborhood.
Colors will be as pictured.
Materials used: Montana spray paint and Golden Mural and theme paint. All acrylic.
Will be painted within the bounds of the installed gutters, as pictured.


Greetings FROM
HOWARD ST

