



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, January 9, 2024

3:00 PM Planning and Inspections Conference Room

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).

To participate using WebEx, either online or by phone, please email Planning and Inspections at planning@townofboone.net or call 828-268-6960, and you will be provided with an email invitation to the meeting. All requests for an invitation must be submitted no later than one hour before the meeting is scheduled to begin.

- I. Call to Order
- II. Adoption of Agenda
- III. Public Comment
- IV. Case A23-0547 Portofino Hotel COA - Modification of Previous COA

Exhibit 1: Case A23-0547 Portofino Hotel Modification of Previous COA - Application

Exhibit 2: Case A23-0547 Portofino Hotel Modification of Previous COA - Project Narrative

Exhibit 3: Case A23-0547 Portofino Hotel Modification of Previous COA - Elevations

Exhibit 4: Case A23-0547 Portofino Hotel Modification of Previous COA - Color Renderings

Exhibit 5: Case A23-0547 Portofino Hotel Modification of Previous COA - Staff Report

Exhibit 6: Case A23-0547 Portofino Hotel Modification of Previous COA - Previously Submitted Existing Site Photos

Exhibit 7: Case A23-0547 Portofino Hotel Modification of Previous COA - Previously Submitted Applicant Submitted Photos

Exhibit 8: Case A23-0547 Portofino Hotel Modification of Previous COA - Previously Submitted and Approved Floor Plans & Elevations

Exhibit 9: Case A23-0547 Portofino Hotel Modification of Previous COA - Previously Submitted and Approved Elevations

Exhibit 10: Case A23-0547 Portofino Hotel Modification of Previous COA - Previously Submitted and Approved Revised Site Plan

Exhibit 11: Case A23-0547 Portofino Hotel Modification of Previous COA - Meeting Minutes Excerpt, July 12, 2022

Exhibit 12: Case A23-0547 Portofino Hotel Modification of Previous COA - Historic Photos, Staff Provided

V. Other Discussion

VI. Adjournment



*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: 2nd Tuesday of each month at 3 p.m.
- Meetings are currently being held virtually, through WebEx, a video-conferencing software. Please contact the Planning & Inspections Department by email (planning@townofboone.net) or by phone (828-268-6960) for more information on how to watch or participate in the HPC meetings.

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: _____

C. Property Information

Street Address:

970 Rivers St.

Watauga County Parcel Identification Number:

2900-78-7965-000

Existing Zoning District(s):

B1

Total Land Area:

.318 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:

John Winkler

Complete Mailing Address (Street, City, Zip):

PO Box 2675 Boone NC 28607

Phone Number:

828-268-1676

Email Address:

Winkheelsfan@yahoo.com

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

E. Property Owner Information

Name:

Same as above

Complete Mailing Address (Street, City, Zip):

Phone Number:

Email Address:

F. Landmark/District Information

District/Landmark Name: _____

Period of Significance: _____

G. Project Details

Project Cost: \$ 3,500,000.00

Project Type:

☒ New Construction

☐ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☒ Architect

☐ Engineer

☐ Owner

☐ Other: _____

Name:

Brent Davis

Company:

Brent Davis Architecture, Inc.

Complete Mailing Address (Street, City, Zip):

189 Sally Street

Phone Number:

828-265-4848

Email Address:

bda.arch@yahoo.com

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

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

John T. Winkler
Applicant (Print)

[Signature]
Applicant (Signature)

11/21/13
Date

John T. Winkler
Property Owner (Print)

[Signature]
Property Owner (Signature)

11/21/13
Date

Official Use Only

Permit Name: <i>Portofino Hotel - COA</i>				
Permit Number: <i>A23-0547</i>				
Date: <i>11-21-23</i>	Fee: <i>\$ 375.00</i>	Receipt Number: <i>515282</i>	Method of Payment: ☐ Cash ☒ Check Number: <i>2852</i>	Paid By: <i>River Street Ventures</i>

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.

compliance with Type III construction which requires non-combustible materials at exterior wall. Window cladding color will be white.

Brick veneer around the building includes triple stacked cornice soldier coursing with 1/2" corbeling, 16" wide pilasters extending from grade to top of the parapet wall and a brick soldier course above each window. The veranda features 12" square wood columns with brick bases. The veranda balcony railing consists of 8" square newel posts, 2" square balusters and 3" thick top wood rails. All wood will be painted white.

The former building on the site had a height of 16'-8" as measured from the roof peak to the average sidewalk elevation. The height of the proposed new structure is 21'-1 1/4" as measured from the top of the roof structure to the average sidewalk elevation. The owner requested a 5'-0" building height increase in a CDR which was approved.

Building Design Considerations

Building elevations submitted for the COA application dated June 24, 2022 were prepared based upon conceptual floor plans not finished construction drawings. During development of construction drawings, certain changes were made to the interior guest room layouts which affected the number and locations of the exterior windows. The building elevations (6-24-22) utilized both single (3'x 5') windows and double (3"x 5') windows in a configuration which reflected the guest room configuration at that time. After further review of the guest room layouts and other design considerations, it was determined that the window configurations needed to be changed as shown in the current building elevations submitted November 21, 2023.

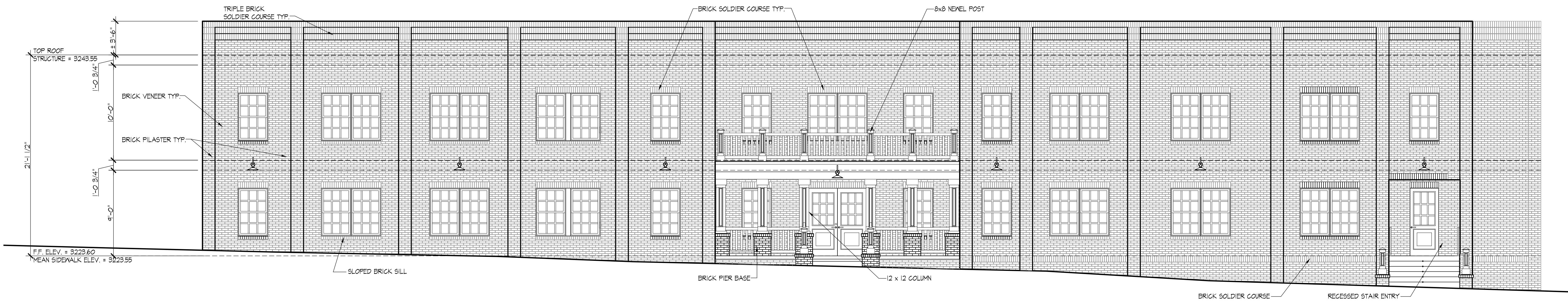
Regarding the rear building elevation, we are proposing options A and B.

Option A is the preferred option which replaces certain guest room double windows with a pair of French doors to allow hotel guest to open the doors and have a nice view of the rear yard. Being able to open the French doors will provide hotel guest with a similar experience as having a patio or balcony. Each French door is equipped with a guard rail for safety considerations. The guard rail will be designed in a similar style as the guard rail for the front veranda.

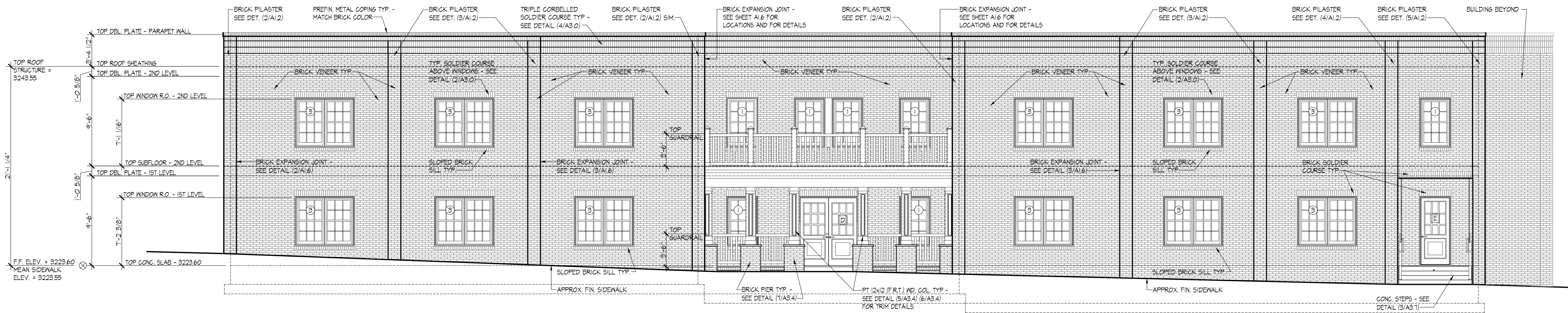
Option B will utilize double window at each guest room rather than French doors.

Note: The colored renderings included in the 11-21-23 COA submittal package were prepared for the 6-24-22 submittal and have not been revised to show the latest window configuration.

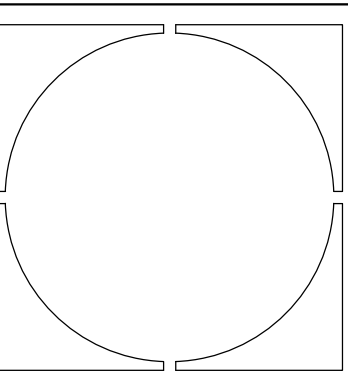
Exhibit 3



C.O.A. APPROVED FRONT ELEVATION (6/24/22)
SCALE : 3/16" = 1'-0"



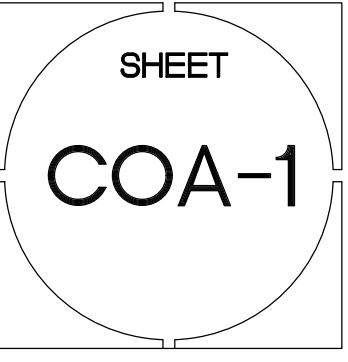
REVISED FRONT ELEVATION - C.O.A. SUBMITTAL (11/21/23)
SCALE : 3/16" = 1'-0"



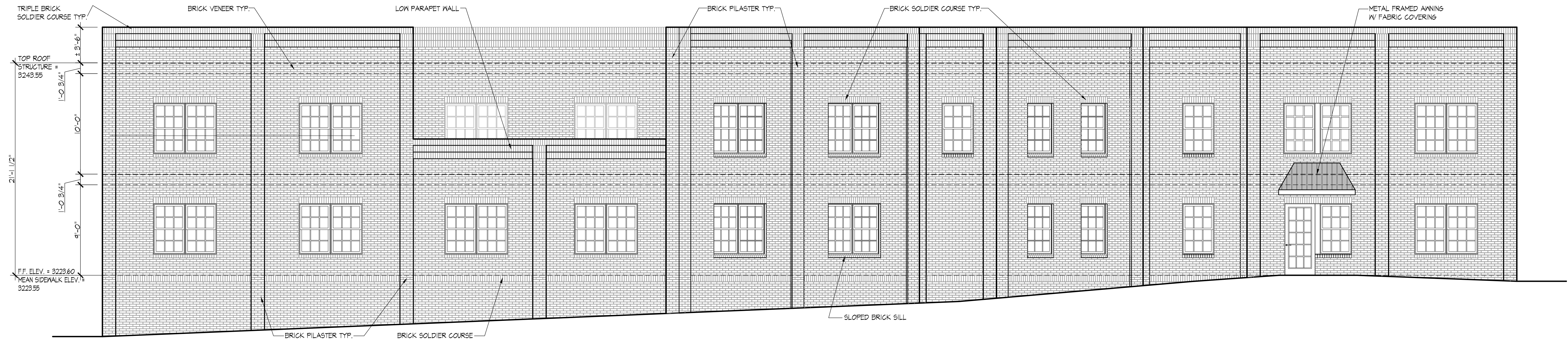
DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET
BOONE, NORTH CAROLINA

DATE	JOB NO.	DESCRIPTION
3/15/22	CONCEPTUAL DESIGN	
6/16/22	REVISED CONCEPTUAL DESIGN	
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL	
10/12/23	PROGRESS SET - TO ENGINEERS	
11/21/23	REVISED C.O.A. SUBMITTAL / H.P.C.	

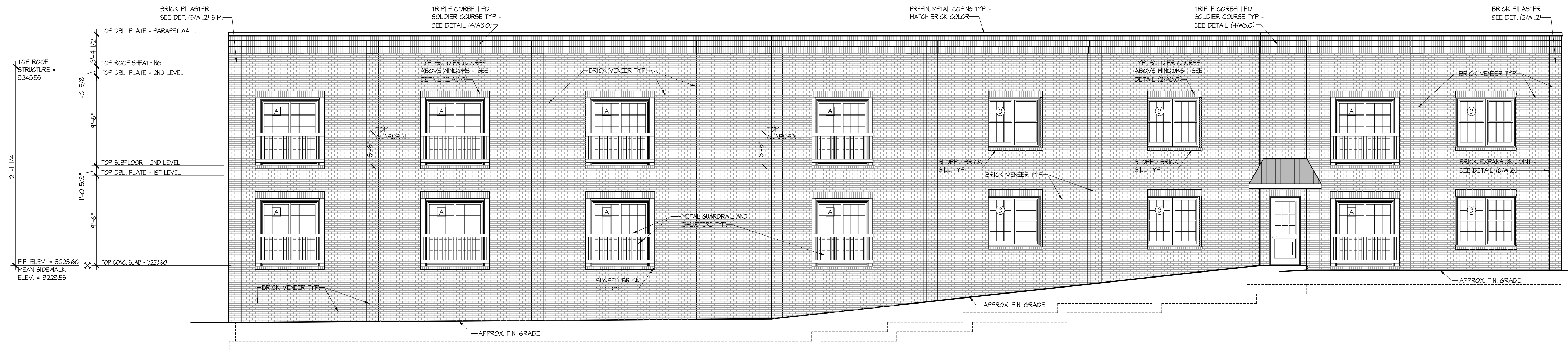


PRELIMINARY
NOT FOR CONSTRUCTION



C.O.A. APPROVED REAR ELEVATION (6/24/22)

SCALE : 3/16" = 1'-0"



OPTION A : REVISED REAR ELEVATION - C.O.A. SUBMITTAL (11/21/23)

SCALE : 3/16" = 1'-0"

DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET

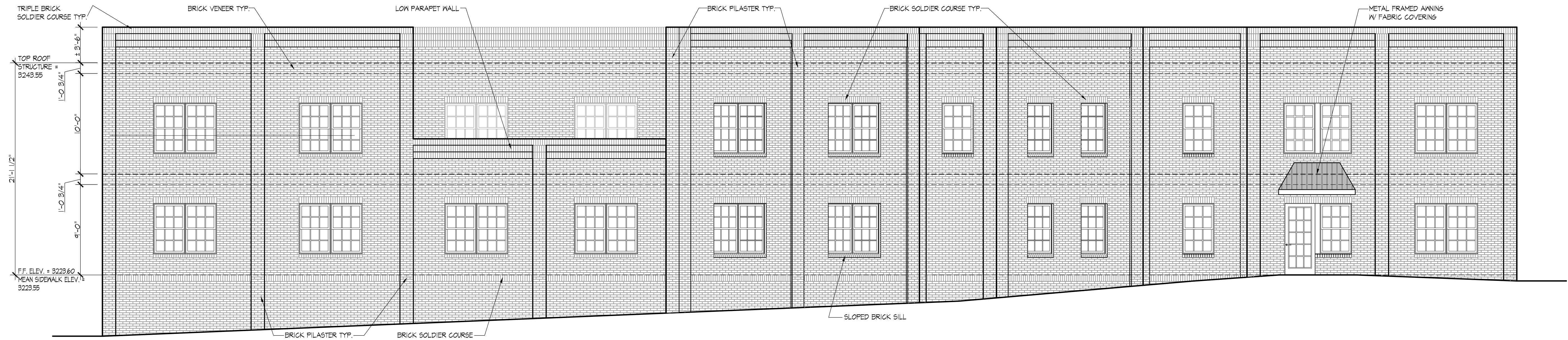
BOONE, NORTH CAROLINA

DATE	JOB NO. :
3/15/22	CONCEPTUAL DESIGN
6/16/22	REVISED CONCEPTUAL DESIGN
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL
10/12/23	PROGRESS SET - TO ENGINEERS
11/21/23	REVISED C.O.A. SUBMITTAL / H.P.C.

BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

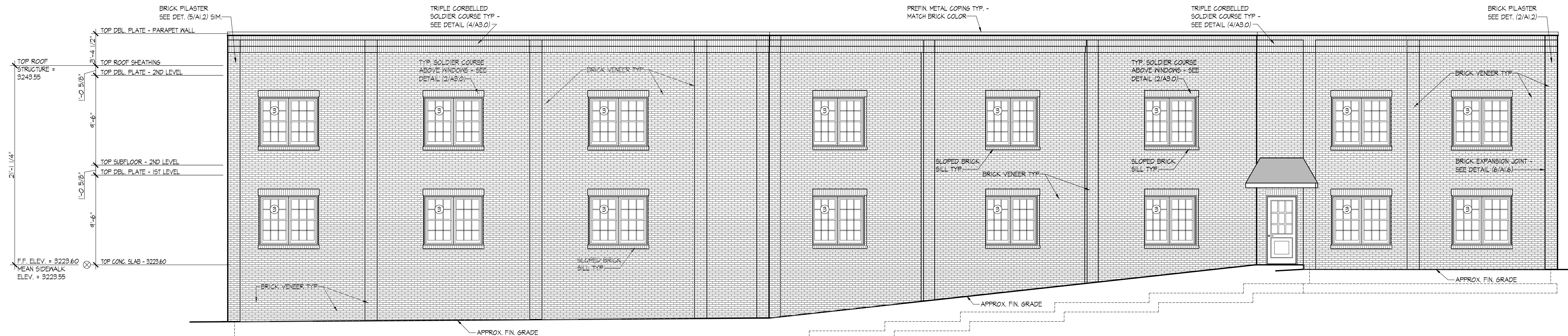
SHEET
COA-2

PRELIMINARY
NOT FOR CONSTRUCTION



C.O.A. APPROVED REAR ELEVATION (6/24/22)

SCALE : 3/16" = 1'-0"



OPTION B : REVISED REAR ELEVATION - C.O.A. SUBMITTAL (11/21/23)

SCALE : 3/16" = 1'-0"

DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET

BOONE, NORTH CAROLINA

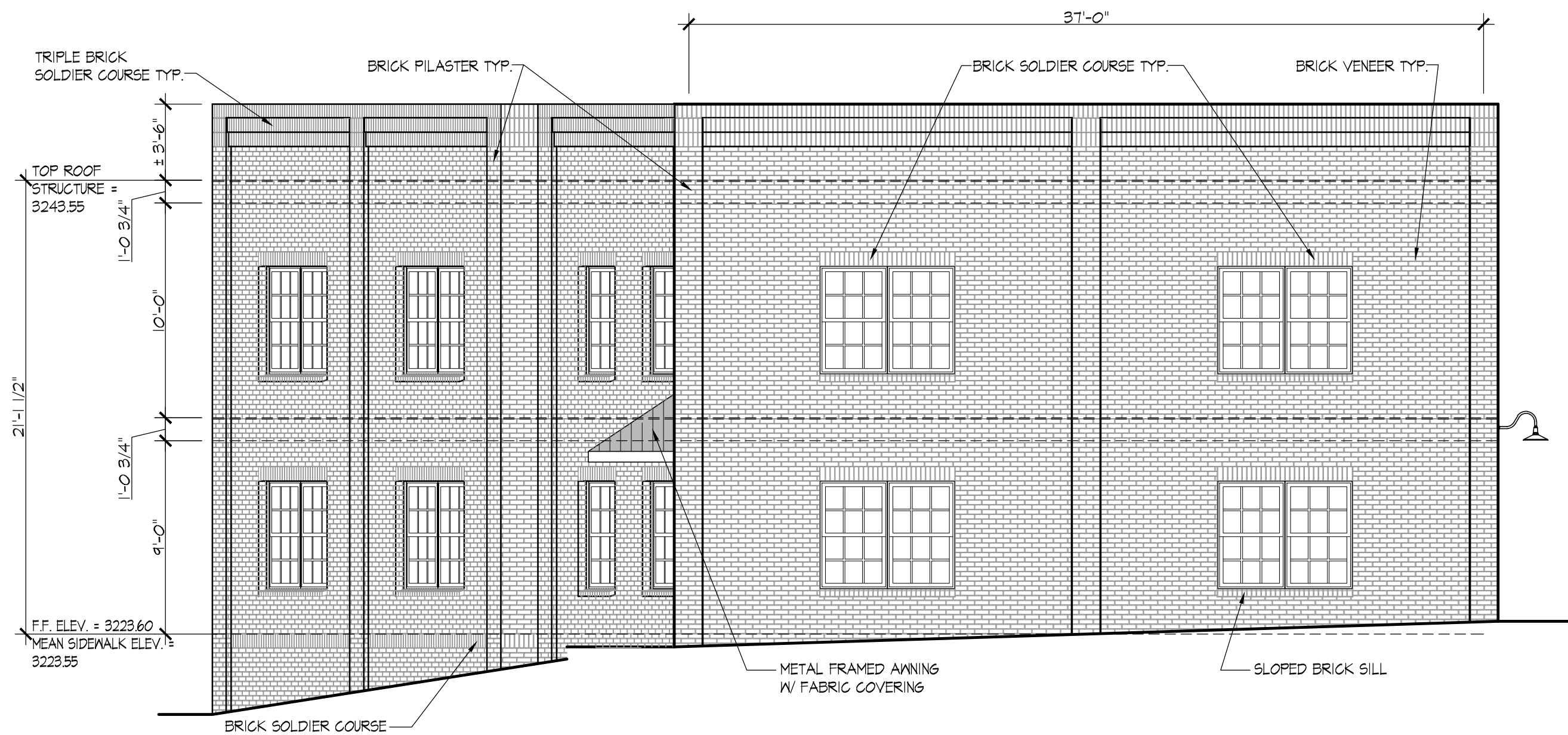
DATE	JOB NO. :
3/15/22	CONCEPTUAL DESIGN
6/16/22	REVISED CONCEPTUAL DESIGN
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL
10/12/23	PROGRESS SET - TO ENGINEERS
11/21/23	REVISED C.O.A. SUBMITTAL / H.P.C.

BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

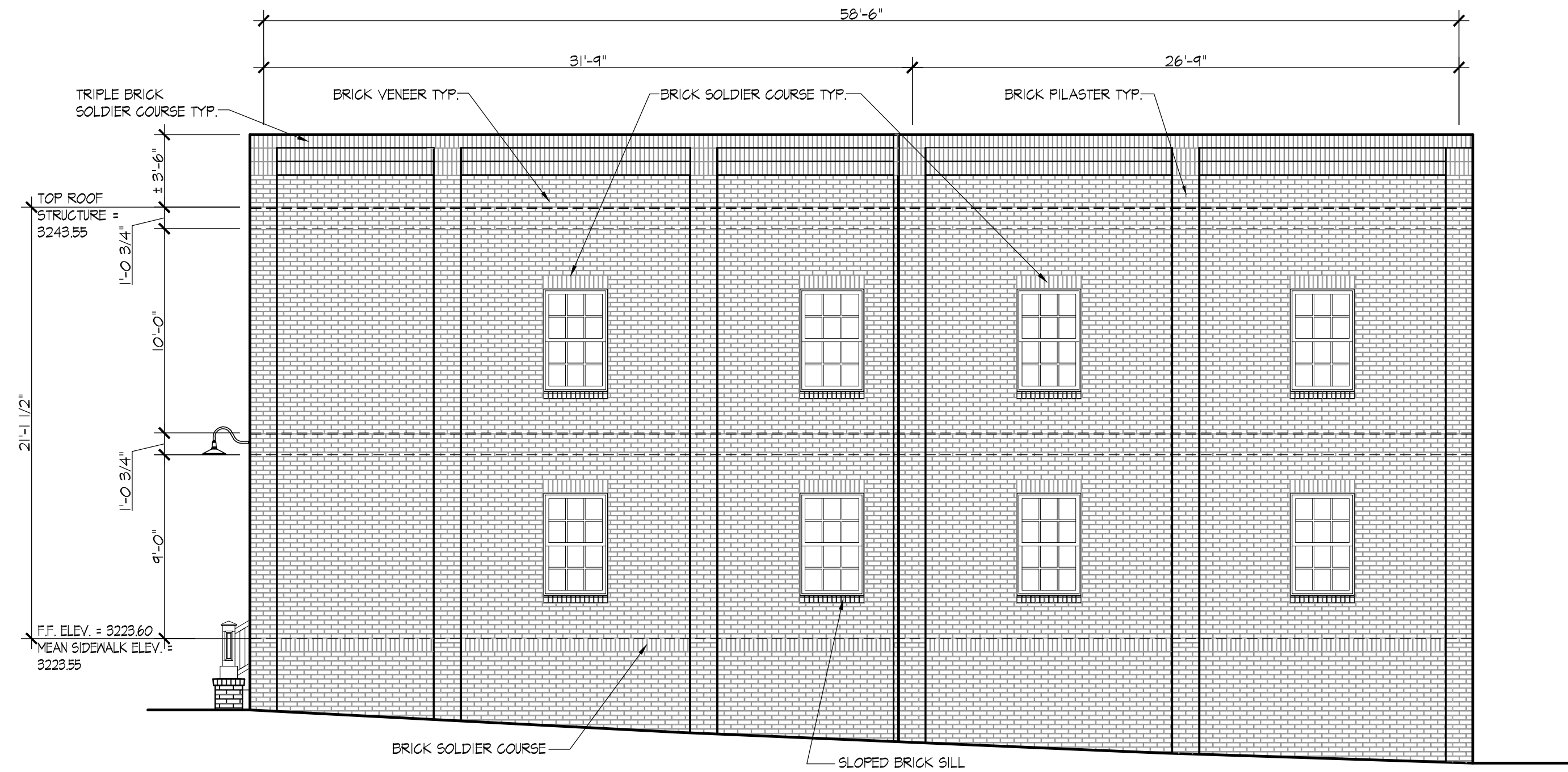
SHEET
COA-3

PRELIMINARY
NOT FOR CONSTRUCTION

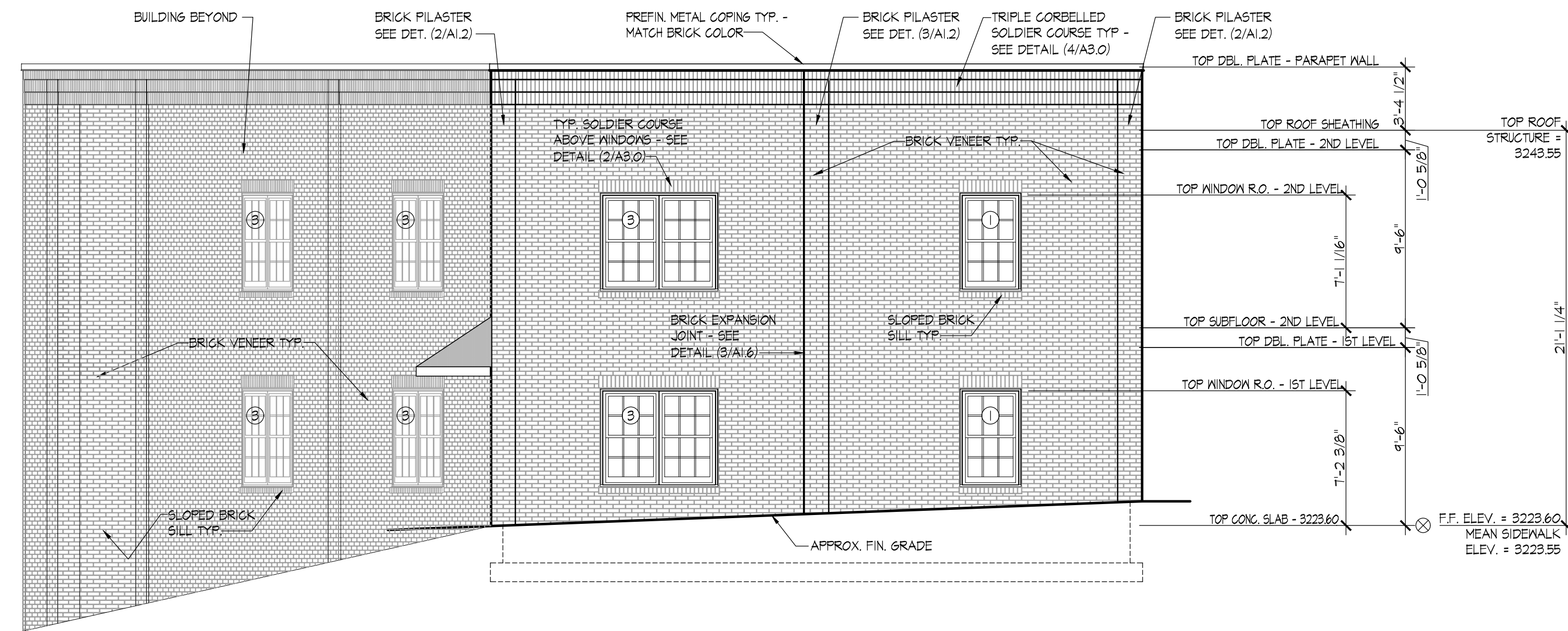
Communication: Exhibit 3 - Case A23-0547 Portofino Hotel Modification of Previous COA - Elevations (Case A23-0547 Portofino Hotel COA - Modification of Previous COA)



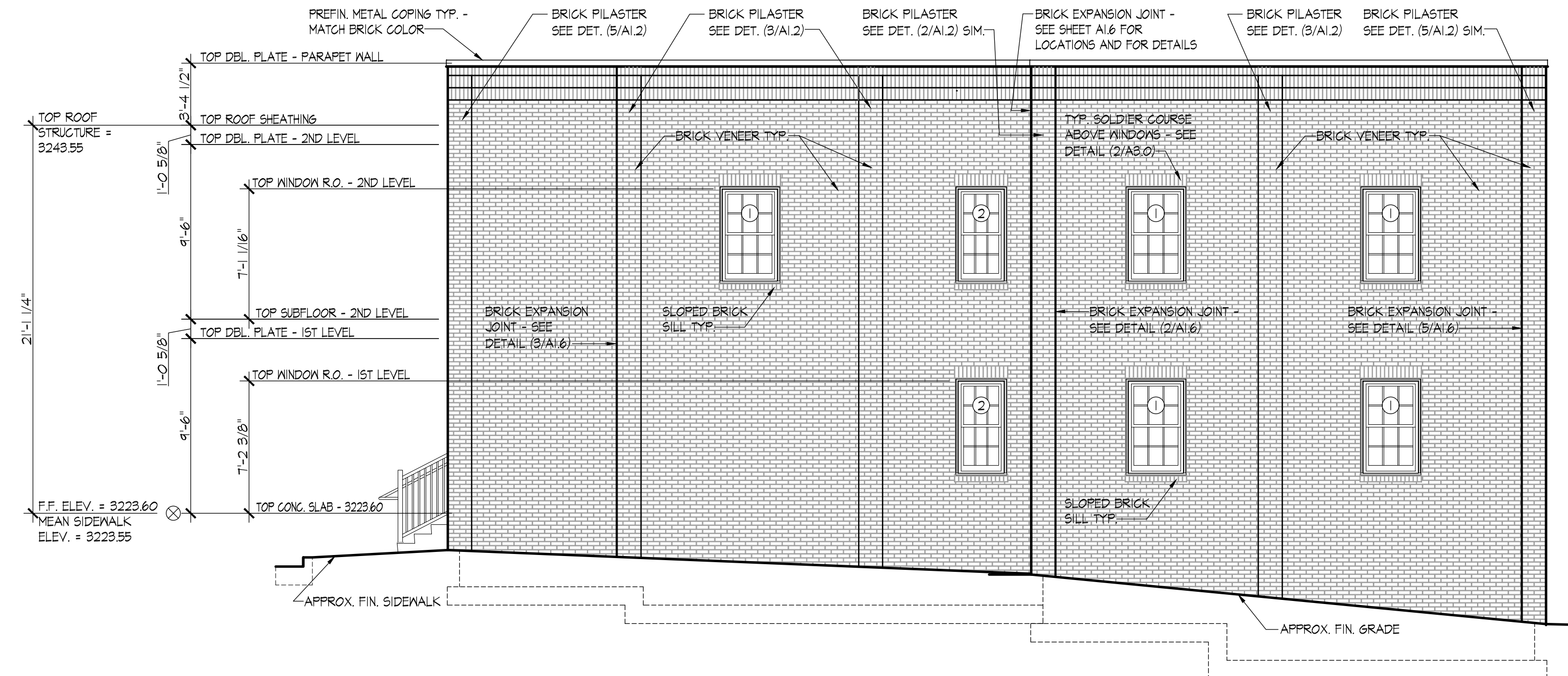
C.O.A. APPROVED LEFT SIDE ELEVATION (6/24/22)
SCALE : 3/16" = 1'-0"



C.O.A. APPROVED RIGHT SIDE ELEVATION (6/24/22)
SCALE : 3/16" = 1'-0"



REVISED LEFT SIDE ELEVATION -
C.O.A. SUBMITTAL (11/21/23) SCALE : 3/16" = 1'-0"



REVISED RIGHT SIDE ELEVATION -
C.O.A. SUBMITTAL (11/21/23) SCALE : 3/16" = 1'-0"

DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET

BOONE, NORTH CAROLINA

DATE	JOB NO. :	CONCEPTUAL DESIGN
3/15/22	CONCEPTUAL DESIGN	
6/16/22	REVISED CONCEPTUAL DESIGN	
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL	
10/12/23	PROGRESS SET - TO ENGINEERS	
11/21/23	REVISED C.O.A. SUBMITTAL / H.P.C.	

BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET
COA-4

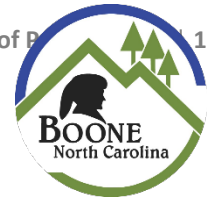
PRELIMINARY
NOT FOR CONSTRUCTION

Communication: Exhibit 3: Case A23-0547 Portofino Hotel Modification of Previous COA - Elevations (Case A23-0547 Portofino Hotel COA - Modification of Previous COA)

Exhibit 4







Staff Report

January 9, 2024

Case A23-0547 Portofino Hotel –Certificate of Appropriateness for Major Work - Modification of Previous COA

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Request

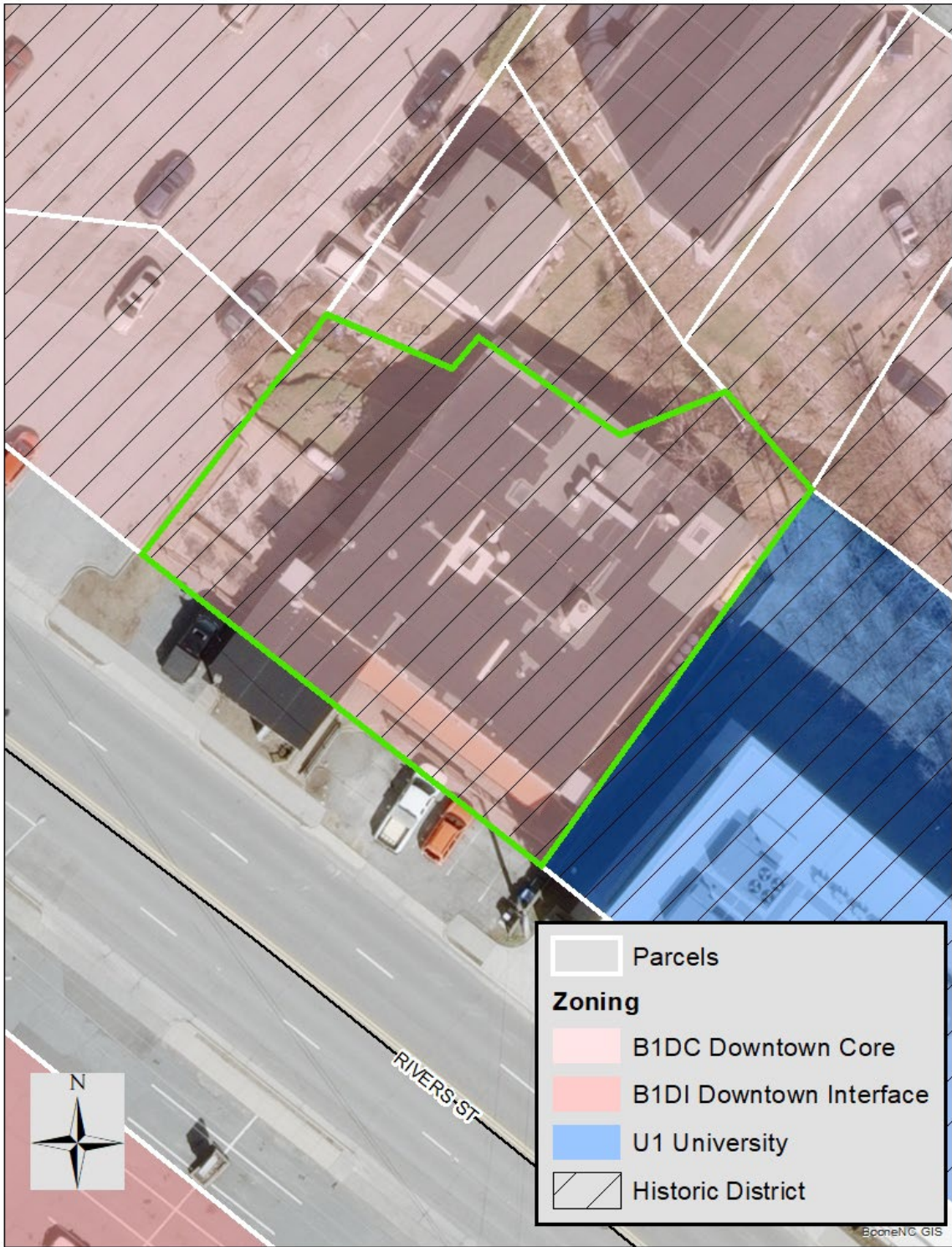
John Winkler, on behalf of Rivers Street Ventures, LLC, is requesting a Certificate of Appropriateness (COA) for Major Work for the alteration of previously issued Certificate of Appropriateness for the construction of a new hotel at 970 Rivers Street (Watauga County PIN: 2900-78-7965-000) in the Downtown Boone Local Historic District. The proposed alterations from the previously approved plan include replacing double windows with either French doors or larger single windows in the second story guest rooms. The total heated square footage of the building would increase from 11,421 to 12,036 and the building height would increase from 20 feet to 21 feet, 1 ½ inches.

The subject property is outlined in green on the map below.

The Table of Minor Work and Major Work, located in both UDO Article 8, Subsection 8.05.03 and Appendix D, requires the applicant to obtain a COA for the proposed new construction and building changes from the previously approved COA.

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

Zoning Map



Parcel Information

Address: 970 Rivers Street
Property Owner: Rivers Street Ventures, LLC

Watauga County PIN: 2900-78-7965-000

Lot size (total): .293 Acres

Jurisdiction: Town of Boone

Access: Rivers Street (State maintained)

SFHA: Yes

Watershed District: No

Corridor District: No

NCD: No

Viewshed: No

Steep Slope: No

Transitional Zone: No

Current Zoning: B1 Downtown Core, Downtown Boone Local Historic District Overlay

The B1 Downtown Core, together with the B1 Downtown Interface District 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:

1. **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.
2. **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.

Staff Note: The Downtown Boone Local Historic District is an overlay district, which is a district that overlaps, in this case, the general use B1 zoning districts and contains standards in addition to the underlying general use district zoning standards. Where requirements conflict, overlay district standards supersede.

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1, Downtown Core, Downtown Boone Local Historic District	Single Family Dwelling Unit, Other Business or Professional Office
East	U1, University	Public College and University
South	B1, Downtown Interface	Restaurant, Retail
West	B1, Downtown Core, Downtown Boone Local Historic District	Parking Lot

Recent Zoning History for 970 Rivers Street

- 02-03-2022** The Boone Board of Adjustment granted a variance to UDO Subsection 20.04.03(B) to allow more than 10% disturbance within the stream buffer zone and, specifically, for 129.5 linear feet of temporary disturbance within the 129.5 linear feet of stream buffer zone (100%). The variance was granted subject to specific conditions as set forth below.
1. Where there is a conflict between the application information and the plans (site plan received December, 14 2021), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
 2. Any commitments and representations concerning the proposed development 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.
 3. 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.
 4. The applicant cannot proceed with any land disturbance on the property in absence of a final approved development plan authorizing demolition of the building and new development.
 5. The variance shall expire following completion of demolition, remediation of the stream buffer, and construction activities undertaken consistent with an approved redevelopment project, should all required zoning and building permit(s) for the demolition of the existing building and re-development of the property be approved.
- 05-10-2022** The Town of Boone Historic Preservation Commission granted a Certificate of Appropriateness for the demolition of the building with the following conditions:

1. Where there is conflict between the application information and the plans (February 28, 2021), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed exterior modification made by the applicant or its (their) 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.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. The applicant agreed to a 90-day waiting period: to hire and pay for a professional from a list provided by the State Historic Preservation Office (SHPO) to document the interior and exterior of the building.
5. The applicant shall explore alternative options to save or salvage the building.

07-13-2022 The Town of Boone Historic Preservation Commission granted a Certificate of Appropriateness for the demolition of the building and construction of a new one-story hotel with the following conditions:

1. New construction: Where there is a conflict between the application information (March 24, 2022) and the plans (June 24, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations 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.
3. 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
4. The applicant agreed to work with the Public Works Department to locate and to construct a pedestrian access between the hotel parking.

Staff Note: Staff has included in the Quasi-Judicial Meeting Packet the previous previously approved project information for reference for Commission members.

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

Staff Note: The former structure(s) on the parcel have been demolished as of June 21, 2023.

Designation Report

The Designation Report summary is included on the right, 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.

Architectural Survey

WT0877 Austin Tobacco Company Prize Room (1939) 970 Rivers Street

This two-story, wood-clad, warehouse building with a concrete block foundation has long been rumored to be a surviving building of the operations of the East Tennessee and Western North Carolina Railroad (“Tweetsie”), and a sign on the building attributes it as the “original maintenance building for the railroad line which ran from Johnson City, Tennessee, to Boone, North Carolina, circa 1911.” Put plainly, neither of these claims is even remotely true.

The 1928 Sanborn Fire Insurance Company map of Boone shows two one-story, frame buildings at this site, both associated at the time with the Watauga Lumber Company. The west building of that complex, located in the same spot as the current building, had a somewhat flattened, rectangular footprint that was less deep on the lot than the east building. A circa 1939 photo of Boone taken from the southwest (Cy Crumley Scrapbook) shows the west building as having a front-facing gable at the east end of its south elevation. In 1935, the Watauga Building and Loan Association acquired this property (Deed Book 44, Page 279) after Blanche and E. N. Hahn defaulted on it. By early 1936, C. M. Critcher occupied the east Watauga Lumber Company/Boone Ice Plant building (Watauga Democrat, February 13, 1936), remaining there well into the 1940s, but W. H. Gragg, secretary of the Watauga Building and Loan, had different plans

WT0877 Austin Tobacco Company Prize Room (1939)—CH

970 Rivers Street (2900-78-7965-000)

This two-story, wood-clad warehouse building with a partial concrete block foundation is one of the oldest surviving buildings from the warehouse area along Howard and Depot Streets, dating to the end of the period when wooden warehouses were common in this part of the district. Like many similar buildings of the period, it extends partially over Boone Creek, where concrete columns that were likely wooden piers when the building was first constructed support the structure above. Built in 1939 as the Austin Tobacco Company Prize Room, it is also the only surviving building in the district that was ever associated with Boone’s once vigorous tobacco trade. After the August 1940 flood ended train service to Boone, various entities used the building for decades for fertilizer and pesticide storage and other similar purposes. It housed a country store in the late 1990s, then a restaurant beginning in 2000. Although the building is mostly unchanged from its original form, a rectangular, wooden addition was affixed to the southwest corner of the building in relatively recent years. Exterior wooden treatments have also been replaced in some cases by parging over an unknown material arranged in panels. Nevertheless, the building remains an excellent example of transitional construction between the pre-Depression era and the 1940s and 1950s Howard Street boom.

for the old west building of Watauga Lumber. Finally, in November 1939, Gragg demolished the west building—which Hahn had used to store fertilizers during the early 1930s—and erected a new, 70' by 70' warehouse to be used as a prize room by the Austin Tobacco Company during market season (Watauga Democrat, November 23, 1939). Like the other tobacco warehouses in town, Gragg's new building also served as a venue for dances from time to time (Watauga Democrat, February 1, 1940). This new building is visible on the September 27, 1940, high aerial image of Boone (Agr-Ext-1940-9B-76), well after the Tweetsie line to Boone had shut down permanently following the mid-August 1940 floods. This new building, which clearly displayed skylights in its roof, was deeper than the old east building of the Watauga Lumber Company and had an unusual addition at its northeast corner that wrapped behind the old east building of Watauga Lumber. Meanwhile, by February 1941, it became clear that Austin Tobacco was no longer using the building as a prize room. That month, W. H. Gragg began advertising the availability of a "large and strong" building specifically described as a "good warehouse, suitable for fertilizer or storage" (Watauga Democrat, February 6, 1941).

Ultimately, Southern Agricultural Insecticides purchased the warehouse from the Building and Loan in August 1944 (Deed Book 59, Page 54, and Watauga Democrat, June 14, 1945), and a few months later in 1945, Southern Agricultural Insecticides had to secure a corrective deed because the Watauga Building and Loan had constructed WT0877 partially encroaching on a neighbor's land (Deed Book 60, Page 298). Indeed, when the 1947 Sanborn map of Boone was published, it showed WT0877 as a concrete block and wood structure, labeled as an insecticide warehouse, with an odd hook of an addition at its northeast corner behind the old east building of Watauga Lumber (at that point also used as a fertilizer warehouse). The building footprint remained essentially unchanged until recent years, when an addition was located at the southwest corner. Some locals have speculated that this addition is part of the old train depot, but detailed analysis of historic images and other sources has determined that the Tweetsie-related building (perhaps part 4 In addition to the information that follows about the building itself, the Linville River Railway—the correct name for the line that came to Boone—did not reach Boone until very late 1918.

of the depot) that sat for a time in front of the C. M. Critcher warehouse to the east was demolished in the mid-1960s, while the known half of the depot that sat behind the Boone Bus Station for many years was demolished in 1976. Southern Agricultural Insecticides sold the warehouse building in 1977 (Deed Book 172, Page 430), and it was briefly home to the Greeneville Sign Company in the late 1970s. The Whistle Stop Country Store occupied the space briefly in the late 1990s, which may be the origin of the myth that the building was related to Tweetsie, since this claim was made in their promotional materials (Watauga Democrat, July 31, 1998). Café Portofino has occupied the site since 2000.

Today, the building appears from the exterior to be two stories in height, built partially over Boone Creek, which flows under the north edge of the building. The south elevation is clad in board and batten lumber with a large, shed-style awning supported by posts with Y brackets that rest on a narrow, wooden deck that provides outdoor seating. This awning is clad in raised seam metal. The first floor of the original, south face of the building, reading west to east, has a single, nine-light, vinyl replacement door located at the junction between the southwest addition and the main block. To the east of this entrance is a single, one- over-one, double-hung sash, vinyl window, followed by the

inaccurate historical sign, followed again to the east by a double bay of one-over-one, double-hung sash, vinyl replacement windows. A double set of fifteen-light, vinyl replacement doors is located at the east end of the first floor. The second floor of the south elevation has six irregularly spaced, one-over-one, double-hung sash, vinyl replacement windows. The southwest corner of the first floor of the south elevation is obscured by a one-story, shed-roofed addition clad in board and batten finish that juts out toward Rivers Street. This addition has a low, cultured stone wall at its base. The east wall of this addition, which is apparently used as a bar area, has a single piercing with sliding, divided sashes that open to either side.

The east elevation appears to be parging over an unknown material—possibly large, wooden panels like those on the west elevation—and has a metal staircase rising from the middle of the elevation to the southeast corner, where a shed-style porch covering shields the landing outside a single, wooden, second floor door. A smaller, wooden staircase rises from the base of the first staircase to a mid-level landing and a vinyl replacement door at the center of the elevation. Two symmetrically spaced, one-over-one, double-hung sash windows with screens are visible at the northeast corner of the second floor. None of these piercings was visible in the 1963 aerial image of the building (Appalachian Collection). The roofline, meanwhile, descends in height from the south elevation to the north, and most of the skylights originally evident on the sloping but otherwise flat, rubber roof appear to have been filled in. The odd, northeast corner addition from early images of the building also appears to have been removed.

The north elevation, meanwhile, is clad in the same parged material as the east elevation, with the western two thirds of the first floor open below to allow for the passage of the Boone Creek under the building. At the east end is a single, one-over-one, double-hung sash, wooden window with a metal storm window and a surrounding wood frame. Most of the posts supporting the north wall of the building appear to be wooden. The second floor, reading from east to west, has a small, one-over-one, double-hung sash, wooden window with storms and a wooden frame, followed by a large, one-over-one, double-hung sash, vinyl replacement window and a repeated small window like the first one. A bit west of this is a single, one-over-one, double-hung sash, wooden window with a storm window and wooden frame. Well to the west of this is a four-light, fixed, vinyl replacement window with a wooden frame. As on the east elevation, trim elements are used to suggest a division between floors.

The west elevation appears to be clad in large panels like those found on the east and north elevations, although the applied treatment/parging appears to be substantially thinner here. A large, side-by-side, fixed, double-light window with a wooden frame is located at the center of the elevation, with much of the northern two-thirds undercut by the passage of Boone Creek under the building. Here, concrete columns support the building, with wood latticework screening part of the lower section of this elevation. A large, metal staircase rises to a porch shielding a doorway at the second floor level of the southwest corner, mimicking the feature at the southeast corner. Another door at the first floor level is visible under the second floor door. The sloped roof of the southwest corner addition, meanwhile, extends as an awning over the west elevation of the addition, resting on posts with Y brackets. A double, nine-light entrance is visible under the awning, as well as a large, single-light

window with a seating bar under it. A large, wooden deck located to the west of the building serves as an outdoor seating area.

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.

1928 Sanborn Fire Insurance Map – E. King Street, W. King Street, and Howard Street

Staff Note: Staff has included the 1928 Sanborn Fire Insurance Map as a full-sized image and cropped.



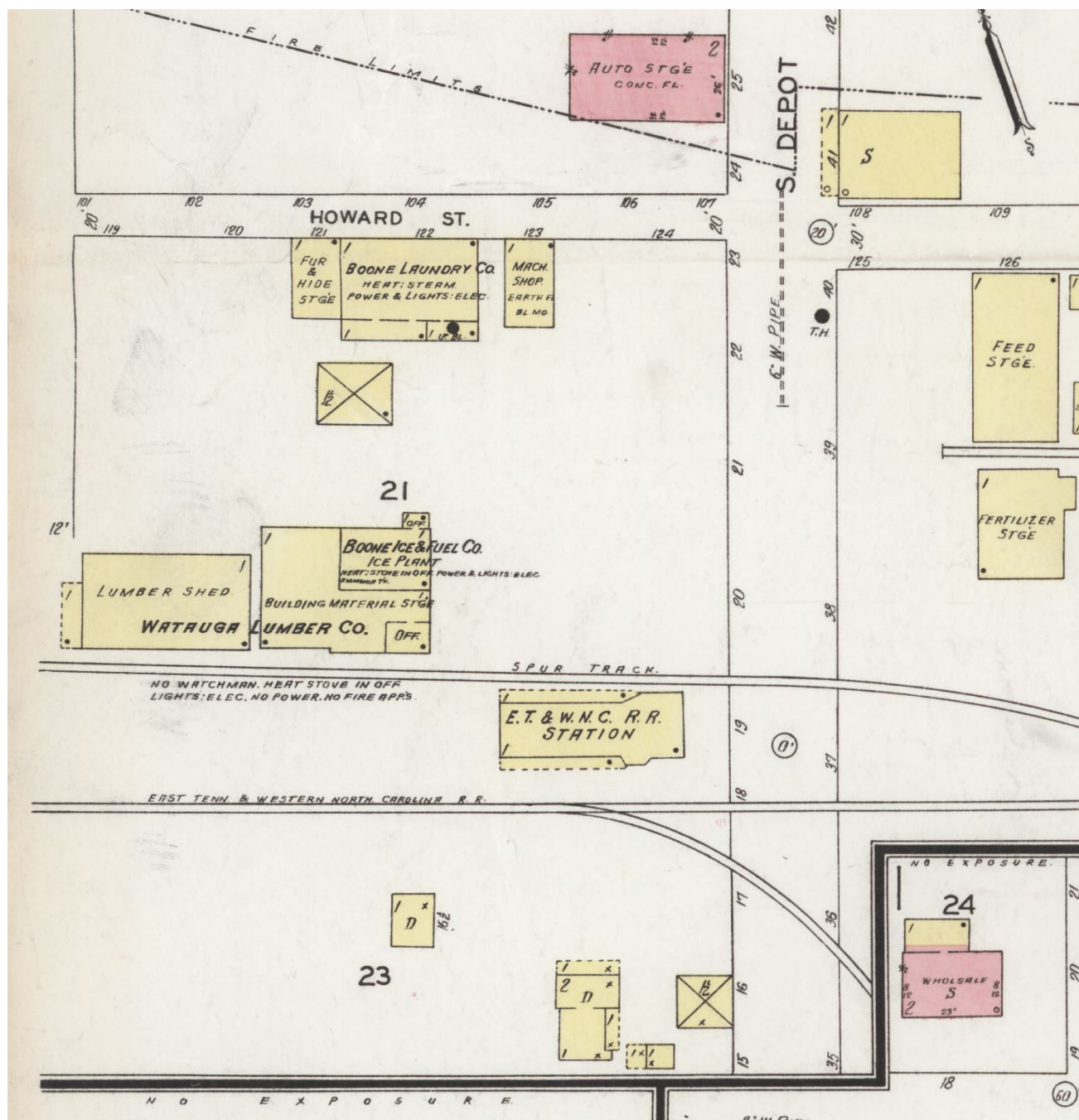
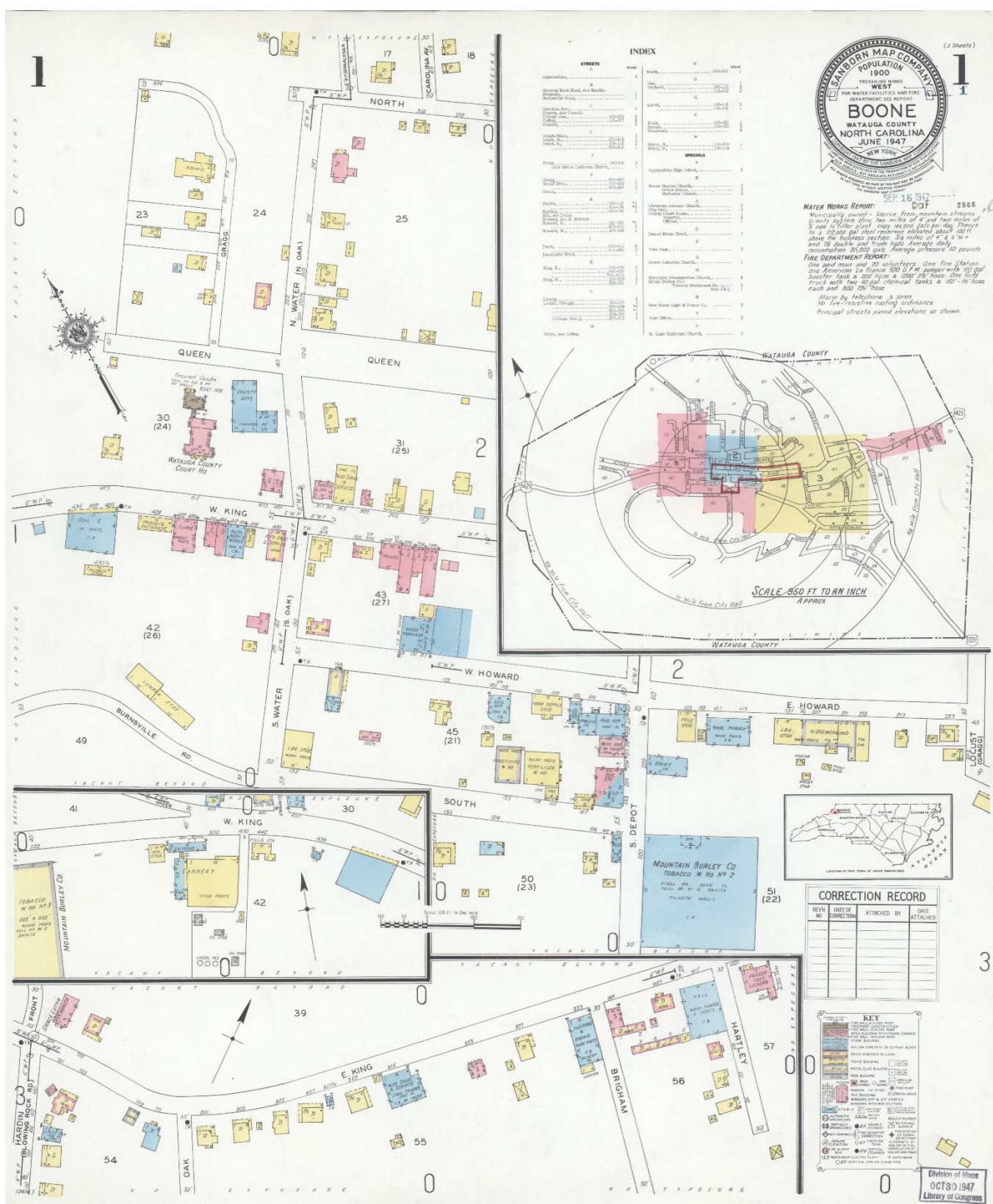


Image Credit: Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/. Digital Id http://hdl.loc.gov/loc.gmd/g3904bm.g3904bm_g063831928.

1947 Sanborn Fire Insurance Map – Depot Street, Water Street, Howard Street, W. King Street, and Queen Street

Staff Note: Staff has included the 1947 Sanborn Fire Insurance Map as a full-sized image and cropped.



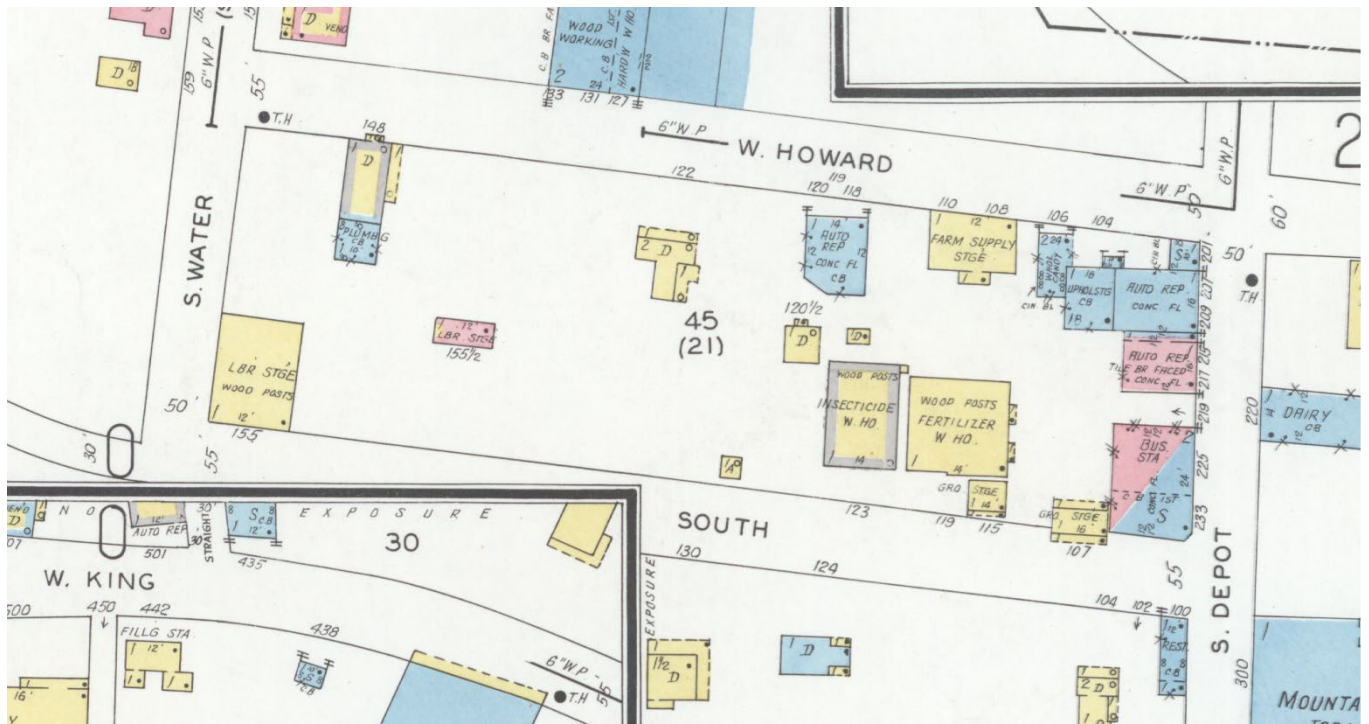


Image Credit: Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. <www.loc.gov/item/sanborn06383_002/>. Digital Id http://hdl.loc.gov/loc.gmd/g3904bm.g3904bm_g063831947.

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Narrative

Applicable/relevant narrative from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, is outlined below.

Design Standards for Commercial Properties

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.

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.

"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.

6. Windows, Doors, and Awnings

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.

Staff Note: *The applicant proposes changes to previously approved plans by altering double windows on the secondary façade to either French doors or single, larger windows.*

...

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

Staff Note: Requested changes appear to maintain established proportions.

14. New Construction of Commercial Buildings within the District

It is inevitable that new commercial buildings will be constructed within the District. The intention of these design standards is not to prevent such changes but to ensure that new construction is compatible with and complementary to the integrity and architectural character of the District. While new commercial buildings should not attempt to replicate existing historic properties, they should mesh with and support the historic design principles of the other commercial properties in the District. These standards are intended to preserve the integrity of the District while also encouraging sensitive and appropriate new construction.

- 14.1 New commercial construction within the District should not seek to duplicate historic buildings in the District or mimic their appearance. That said, new construction should strive to be sensitive to and compatible with the character-defining features of the commercial properties in the District. Thus, new construction should employ architectural design that reflects its current time, place, use, and culture, provided that this design is compatible with the character of the District.

Staff Note: Construction of the new building was previously approved and the overall design style is unchanged.

- 14.2 New construction should incorporate the predominant historic materials typical in surrounding historic buildings when possible—usually brick, native stone, structural glass, wooden trim, and similar historic materials. Synthetic, non-traditional materials, such as vinyl, synthetic stone, fiber cement board, aluminum, plywood, parging, and pre-formed concrete panels, are not permitted in new construction. It is NOT appropriate in new construction to use contemporary substitute materials in place of traditional materials. The use of the highest-quality, historically appropriate, exterior facing materials is encouraged.

Staff Note: Construction of the new building was previously approved and the materials being used have not changed other than the requested windows and/or doors.

- 14.3 Design, height, massing, and proportions of new buildings should complement and be compatible with the dimensions of neighboring buildings with similar character and style. New buildings should not overpower adjacent buildings or the District as a whole as a result of out-of-scale massing, footprint, height, or overhang. Roofs, fenestration, and materials should be compatible with surrounding buildings. Traditional separations between storefronts and upper facades should be maintained and consistent with those existing in adjacent or nearby buildings. Vertical divisions maintain the feeling of traditional building widths and should be maintained. New buildings generally should align with adjacent buildings facing on the same street and conform to existing setbacks from the street. The primary façade and main building entry shall face the primary public way.

Staff Note: Construction of the new building was previously approved and the overall building massing is nearly identical. The height of the building has increased by 13.5 inches.

...

- 14.7 The appropriateness of a proposed new commercial building will be evaluated based on compatibility in terms of scale, height, form, massing, materials, openings, roof pitch, roof type, and other details with the District context.

Staff Note: Construction of the new building was previously approved and the overall design style and compatibility are unchanged.

- 14.8 New commercial construction should incorporate architectural elements and details into new construction that provide human scale. Do not add fanciful decorative elements and colors that are out of place or not in keeping with the historic context of the District and/or adjacent historic properties.

Staff Note: Construction of the new building was previously approved and the overall design style is unchanged.

...

- 14.10 Historically, most of Boone’s downtown commercial buildings had flat roofs. Residential roof types are not permitted in new commercial buildings. Roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details, using historic photographs and/or neighboring buildings as a guide. Walls should not appear to terminate at flat roofs, except along the tertiary elevation. Instead, flat roofs should be concealed from view by using historically appropriate pitched roof features, parapets, or a mixture thereof. Where only one elevation has this condition, the parapet or other feature will continue four feet along the adjacent elevation. The minimum slope for pitched roofs is four feet vertically to every twelve feet horizontally. Where a parapet intersects with a pitched roof element, there shall be no apparent breaks in the parapet wall.

Staff Note: Construction of the new building was previously approved and the roof design is unchanged except for a 1.5-inch reduction in parapet height.

Zoning Analysis (B1 Downtown Core)

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

Building Height:

UDO Subsection 14.19.04(F)(5) states “Buildings fronting streets in the B1 Districts, outside of the area governed by Subsection 14.19.03(G)(1) above, are limited to thirty-three feet (33’), as measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure containing the primary entrance.”

Staff Note: UDO Section 14.09.03(G)(1) is an invalid reference. The proposed structure does not front King, Queen or Howard Streets, so 14.19.04(F)(5) applies to govern building height. The proposed height of the building has changed from 20’0” to 21’1.5”.

Window to Wall Ratio:

UDO Subsection 14.19.06 (H)(3)(c) states “The window to wall ratio of an upper story shall meet the percentages outlined below. Parapets should not be included in the window to wall ratio for upper stories.”

District	Upper Floor Window Coverage
B1 Downtown Core	20-40%
B1 Downtown Interface	20-60%

Staff Note: The window to wall ratio will vary depending on which alternative (if either) the Commission approves for this development. The window to wall ratios for the two proposed options have not been provided to staff.

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.

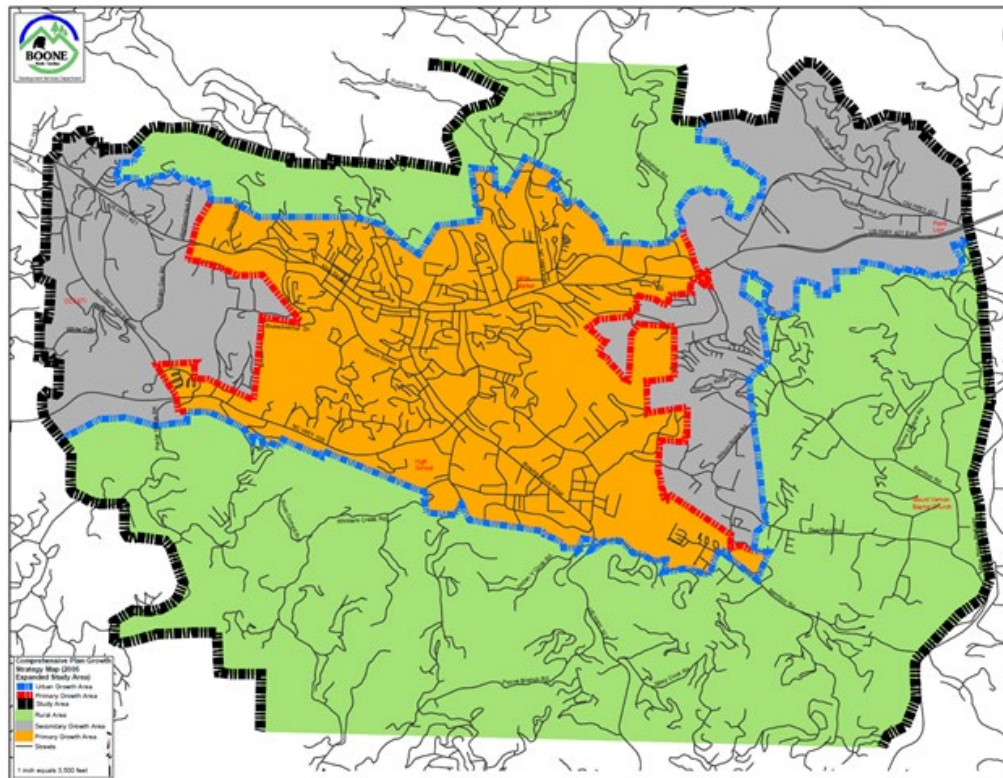
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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.

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 (November 21, 2023), 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.

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. For each photo, there is a citation for the photo.

Staff Note: Planning Staff did not alter or edit the photos in any way, but only arranged them in this document for presentation purposes. Any commentary on the images is from the Digital Watauga technician(s) who found and sent the images to Planning Staff.

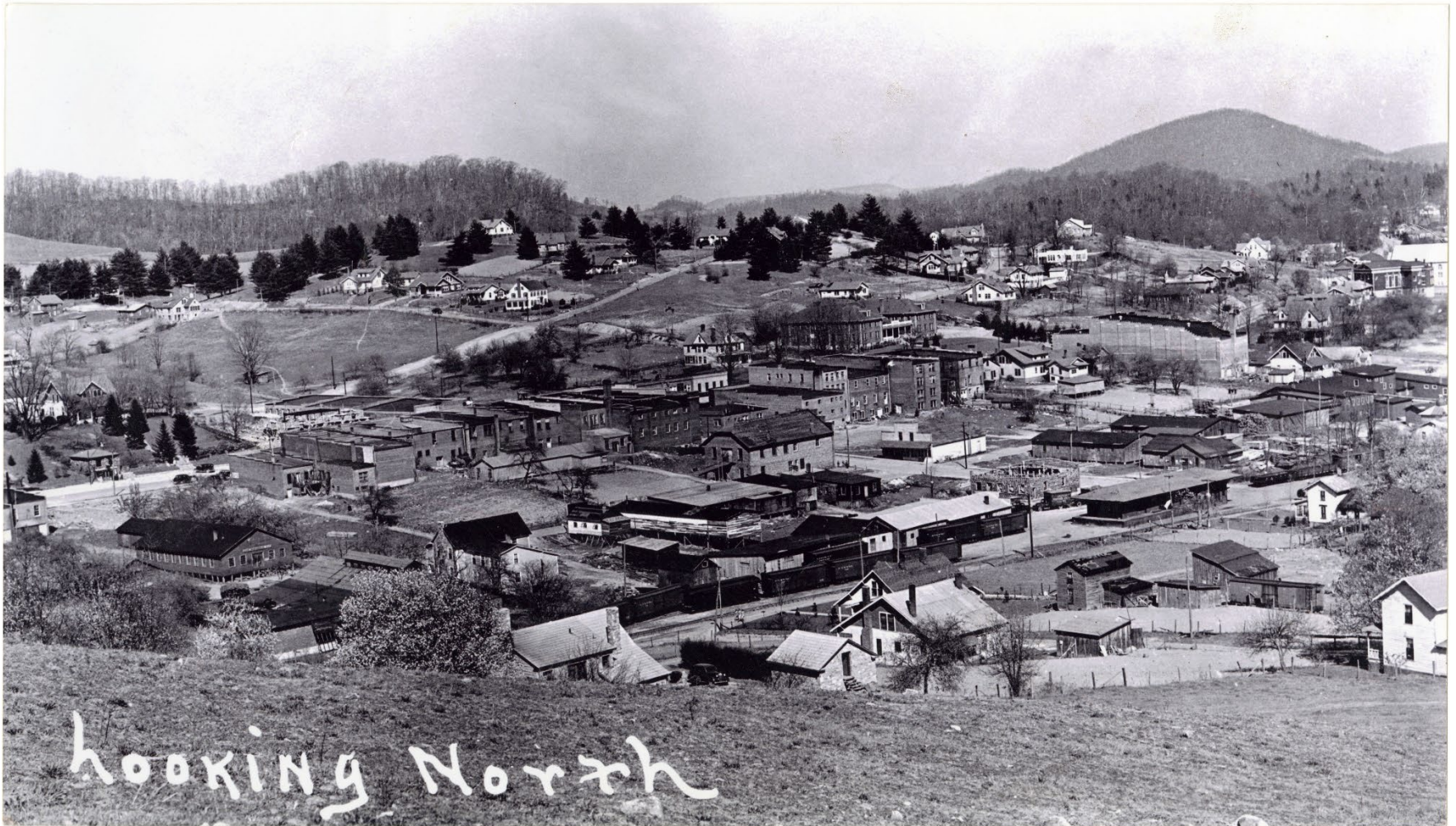


Image courtesy: Unknown, "Town of Boone from the Southwest, April 1939," Digital Watauga, <https://digitalwatauga.org/items/show/7973>.

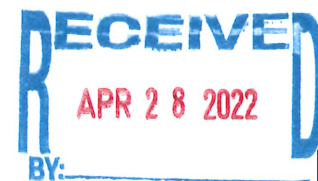


Image courtesy: Palmer Blair, "The Town of Boone in 1950," Digital Watauga, accessed April 29, 2022, <http://digitalwatauga.org/items/show/3566>.

Staff Note: *This building has been demolished as of June 21, 2023.*



970 Rivers St (existing property proposed for redevelopment)





178 Howard St



182 Howard St



179, 191, 115 Howard St



208 Howard St



216 Howard St



260, 268, 274 Howard St



164 Depot St



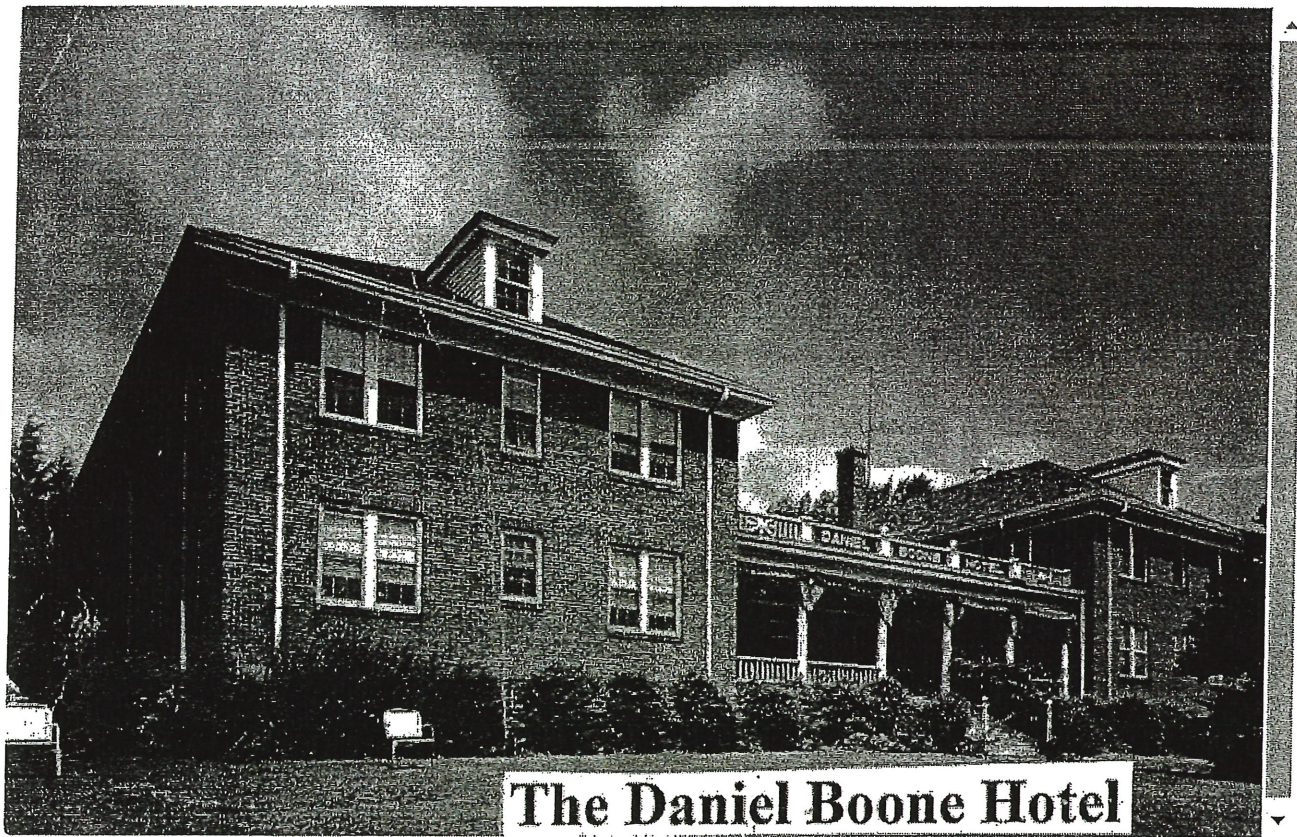
160 – 184 Depot St



186 Depot St

6/23/22, 7:08 AM

Daniel Boone Hotel - Clio



Communication: Exhibit 7: Case A23-0547 Portofino Hotel Modification of Previous COA - Previously Submitted Applicant Submitted Photos





Daniel Boone Hotel photo postcard from personal

More details

Dankstick at en.wikipedia - Own work Transferred from en.wikipedia

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- [skip to Main Content](#)
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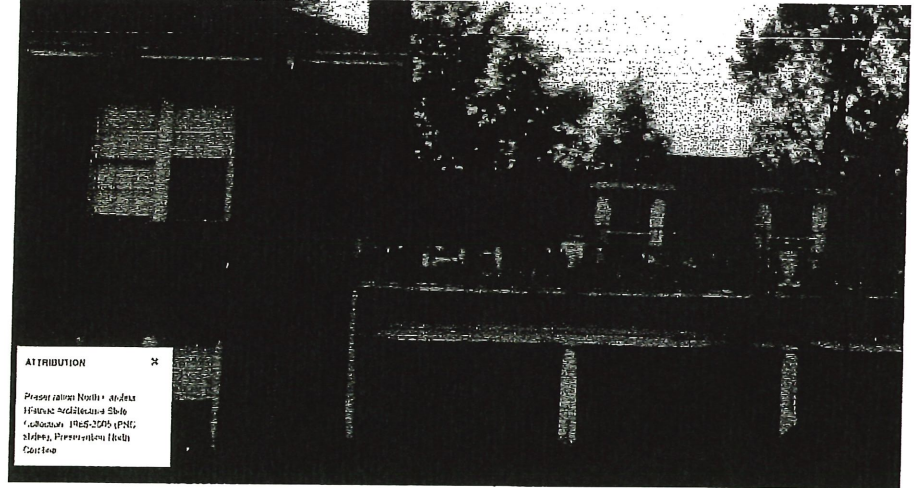
- [About](#)
- [Contact](#)
- [Map](#)

View, Daniel Boone Hotel, Boone, Watauga County, North Carolina

Daniel Boone Hotel (Boone, N.C.)

[Preservation North Carolina Historic Architecture Slide Collection, 1965-2005 \(PNC slides\)](#)

View, Daniel Boone Hotel, Boone, Watauga County, North Carolina



[Contact us about this resource](#)

Please note that some historical materials may contain harmful content and/or descriptions. [Learn how we're addressing it.](#)

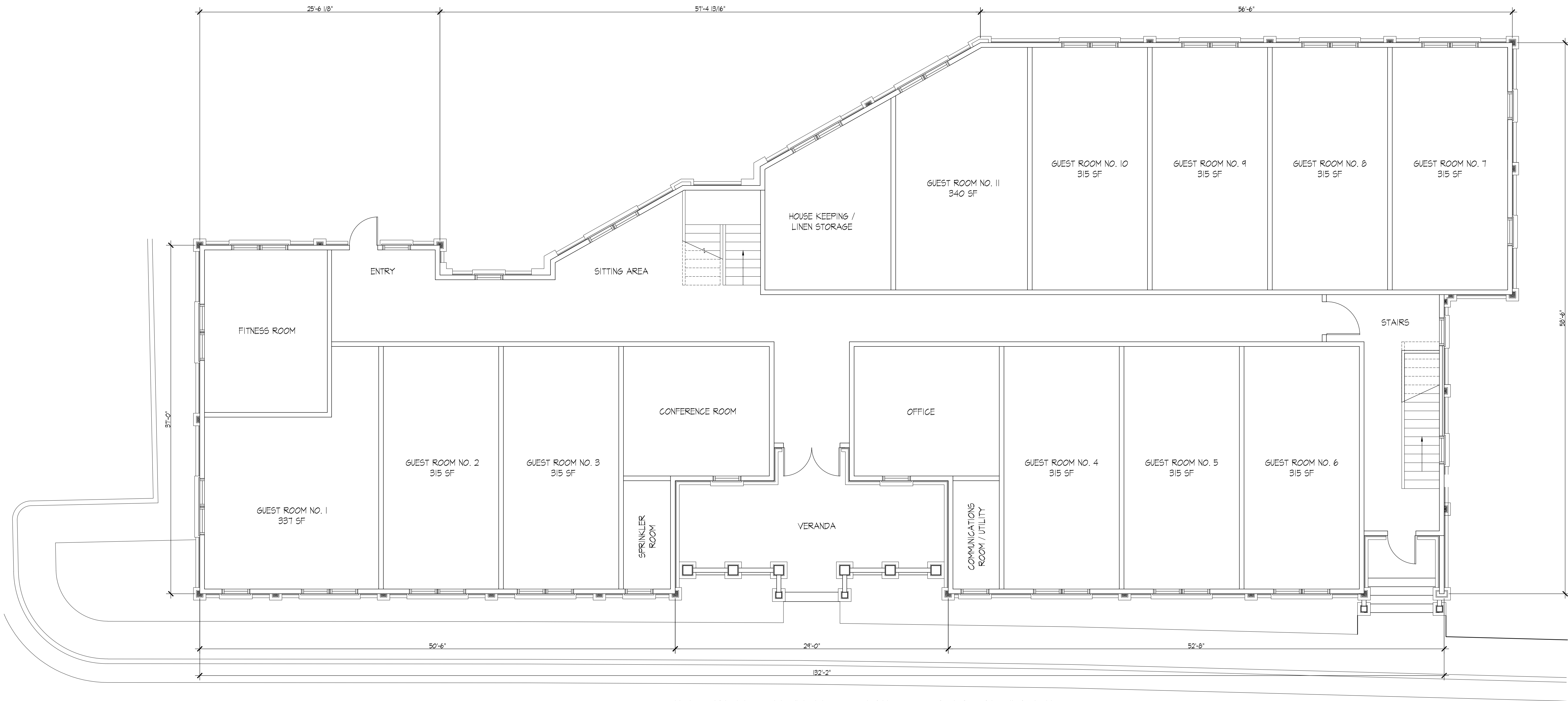
Item information

<https://d.lib.ncsu.edu/collections/catalog/bh2112pnc001#?c=&m=&s=&ov=&xywh=1113%2C1351%2C1415%2C761>

1/14



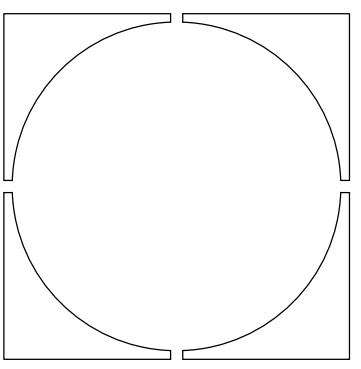




CONCEPTUAL FIRST LEVEL FLOOR PLAN
SCALE : 3/16" = 1'-0"

AREA CALCULATIONS	
FIRST LEVEL HEATED AREA:	6,112 SF
SECOND LEVEL HEATED AREA:	5,304 SF
TOTAL BUILDING HEATED AREA:	11,421 SF

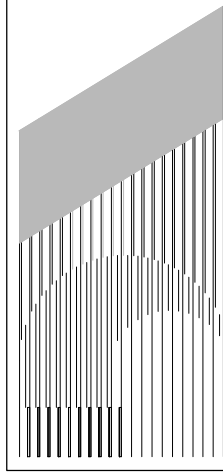
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET
BOONE, NORTH CAROLINA

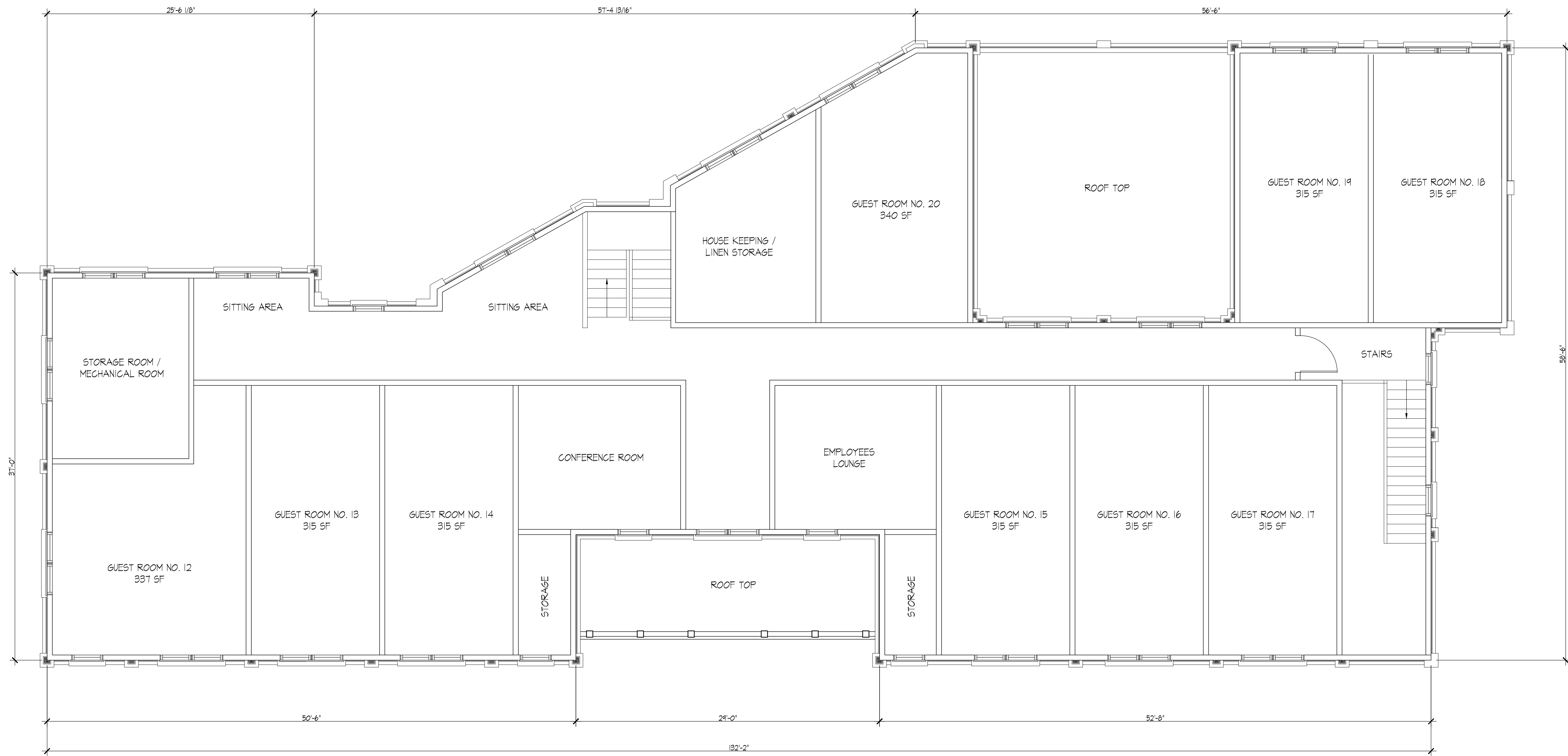
DATE	JOB NO. :	CONCEPTUAL DESIGN
3/15/22	CONCEPTUAL DESIGN	
6/16/22	REVISED CONCEPTUAL DESIGN	
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL	



BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET

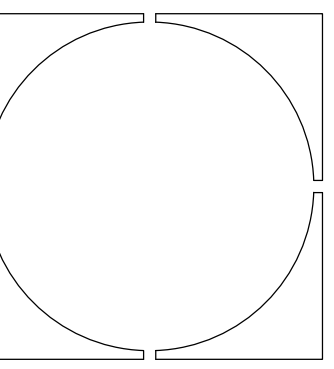
A1.0



CONCEPTUAL SECOND LEVEL FLOOR PLAN
SCALE : 3/16" = 1'-0"

AREA CALCULATIONS	
FIRST LEVEL HEATED AREA:	6,112 SF
SECOND LEVEL HEATED AREA:	5,304 SF
TOTAL BUILDING HEATED AREA:	11,421 SF

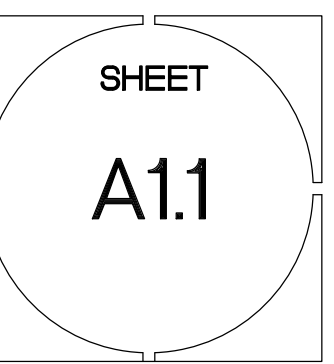
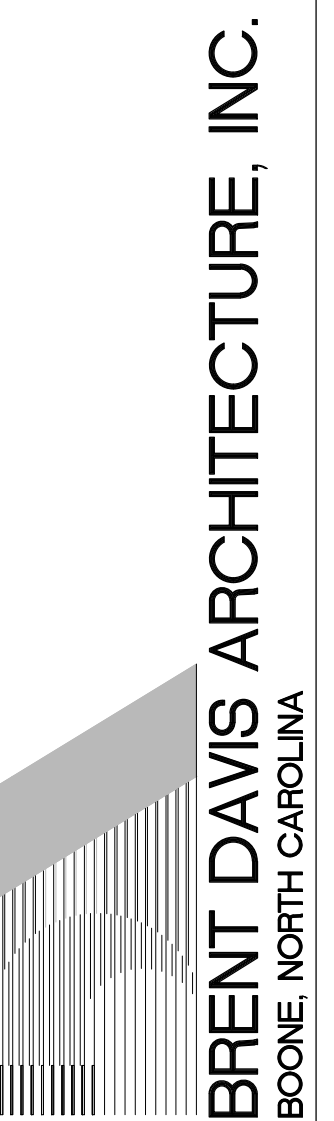
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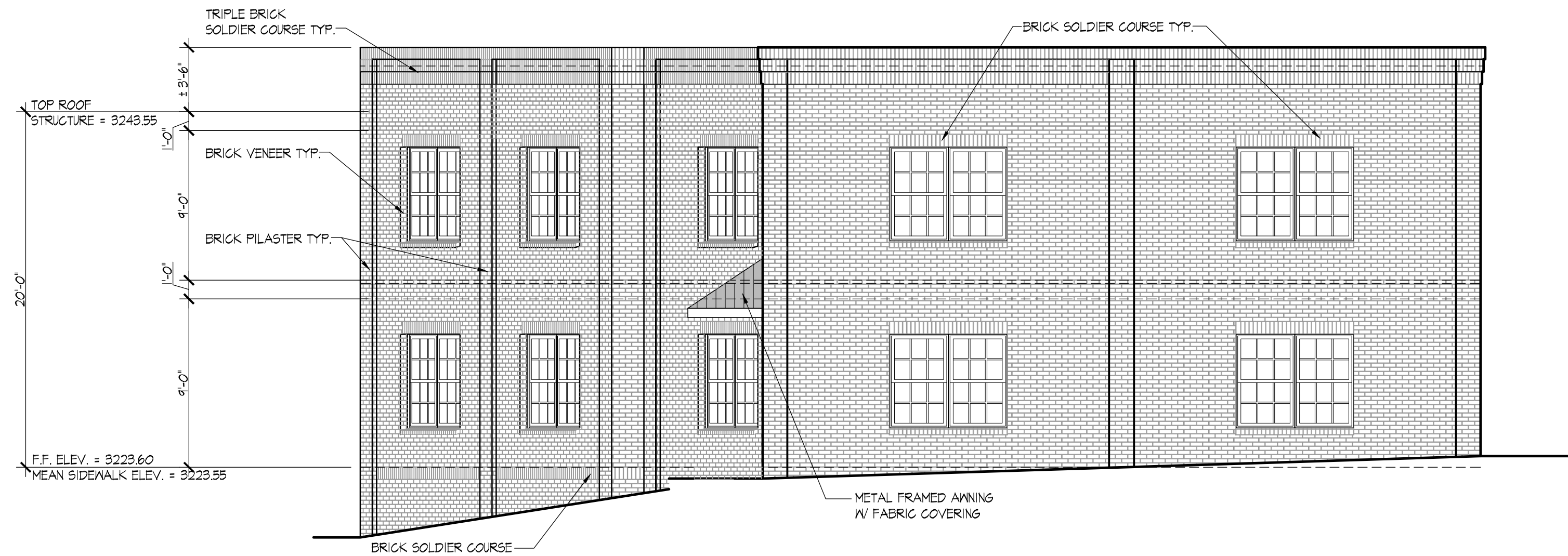


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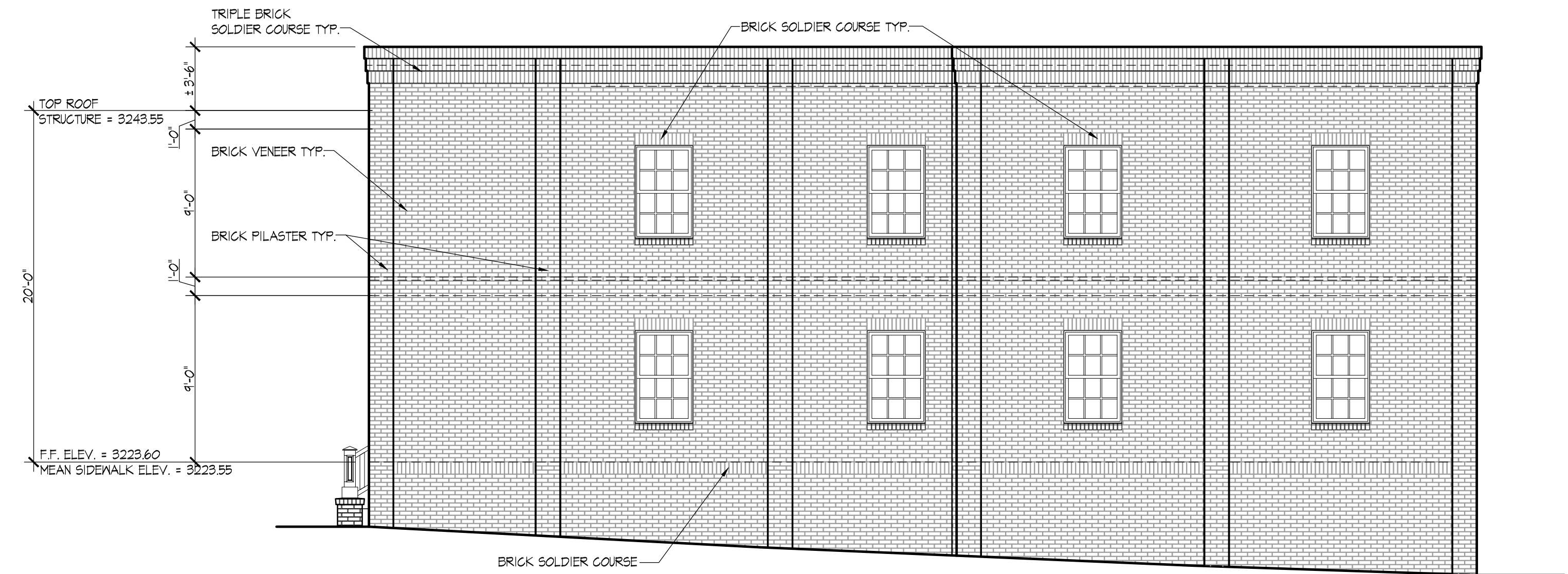
PORTOFINO HOTEL
970 RIVERS STREET
BOONE, NORTH CAROLINA

DATE	JOB NO. :
3/15/22	CONCEPTUAL DESIGN
6/16/22	REVISED CONCEPTUAL DESIGN
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL

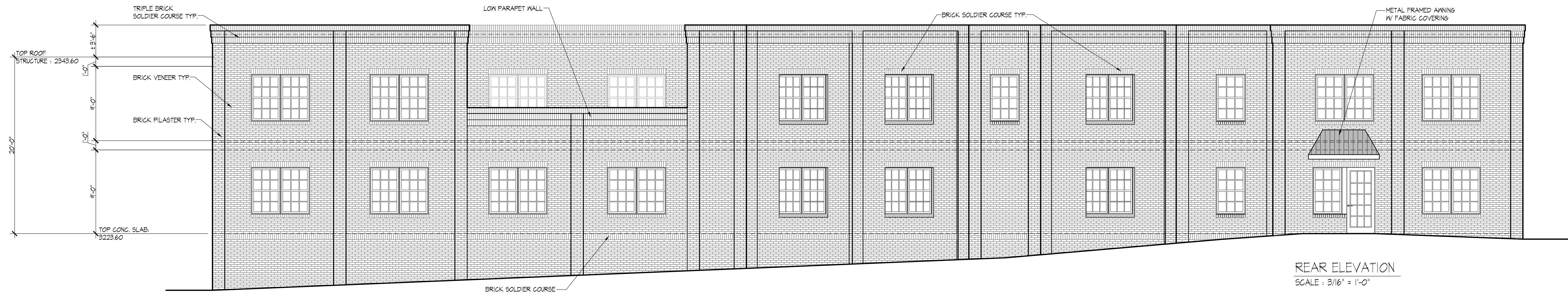




LEFT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE : 3/16" = 1'-0"

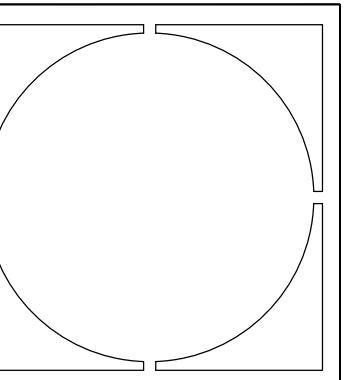


REAR ELEVATION
SCALE : 3/16" = 1'-0"



FRONT ELEVATION
SCALE : 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



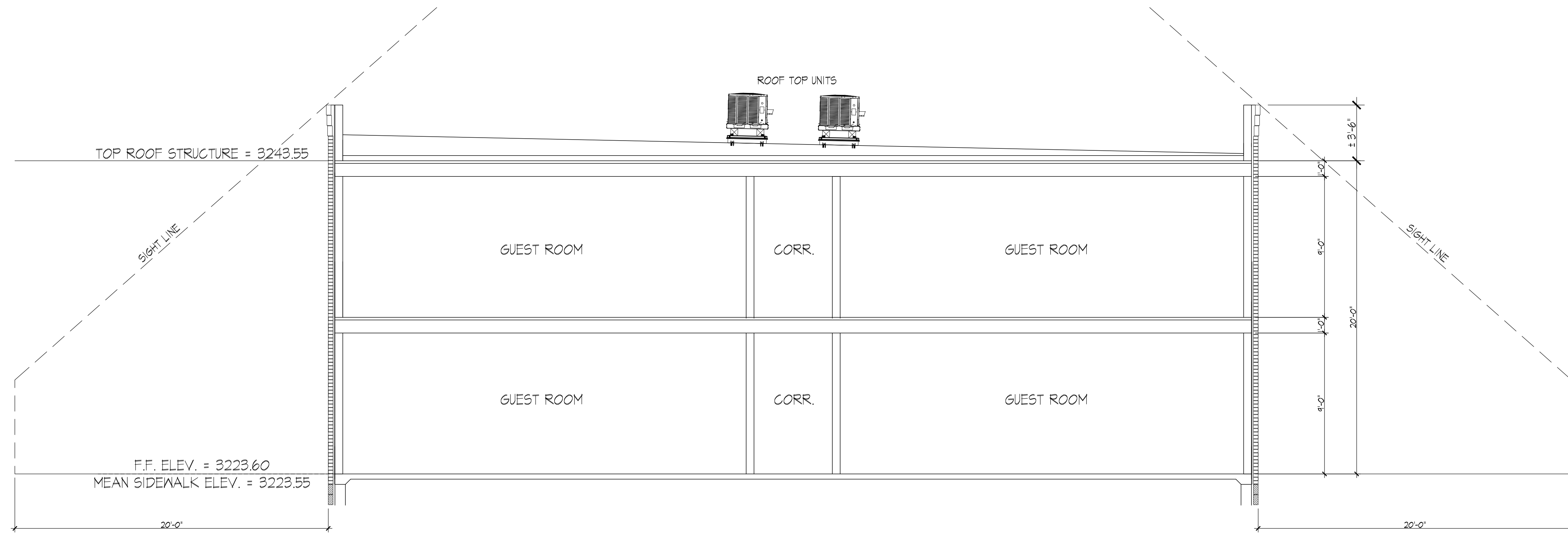
DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET
BOONE, NORTH CAROLINA

DATE	JOB NO.	CONCEPTUAL DESIGN
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6/16/22	REVISED CONCEPTUAL DESIGN	
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL	

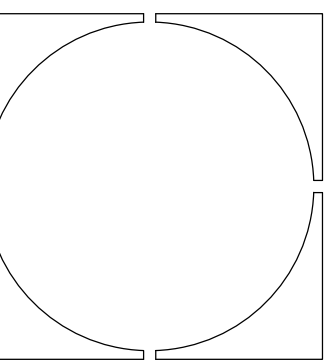
BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET
A2.0



TYPICAL BUILDING SECTION
SCALE : 1/4" = 1'-0"

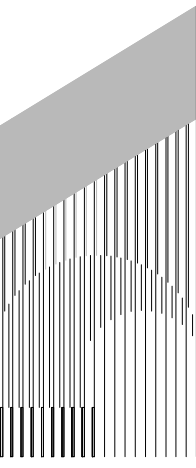
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET
BOONE, NORTH CAROLINA

DATE	JOB NO. :
3/15/22	CONCEPTUAL DESIGN
6/16/22	REVISED CONCEPTUAL DESIGN
6/24/22	C.O.A. SUBMITTAL / H.P.C. APPROVAL

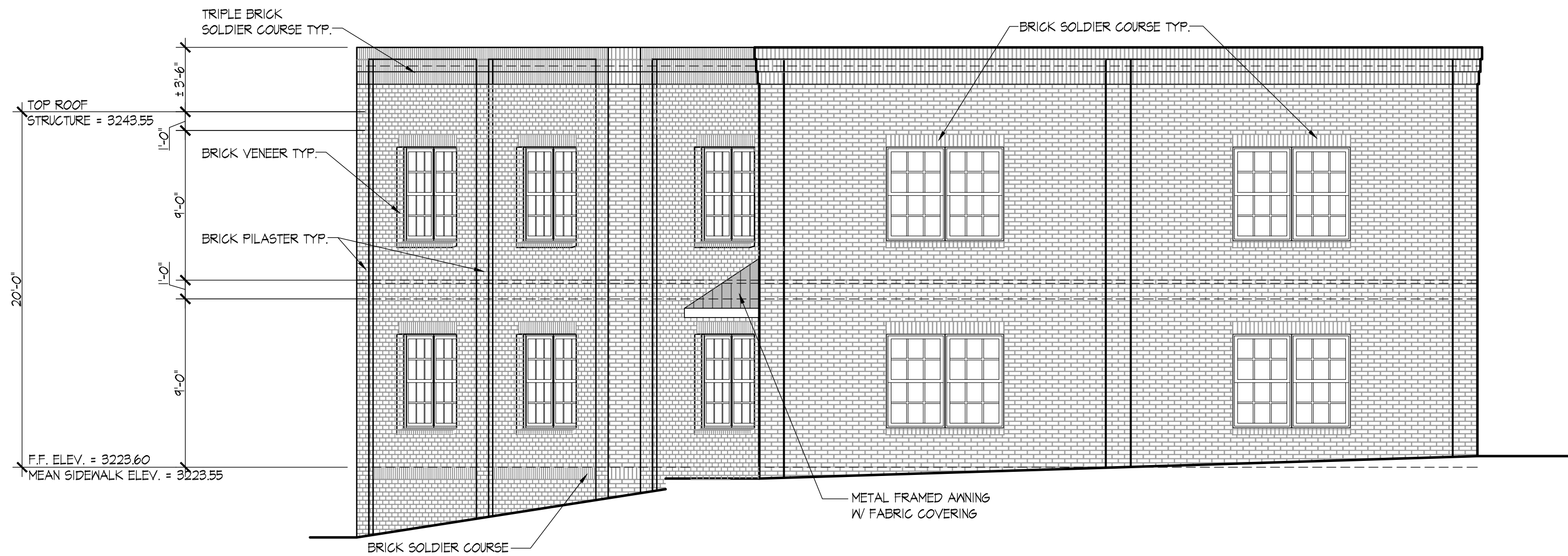


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BOONE, NORTH CAROLINA

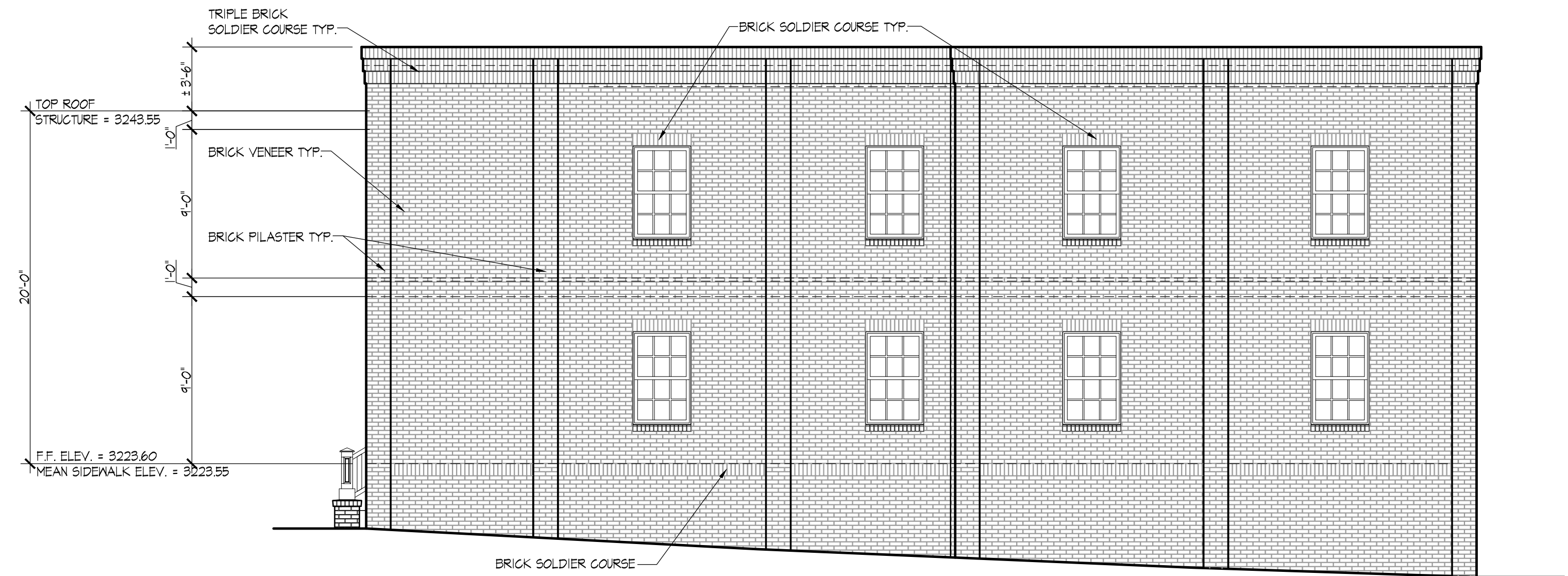
SHEET

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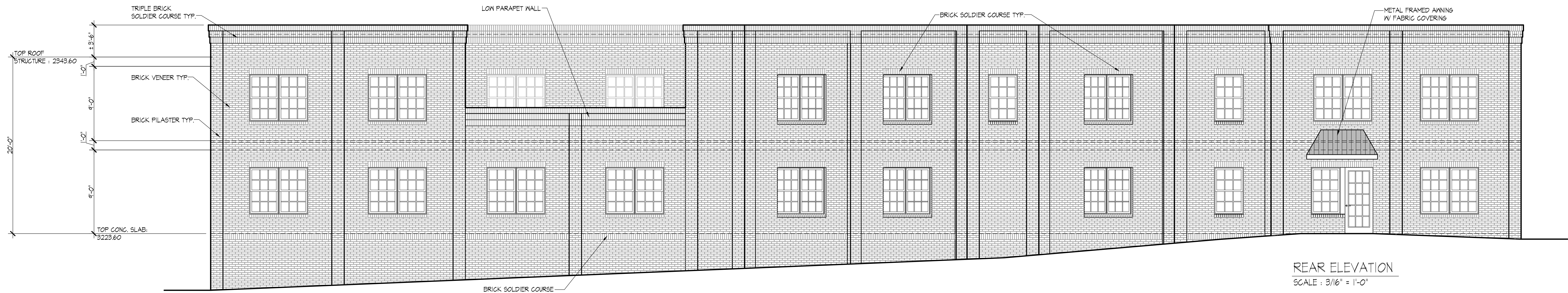
Exhibit 9



LEFT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



REAR ELEVATION
SCALE : 3/16" = 1'-0"



FRONT ELEVATION
SCALE : 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPER:

PORTOFINO HOTEL
970 RIVERS STREET

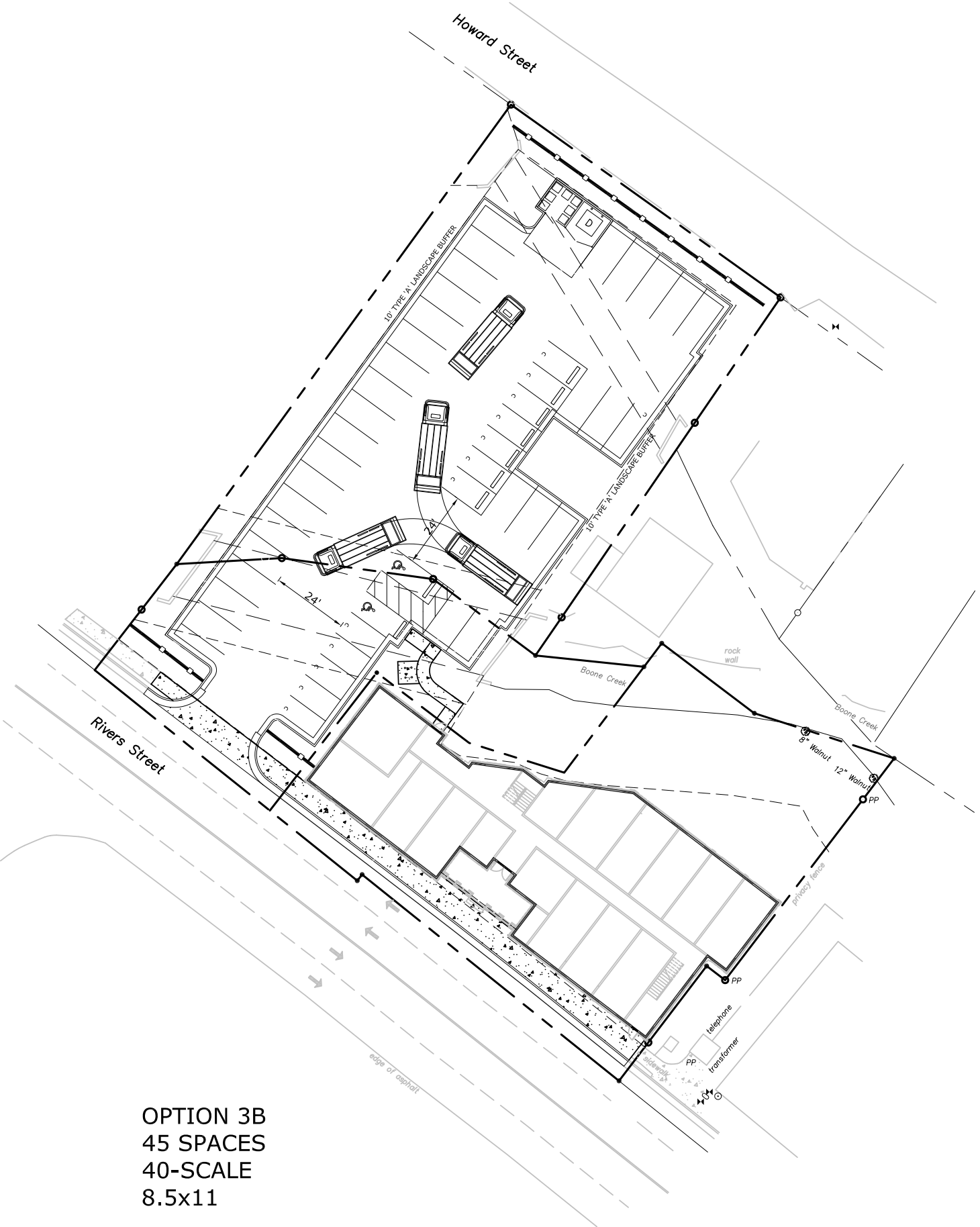
BOONE, NORTH CAROLINA

DATE: 3/15/22
JOB NO.: CONCEPTUAL DESIGN
3/15/22
6/16/22
REVISOR: REVISOR
6/24/22
C.O.A. SUBMITTAL / H.P.C. APPROVAL

BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET
A2.0

OPTION 3B
45 SPACES
40-SCALE
8.5x11



**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JULY 12, 2022, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

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

Council Liaisons: Virginia Roseman

Town Staff in Attendance:

Jane Shook-Director of Planning & Inspections, Christy Turner-Senior Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Tim Futrelle-Mayor, Amy Davis-Interim Town Manager, Allison Meade-Town Attorney, Jim Deal-Attorney at Deal, Moseley and Smith, John Winkler-Winkler Organization, Judah Goheen-Winkler Organization, Brent Davis-Brent Davis Architecture, Bill Dixon-Appalachian Architecture, Alan Crees-Municipal Engineering, Deron Geouque-County Manager and Chelsea Garrett-Attorney at di Santi, Capua and Garrett, PLLC

Call to Reconvene

Chair Eric Plaag reconvened the Boone Historic Preservation Commission hearing from June 14, 2022, held via WebEx, at 3:00 p.m.

Discussion ensued on a possible modification to the agenda. Chair Plaag explained that the Council had asked the HPC to weigh in on the property involved in Case Z05606-032422 River Street Ventures – COA as to its historical value concerning the possibility of salvaging or moving the building. He asked Ms. Meade, because of the time-sensitive nature of the request would it be appropriate for the HPC to make a formal recommendation in this hearing. Ms. Meade said yes if it is a time-sensitive topic. She generally said her preference would be for the HPC to consider their discussion on the said topic at their advisory meeting to prevent confusion. Ms. Shook noted that the applicant still has to go through the conditional district and then a zoning permit process. She said some time could be made for this discussion at the HPC's next advisory meeting. Chair Plaag voiced his concern that the clock is already ticking on the 90 days for the materials to be submitted that were required to meet the conditions for the 90 days on the demolition. Ms. Meade pointed out that it should have been made clear at the last hearing that even though the HPC set the 90-day timetable, the Unified Development Ordinance has a standard requirement that no demolition is allowed until a final zoning permit is issued. Chair Plaag asked that this topic be placed on the next HPC advisory meeting agenda. He withdrew his suggestion to include the discussion and possible recommendation of the historical value and possible salvaging of the Café Portofino building.

Case Z05606-032422 Rivers Street Ventures – Certificate of Appropriateness for Major Work

John Winkler, on behalf of Rivers Street Ventures, LLC, is requesting a Certificate of Appropriateness (COA) for Major Work for the demolition of the existing building (currently Café Portofino) at 970 Rivers Street (Watauga County PIN: 2900-78-7965-000) at the Downtown Boone Local Historic District and proposed new construction of a one-story hotel.

Chair Plaag announced that the case is being continued from May 10, 2022 till July 12, 2022.

Chair Plaag reopened this case and Ms. Jane Shook, Director of Planning and Inspections, and Ms. Christy Turner, Senior Planner were sworn in.

Ms. Meade confirmed with Planning Staff that there was no one from the public that had asked to speak on this case.

Chair Plaag asked the HPC the following questions: does anyone have a fixed opinion about the case that is not susceptible to change; have a conflict of interest regarding the case, including any financial interest in the outcome of the case; have a close familial relationship with any person affected by the outcome of the case; or engaged in any undisclosed ex-parte communication regarding this particular application. There were no answers in the affirmative to these questions.

Chair Plaag confirmed with Mr. Jim Deal from Deal, Moseley, and Smith that he is the attorney for the applicant. Chair Plaag asked Mr. Deal if he had any objections to the materials submitted with the updated meeting packet. Mr. Deal said he had no objections.

Chair Plaag asked if the Acme Historical Documentation Survey Report included other photographs than those within the report. Chair Plaag affirmed Mr. Judah Goheen from the Winkler Organization. Mr. Goheen responded that the consultant only gave them the photos in the report. Chair Plaag asked Mr. Deal if the consultant they hired provided a floor plan or a photo key to the building's exterior and interior. Chair Plaag said these things are often included in these kinds of reports.

Ms. Meade pointed out that the HPC did not outline a particular sort of explicit requirements or expectations for the requested report. She said if the HPC feels like they did not receive enough information, it would be helpful for the HPC to discuss it so that future applicants and staff could be given better directions. Ms. Meade pointed out that the HPC could request that the applicant ask their consultant to provide the additional photos. She asked Chair Plaag the intent of the report. Chair Plaag said the goal is to document the building that had been designated as a historic building, even though that building is potentially demolished. He further explained that it is a mitigating measure in terms of preservation. Ms. Meade noted that we could be more explicit with applicants and staff moving forward with these details.

Chair Plaag asked Mr. Deal if his applicant could ask their consultant to provide the following things: all photographs so they can be appropriately stored, and a floorplan with a photo key that documents various numbered photos taken inside and outside of the building. Mr. Deal said the applicant is willing to ask the consultant to provide these things, provided they will do it without an additional charge. Mr. Goheen asked if they could hand draw a floor plan. Chair Plaag agreed to accept a hand-drawn floor plan with the photo key. Ms. Meade suggested that the HPC accept the report that has been submitted and published in the meeting packet. There were no objections to the report in the meeting packet.

Discussion ensued on the new proposed building elevations. Mr. Deal said that based on comments at the last hearing, the applicant had redesigned the building. Mr. Deal called on Mr. Brent Davis from Brent Davis Architecture as a witness to present the changes from the written description of the proposed work. After Mr. Davis was sworn in by Chair Plaag, Mr. Davis began his review of the proposed building changes from the packet between the April 28, 2022 submittal and the June 23, 2002, submittal.

Mr. Deal asked Mr. Davis to speak to the comments in the meeting packet by Ms. Amy Flieg, Town of Boone Fire Marshal. Mr. Davis explained that a sprinkler room on the first floor of the proposed building would accommodate a backflow device.

Discussion ensued on a revised site plan. Ms. Meade pointed out that a revised site plan was offered but inadvertently omitted from the meeting packet, but it has been added and can be viewed online.

After Mr. Gaston was sworn in, he began explaining that he had met with Mr. Justin Stines, Facilities Maintenance Supervisor, and Ms. Flieg and discussed relocating the dumpster and changing the access by closing some of the entrances. Mr. Gaston said these proposed changes are not shown on the revised site plan currently shown but that he did have an updated one that he could email to Ms. Shook so that she could share. Once Ms. Shook

received the email she shared the revised site plan on the screen where Mr. Gaston explained that there was also a discussion about a fire apparatus, but since they are taking down two power lines directly in front of this building for this project, the fire department can use ladder trucks when needed. He added that the proposed parking spaces are now 45 as opposed to 47 spaces. He said that one significant change is that there is no longer any vehicular access to Howard Street from the proposed hotel parking lot.

Chair Plaag asked Mr. Gaston about a fencing component at the northeast end of the parking lot. Chair Plaag asked if the current design would provide pedestrian egress from the parking lot for the proposed hotel to Howard Street. Mr. Gaston said that as the plans are currently drawn, there would not be pedestrian access.

Chair Plaag asked the Planning Staff if they had any questions about the revised site plan. Ms. Turner said no and confirmed that the proposed parking spaces were adequate for the buildings. Ms. Meade asked the Planning Staff if they felt the submitted materials and design details were specific enough and met the requirements of the Unified Development Ordinance. Ms. Turner said yes at this time, unless the applicant makes other proposed changes or if something arises during the conditional district zoning map amendment process.

Chair Plaag expressed his concern for the lack of pedestrian access to Howard Street from the parking lot and the potential impacts on neighboring properties. He said if there is no access given, there is a potential for pedestrians to walk through other areas to get from the hotel to Howard Street. He asked the Planning Staff if there was a mechanism in the UDO to allow pedestrian access. Ms. Turner said yes, the access could be by a sidewalk or walkway. She suggested that the Planning Staff review the Howard Street Plan to see if it is feasible to have an access point there. Ms. Meade asked if the applicant would be willing to agree to provide a pedestrian access with hardscape, subject to the condition of working with Mr. Stines and Mr. Todd Moody at the Public Works Department, and to be consistent with the Howard Street Plan. After being sworn in by Chair Plaag, Mr. John Winkler, the property owner, agreed to the proposed condition.

Discussion ensued on the standard for new commercial construction projects. Chair Plaag asked for clarification on building height. Ms. Shook noted that as proposed the applicant had met the height requirements and due to ordinance requirements the applicant was required to do an additional process because the height of the proposed building exceeded the height of the original building.

Discussion ensued on the appropriateness of a proposed new commercial building. Chair Plaag read Section 14.7 and pointed out that the proposed building is longer and higher than the existing building. He voiced his concerns from a mass, scale, and height perspective as to whether this building, for this particular part of the district, is appropriate in scale and massing. He said he is raising this issue because it is a change from what historically has been there. He said he wanted to be sure that the Planning Staff was not saying that the proposed project meets the district standard and only addresses the required standards of the UDO. Ms. Meade responded that this was correct. She suggested that the Planning Staff revise this section to clarify that they were speaking to general UDO standards. She said that otherwise, they would be pre-judging the work of the HPC.

Discussion ensued on the staff comment under Section 14.10. Chair Plaag pointed out that this staff comment is incorrect in the staff report. Ms. Turner agreed that the staff comment was incorrect.

Discussion ensued on the staff comment under Section 3.6 on packet page 161. Chair Plaag read this section and pointed out that the staff comment states that the applicant meets the UDO setback requirements. He asked if the setbacks are relevant to this particular standard, since this is a standard that addresses building mass and open space and the relationship between those two things, and not a UDO requirement regarding setbacks. In response to the staff comment, Ms. Meade noted that Ms. Turner might have been speaking to the underlying general UDO standards. She said it is up to the HPC to apply the historic standards.

Chair Plaag opened the public comment session of the meeting. There was no public comment presented.

Chair Plaag asked Mr. Deal if he would like to rebut any evidence or discussion presented at this hearing. Mr. Deal said no.

Chair Plaag asked Mr. Deal if he would like to give a closing summary or argument or defer that until after the staff has any interest in making additional statements. Mr. Deal said he would wait for Staff to comment. Ms. Turner said the Staff had no further comments.

In summary, Mr. Deal pointed out that the revised site plan included everything the HPC requested. He reiterated that the proposed building is out of the floodway. He noted that inserting the set back in the center of the new proposed building changes the massing along the street. Mr. Deal noted that the applicant thought it was important to have a hotel support the downtown area. He said the applicant does recognize that a conditional district rezoning map amendment is required for the proposed hotel. He said opening up the stream, creating a pedestrian walkway, and closing the vehicular traffic to Howard Street all benefit the downtown area.

Chair Plaag opened the floor to the HPC for discussion on the proposal of the new building design and its relationship to the applicable standards. Member Watkins confirmed that all the staff comments on packet page 151 had been met. Ms. Turner explained that certifications for the stream bank restoration would be required later. Member Watkins asked Chair Plaag if any wire-cut brick exists in the Downtown area. Chair Plaag said there is a mix of brick types and some buildings that fall into the period of significance have wire-cut bricks. Chair Plaag said he thought wire-cut brick was appropriate for the historic district. Member Watkins agreed with the proposed color of the brick.

Chair Plaag explained that the HPC does not want to create a sense of false historicity in existing architecture or new construction because that would not be appropriate.

Discussion ensued on scale and massing of buildings. Chair Plaag voiced his concern about controlling scale and massing so that it is appropriate for the historic district.

Vice-Chair Bond noted that it is important to be careful about handling the first new construction due to the Howard Street project. She noted her concern for any precedence set that would influence projects in the historic district.

Member Watkins congratulated the applicant and his team for the significant improvement in the proposed new building design; he thought it would fit well in the historic district.

Motion and Vote:

Member Watkins made a motion, seconded by Vice-Chair Bond, to accept the proposed exterior modification of the proposed hotel because it is congruous with the special character of the historic district.

Chair Plaag asked Member Watkins to accept a friendly amendment to add the condition for the pedestrian access from the proposed hotel parking lot to Howard Street. Member Watkins accepted the friendly amendment.

Member Watkins also included the conditions of approval that are automatically included as a part of the approval. Vice-Chair Bond accepted this friendly amendment and to include the following conditions.

1. New construction: Where there is a conflict between the application information (March 24, 2022) and the plans (June 24, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations 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.

3. 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
4. The applicant agreed to work with the Public Works Department to locate and to construct a pedestrian access between the hotel parking lot and the streetscape improvements for Howard Street.

Vote: Aye – all
Nay – None
The motion passed.

Exhibit 12

Additional Historic Photos – Staff Provided

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 for the photo. *Staff Note: Planning Staff did not alter or edit the photos in any way, but only arranged them in this document for presentation purposes. Any commentary on the images is from the Digital Watauga technician(s) who found and sent the images to Planning Staff.*



Image Courtesy: Dexter Press Inc., Aerial Photography Services Inc., "Greetings From Boone Aerial Postcard," *Digital Watauga*, accessed January 3, 2024, <https://digitalwatauga.org/items/show/20605>.

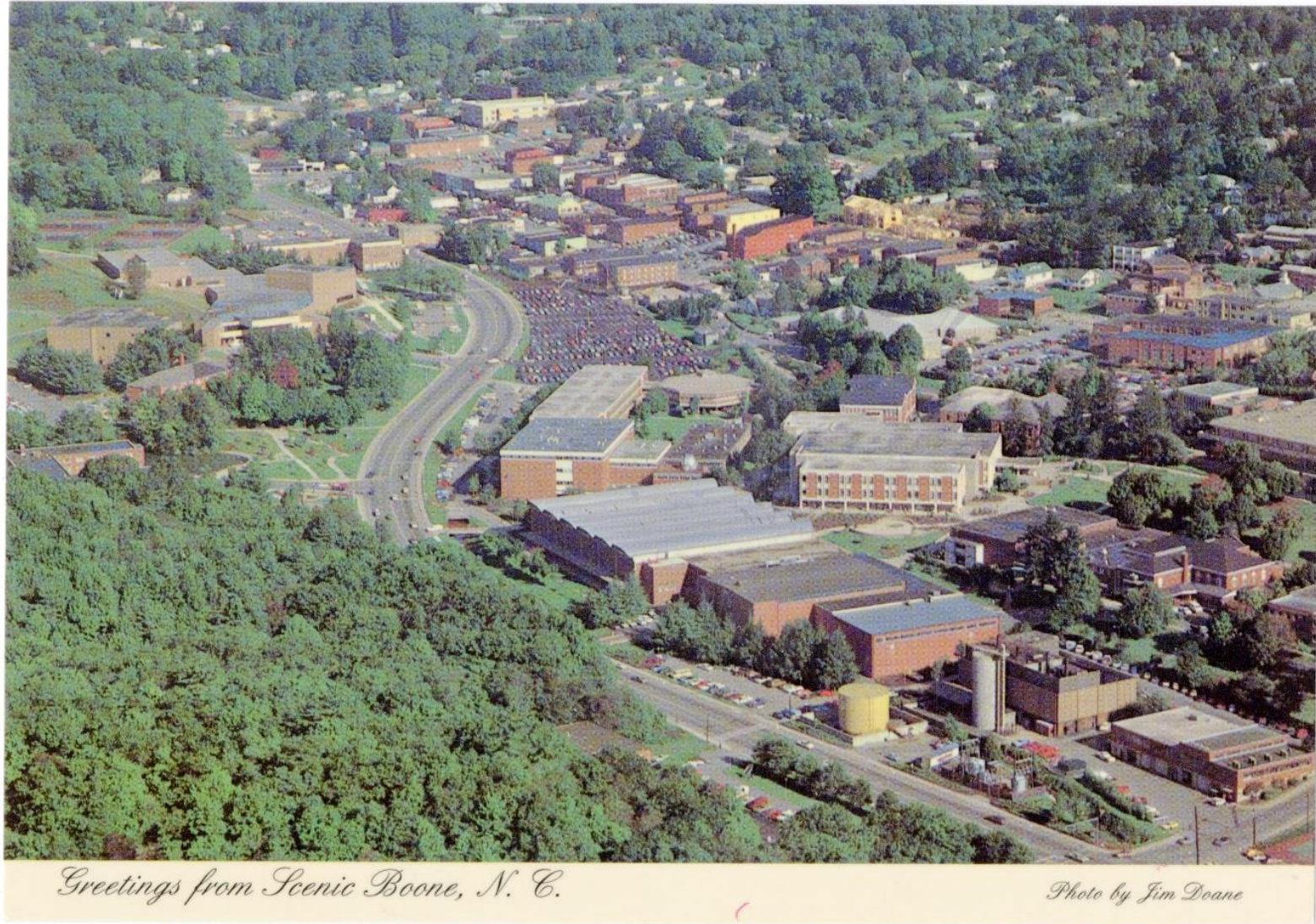


Image Courtesy: Dexter Press Inc., Aerial Photography Services Inc., "Greetings from Boone Postcard #2," *Digital Watauga*, accessed January 3, 2024, <https://digitalwatauga.org/items/show/20613>.



Image Courtesy: Crayte Teague, "King Street Looking Southeast," *Digital Watauga*, accessed January 3, 2024, <https://digitalwatauga.org/items/show/31195>.



Image courtesy: Palmer Blair, "Aerial View of Boone from the Southeast, 1950," *Digital Watauga*, accessed January 3, 2024, <https://digitalwatauga.org/items/show/6030>.



Image courtesy: Palmer Blair, "Aerial Shot of Boone, 1950," *Digital Watauga*, accessed January 3, 2024, <https://digitalwatauga.org/items/show/3565>.



Image courtesy: Palmer Blair, "Aerial View of Boone from the East, 1950," *Digital Watauga*, accessed January 3, 2024, <https://digitalwatauga.org/items/show/6032>.



Image courtesy: Palmer Blair, "The Town of Boone in 1950," *Digital Watauga*, accessed January 3, 2024, <https://digitalwatauga.org/items/show/3566>.



Image courtesy: Palmer Blair, "Aerial Print of Downtown Boone," Digital Watauga, accessed January 3, 2024, <https://digitalwatauga.org/items/show/3809>.