



Historic Preservation Commission

Regular Meeting

~ Agenda ~

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

Jane Shook
828-268-6960

Tuesday, October 10, 2023

3:00 PM

WebEx

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

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

- I. Call to Order**
- II. Adoption of Agenda**
- III. Public Comment**
- IV. Case A23-0204 Ellison NC - COA**

A23-0204 - Exhibit 1 - Application

A23-0204 - Exhibit 2 - Written Description and Historic Photo

A23-0204 - Exhibit 3 - Existing Conditions

A23-0204 - Exhibit 4 - Staff Report

A23-0204 - Exhibit 5 - Frank A. Linney House & Former Linney Law Office - Local Landmark Designation Ordinance

A23-0204 - Exhibit 6 - Historic Photos

- V. Adjournment**

WebEx Video Information

WATCH OR PARTICIPATE IN THE MEETING: Individuals who wish to give testimony/evidence with respect to a case may do so through WebEx, either online (by computer or smartphone) or telephone. To do so, please email Jessica Mitchell, Long-Range/Special Projects Planner at jessica.mitchell@townofboone.net or call 828-268-6960 and you will be

provided with an email invitation to the meeting. All requests for participation must be completed by 2 p.m. on the day of the meeting.

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

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

CONCERNS REGARDING PARTICIPATION: Please contact Jessica Mitchell, Long-Range/Special Projects Planner by phone at 828-268-6960 as soon as possible if you are concerned about your ability to participate through the options listed above (online or by telephone) in the "To participate in the meeting" section above.



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 1), 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: October 10th, 2023

C. Property Information

Street Address:

718 West King Street

Watauga County Parcel Identification Number:

2900-89-0400-000

Existing Zoning District(s): _____

Total Land Area: _____

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

If yes, describe: _____

D. Applicant Information

Name:

Cole Avery

Complete Mailing Address (Street, City, Zip):

692 Mabel School Rd. Zionville NC 28698

Phone Number:

828-406-4607

Email Address:

Hello@ellisonnc.com

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

E. Property Owner Information

Name:

Joyce Coffey

Jack Robinson- Property Manager

Complete Mailing Address (Street, City, Zip):

235 Walker Street #275 Lenox MA 01240

Phone Number:

828-963-0692

Email Address:

Landman74@yahoo.com

F. Landmark/District Information

District/Landmark Name:

Linney Law Office Garage Space

Period of Significance:

1920's- 1950's

G. Project Details

Project Cost: \$200 - labor

Project Type:☐ New Construction☐ Renovation☐ Landscaping☒ Moving Structure (awning)☐ Demolition**H. Design Professional Information**Designer is an: ☐ Architect ☐ Engineer ☐ Owner ☐ Other: _____

Name: _____

Company: _____

Complete Mailing Address (Street, City, Zip): _____

Phone Number: _____

Email Address: _____

*Additional Designer Information: If additional designers are involved beyond the one listed, please provide additional info on a separate sheet***I. Applicant Signature and Property Owner Authorization**

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

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

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

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

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

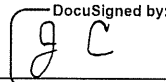
Cole Avery

Applicant (Print)**Applicant (Signature)**

8/7/23

Date

Joyce Coffey

Property Owner (Print)DocuSigned by:
**Property Owner (Signature)**

8/7/2023

Date

Text

Official Use Only

Permit Name:

Ellison NC - COA

Permit Number: A 23-0204				
Date: 8-21-23	Fee: 375.00	Receipt Number: 076 278	Method of Payment: ☒ Cash ☐ Check Number: _____	Paid By: Ellison NC

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

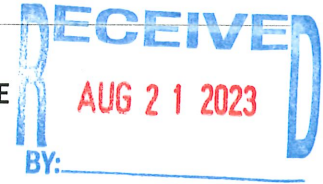
Note: The following is a checklist for the presentation materials needed for your application. It is the applicant's responsibility to provide adequate photographs, architectural plans, and other material to enable the HPC to understand the proposal and its impact on the historic district/landmark. The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



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

PLEASE READ THE ENTIRE APPLICATION PACKAGE



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

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

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

Historic Preservation Commission Information

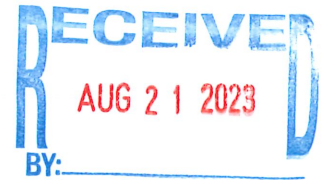
- Meetings: 1st Tuesday of each month at 6 p.m.
- Meetings are to be held at Council Chambers located at 1500 Blowing Rock Road.

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

Communication: A23-0204 - Exhibit 1 - Application (Case A23-0204 Ellison NC - COA)

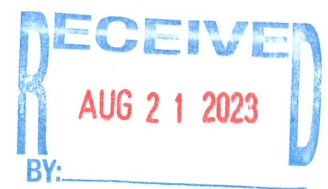
Statement of Conformity - Project Proposal

Shop Name: Ellison 719 West King Street Boone, NC 28607



We would like to remove the green metal awning from the front of the building in order to restore the store front to its original look. We would also like to install a sign on the original anchors similar to the original "palmer's photo sign."







**STAFF REPORT
HISTORIC PRESERVATION COMMISSION,
CASE A23-0204 - OCTOBER 10, 2023
ELLISON-AWNING REMOVAL**



Request

Case A23-0204, Cole Avery of Ellison is requesting to remove the green metal awning from the front of the building at 718 W. King Street. The removal of the awning is classified as Major Work which requires a Certificate of Appropriateness. 718 W. King Street, the Linney Law Office, is classified with a Local

Historic Landmark designation and under the Ordinance designating the Frank A. Linney House and Former Linney Law Office as a local historic landmark. This local historic landmark ordinance for these properties states that the review process of Article 8 of the Town of Boone Unified Development Ordinance shall be observed prior to any demolition, alteration, rehabilitation, restoration or removal of any exterior elements of the designated property. Staff has provided this ordinance as an exhibit for reference of the local historic landmark designation.

Parcel Information

Address: 718 W. King Street
Property Owner: Frank and Joyce Coffey
Watauga County PIN: 2900-89-0400-000
Lot size (total): 0.0517 Acres
Jurisdiction: Town of Boone
Access: W. King St. (State maintained)
SFHA: No
Watershed District: No
Corridor District: No
NCD: No
Viewshed: No
Steep Slope: No
Transitional Zone: No
Current Zoning: B1 Downtown Core, Boone Downtown Local Historic District

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1, Downtown Core, Downtown Boone Historic District	Single Family Residential
East	B1, Downtown Core, Downtown Boone Local Historic District	Single Family Residential
South	B1, Downtown Core, Downtown Boone Local Historic District	Street/Retail
West	B1, Downtown Core, Downtown Boone Local Historic District	Personal Service Establishment

Zoning Analysis

The applicant is proposing to remove the green metal awning and install a sign on the front of the building. The current awning, although not over a public sidewalk, requires it to be elevated eight feet (8') above grade, and would be considered legally non-conforming as the awning is only six feet, eight inches (6'8") above grade in the front and eight feet, four inches (8'4") in the back.

Staff note: Ellison is proposing a projecting sign that will be approximately four (4) square feet in area. Appendix D requires a Statement of Conformity for a new sign on a contributing building which is issued by Staff in the Planning and Inspections Office.

Historic District Analysis

In October 2021, the Town of Boone adopted the Downtown Boone Local Historic District overlay. Overlay districts are those districts that overlap one or more general use or conditional districts and imposed standards in addition to the underlying zoning standards. Where requirements conflict, overlay district standards supersede general use district standards.

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

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

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

INVENTORY CLASSIFICATION

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

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

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

DESIGNATION REPORT/ARCHITECTURAL SURVEY PROPERTY SUMMARY

The Designation Report summary is included on the right (in blue), and the full Architectural Survey summary is included below. The subject property is classified as "CA" meaning the property contributes to the district based on architectural significance. The subject property is also classified as "CH" meaning the property contributes to the district based on historical significance related to events or individuals associated with the property. The parcel has one entry in these reports for 718 W. King Street.

WT0587 Linney Law Office (1923)

718 West King Street

This is an update to the previous 1988 survey and the 2002 survey update for this property. While no significant structural changes appear to have occurred since the 2002 survey update, a full description of the exterior was not previously recorded. The Town of Boone designated this building as a Local Historic Landmark in 2017.

The former Linney Law Office, located on the north side of West King Street to the southwest of the Frank A. Linney House (WT0582), is a square, two-story, hip-roofed, fieldstone building with hidden mortar that was completed in December 1923. Linney began work on “a more stately and modern building” at the southwest corner of his property to replace the law office he had been using in May 1923 (*Watauga Democrat*, May 17, 1923). A local news item described the building as “one of the most unique and splendidly constructed buildings yet erected in our growing town. The walls are of solid stone masonry—surface rock—while the floors of the first story are of concrete and used as a private garage. The offices on the second floor are plastered throughout, save the gum ceiling. Truly the ‘Little Rock House’ is a thing of beauty.” Following Linney’s death in 1928, the building held numerous occupants throughout the twentieth century and up to the present day, with the first floor of the building being converted to a shop space sometime before 1950, when Palmer Blair’s photo studio occupied the first floor for several years. Other than a presumed modification of the south elevation of the first floor from a garage bay to the storefront configuration seen at Palmer’s Photo Shop sometime before 1950, and a change from the French door entrance seen circa 1950 to the single door entrance seen today, the building is otherwise nearly unchanged since its construction in 1923.

Today, the south (front) elevation features a central entrance with large, plate glass windows on either side, an arrangement that was added at least by the late 1940s, when Palmer Blair had his photo studio shop in this space. All windows feature a simple wooden trim. An aluminum, shed roof awning, added sometime after 1950, covers this front façade. The second story features two five-over-one, single-hung sash windows with fixed, Craftsman style, upper sashes. An unusual fieldstone pilaster directly above the first floor entrance separates these windows, while broader pilasters frame the southwest and southeast corners. A concrete stairwell with a concrete cheek wall on the west side and a natural stone cheek wall on the east rise with the grade on the east side of the building to the second floor entrance, terminating in a concrete patio. The second floor of the east elevation is also of stacked native stone and continues the wide pilaster treatment at its corners, offering a centrally located, single, wooden door with three lights. A scar in the asphalt shingle roofing material on the east side (near the southeast corner) and a

WT0587 Linney Law Office (1923)—CA, CH
718 West King Street (2900-89-0400-000)

This square, two-story, hip-roofed, native fieldstone building with hidden mortar was constructed for Frank A. Linney in 1923 to serve as a garage on the ground floor and Linney’s law office on the second floor. After Linney’s death in 1928, the building held numerous tenants in the first floor area, which was converted to store space, and in the second floor apartment. Aside from changes to the first floor shop space, the building has remained nearly unchanged since its construction in 1923.

Of note are the five-over-one, single-hung sash windows with fixed Craftsman upper sashes found on the second floor. A floating fieldstone pilaster separates the two south elevation, second floor windows, while additional pilasters frame the corners of the building. This building was designated as a Local Historic Landmark in 2017.

stack of concrete blocks on the patio suggest that some sort of object was once attached in this location, although it was almost certainly not original to the building. A prominent, rectangular, native stacked stone chimney rises from the east roof face near the northeast corner and is capped with metal flashing. An additional ventilation stack rises near the apex of the hipped roof on the east face.

The north elevation is of native stacked stone and repeats the corner pilaster treatment. It also features two additional, Craftsman-style windows at the second floor level that are like those found on the south elevation. The first floor is built into the grade and is thus unobservable. A late 1980s building to the west (WT0814) obscures the west elevation, but images from the 1988 survey of the property, when this building to the west was just beginning construction, show native stacked stone resting on a concrete foundation between the northwest and southwest native stacked stone pilasters. A small window opening was visible near the center of the elevation at the lower level, perhaps containing an air conditioner. An air conditioning unit fills that space today, as seen from the inside of the ground-floor shop.

SANBORN FIRE INSURANCE MAPS FROM THE LIBRARY OF CONGRESS

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. Credit for each map will be included underneath each image. An image of the full map, followed by a cropped version is included below; the image has been cropped by Planning Staff.

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

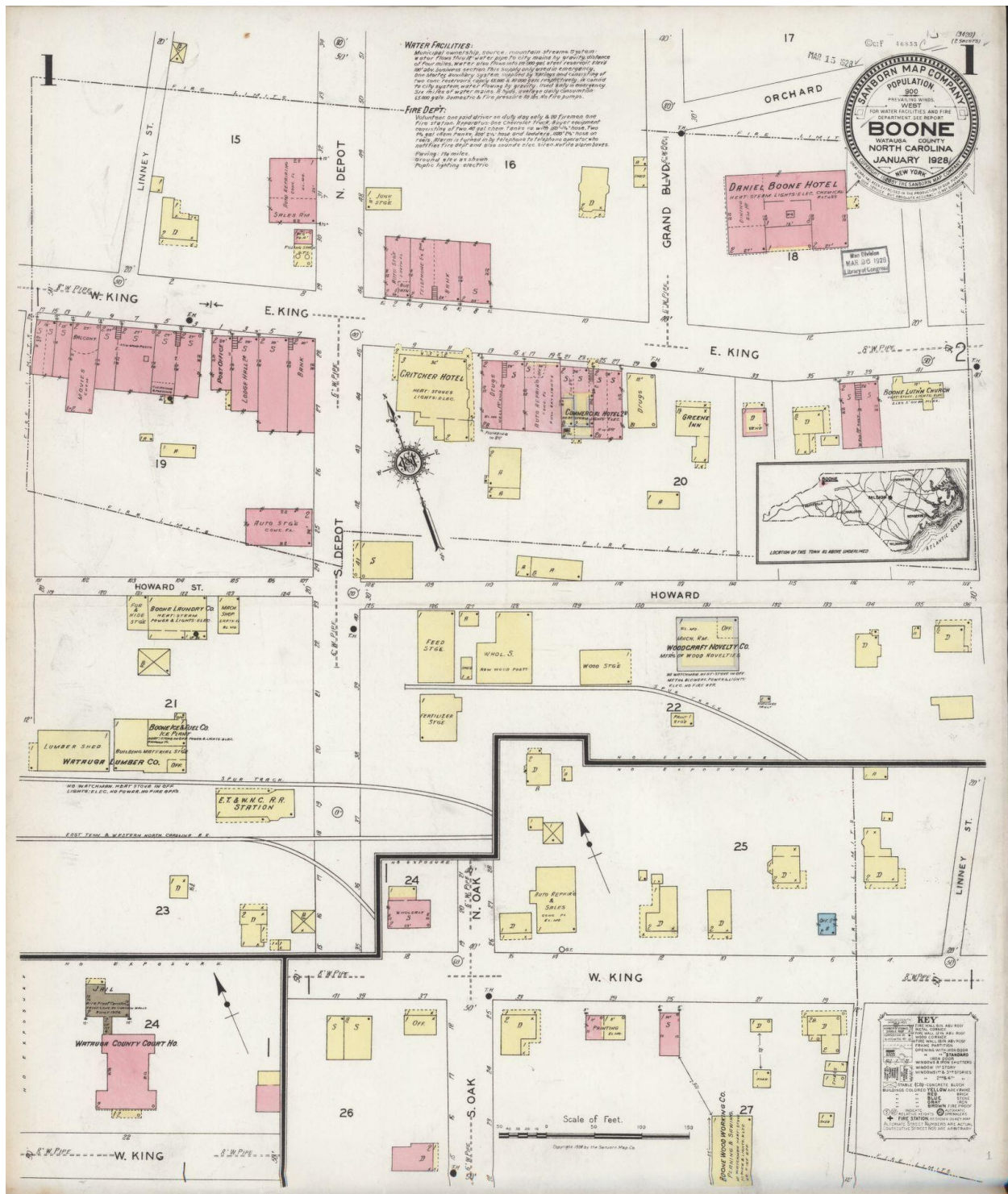
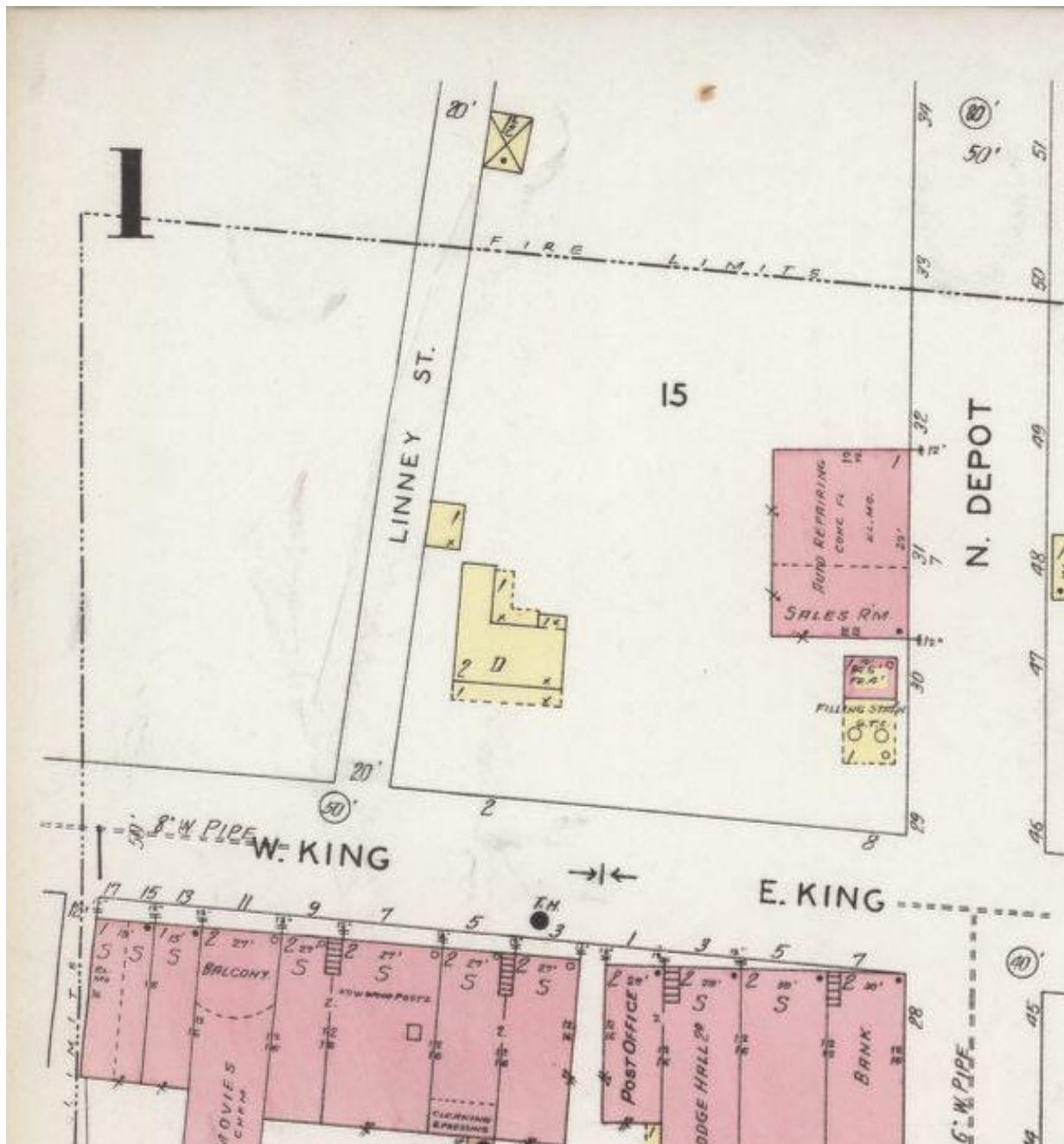


Figure 1. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/. Digital Id http://hdl.loc.gov/loc.gmd/q3904bm.q3904bm_q063831928.



CROPPED IMAGE Figure 2. 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.qmd/q3904bm.q3904bm_q063831928.

1947 Sanborn Fire Insurance Map – E. King Street, Grand Boulevard, Howard Street, Depot Street, Linney Street, Queen Street

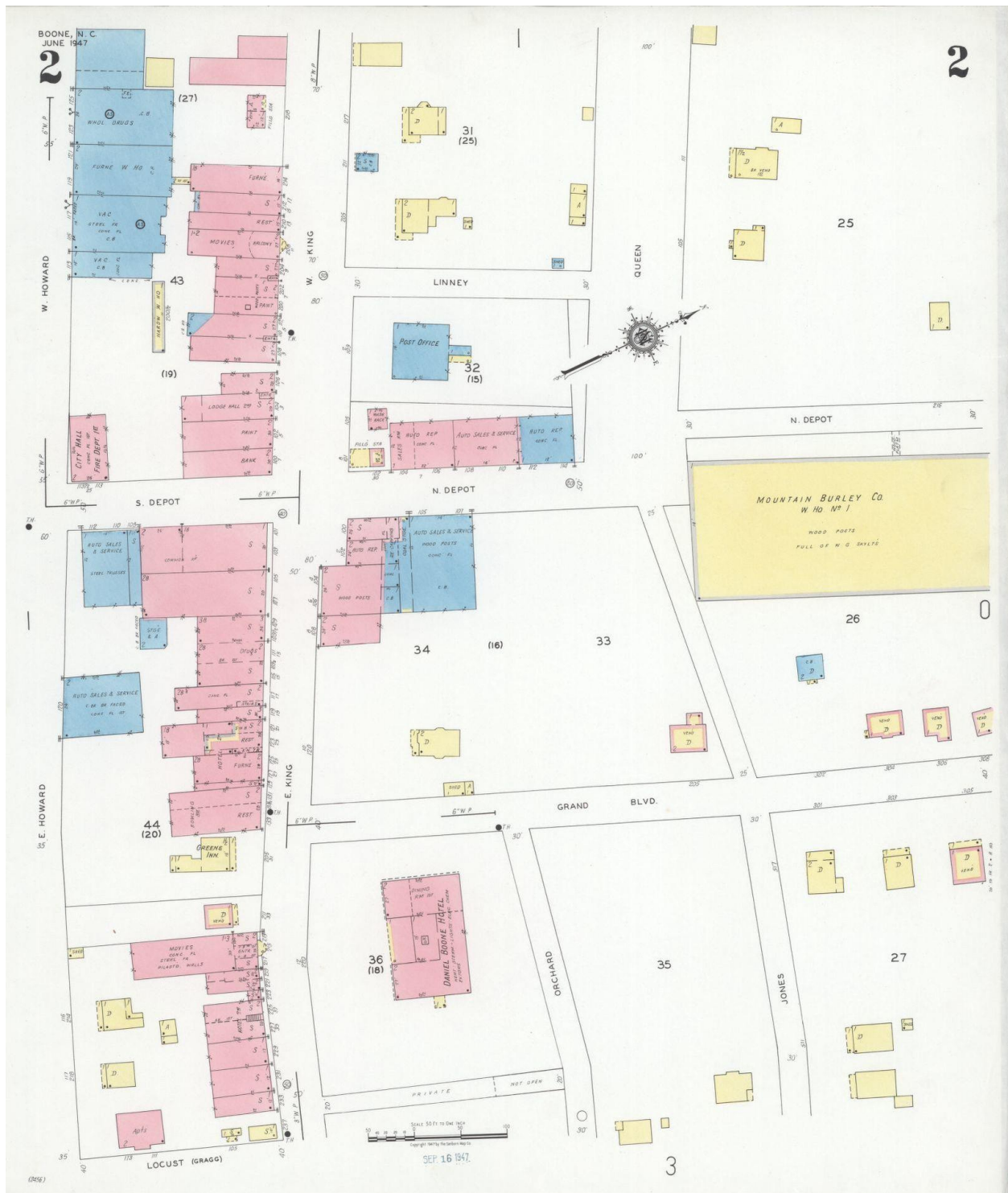
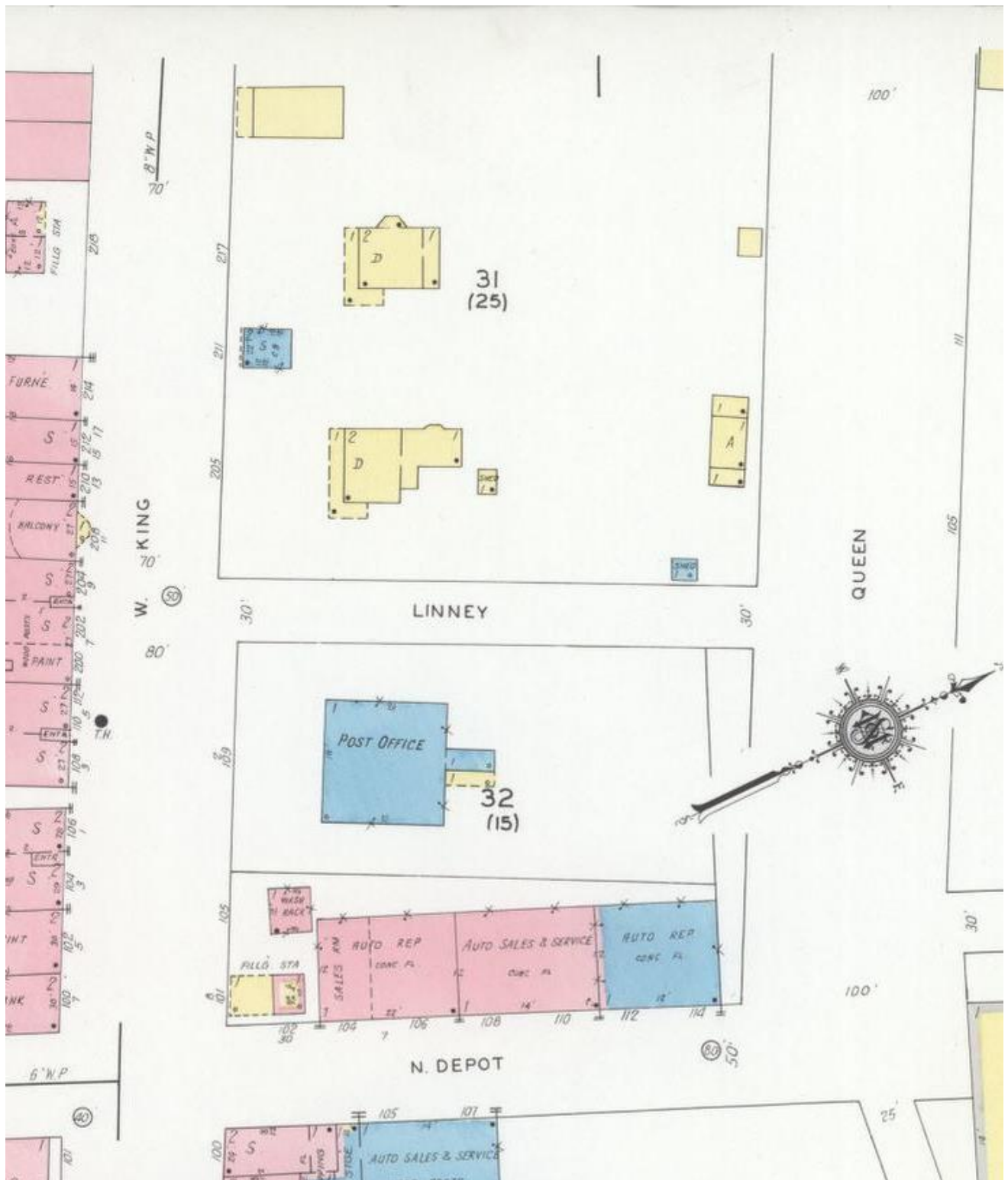


Figure 2. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. https://www.loc.gov/item/sanborn06383_002/. Digital Id http://hdl.loc.gov/loc.gmd/g3904bm.g3904bm_q063831947



CROPPED IMAGE Figure 2. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. https://www.loc.gov/item/sanborn06383_002/. Digital Id http://hdl.loc.gov/loc.gmd/q3904bm.q3904bm_q063831947

DESIGN STANDARDS

Staff Note: Applicable standards from Article 8 of the Town of Boone Unified Development Ordinance, which are to be used based on Section 3 of the Ordinance (included below in blue) designating the Former Linney Law Office. Additionally, Staff has included applicable standards from Appendix D.

Section 3: The review process provided by Article 8 of the Town's Unified Development Ordinance ("UDO") shall be observed prior to demolition, alteration, rehabilitation, restoration, or removal of any exterior elements of the designated Property.

...

Article 8 Historic Preservation Procedures **8.03 Application Required**

8.03.01 From and after the designation of a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on such landmark or within such district until after an application for a Statement of Conformity (SOC) for minor work or a Certificate of Appropriateness (COA) for major work has been approved as detailed herein.

- A. A SOC or COA must be approved prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving, or demolishing any structures.
- B. A SOC or COA may be issued subject to reasonable conditions necessary to carry out the purposes of this Article.
- C. A SOC or COA is required whether or not a building permit or other permit is required.
- D. Exception: Ordinary maintenance or repair of the exterior features of a building does not require approval through the SOC or COA process. Ordinary maintenance or repair includes only such work as does not involve a change in design, material, or appearance of any exterior features of a building or other structure. Proposals to engage in ordinary maintenance or work must be submitted for review pursuant to such process(es) as the Administrator may require to confirm whether or not the activity meets the standards for the exception.

8.03.02 For purposes of this Section, "exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. Such "exterior features" shall include historic signs, color, and significant landscape, archaeological, and natural features of the area.

8.03.03 In the case of outdoor advertising signs, "exterior features" shall be construed to mean the style, material, size, and location of all such signs.

...

8.05 Certificate of Appropriateness for Major Work

8.05.01 Major work includes all other work not considered as either ordinary or routine maintenance or minor work. Major work requires a COA Application and a quasi-judicial hearing before the Historic Preservation Commission for approval. A. All public hearings on Certificates of Appropriateness for major work shall be conducted in a quasi-judicial manner as described in Article 6.

...

8.05.02 Major works that must be approved pursuant to issuance of a COA include by way of example, but are not limited to the examples set forth at Table 8.05.03 below.

8.05.03 Table of Minor Work and Major Work in the Historic District

Staff Note: *Staff has included an abbreviated table.*

Awnings, Canopies, or Shutters	Routine Maintenance	Minor Work (SOC)	Major Work (COA)
In-kind repair/replacement of an existing awning, canopy or shutters	X		
Addition of awnings, canopies or shutters on tertiary elevation not visible from a public street		X	
Removal of an awning, canopy or shutters on a non-contributing structure		X	
All other alterations			X

Staff note: *The Linney Law Office is a contributing structure and the applicants are proposing work under all other alterations, so Staff determined that a COA would be required.*

...

Design Standards

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

Downtown Boone Local Historic District Design Standards and Handbook, UDO Appendix D

Staff Note: *Appendix D standards, specifically Design Standards for Historic Streetscapes, Landscapes, Monuments, and other Resources in the District, within Section 8 (“Signage”), imposes the same general requirements for signs in the historic district as are imposed by Article 26 of the UDO, and must be met by the applicant if a COA is granted. Further, upon review Staff has determined that the proposed sign complies with all applicable sign requirements. Standards from UDO Article 26 are not applicable to the COA case before the Commission and will not be re-stated in this report. Staff has included Appendix D standards regarding signs, since Staff will reference these in the Statement of Conformity process for the applicant’s proposed sign.*

Commercial Properties Within the District, Standards for Commercial Properties within the District, Windows, Doors, and Awnings in the District [Design Standards, p. 75-84]

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 all 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.

...

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

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

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

...

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Landscapes, Monuments, and Other Resources in the District, Streetscapes, [Design Standards p. 101-103]
Streetscapes

In contrast to the natural elements around which communities are often organized, historic streetscapes instead represent the built environment that defines the character, context, and components around which a community grows and evolves. Typically, buildings are the most obvious and dominant streetscape features, but this type of landscape includes other elements, including the spaces between buildings, private yards, alleyways and streets, sidewalks and other pedestrian elements, lighting, fences, public benches, retaining walls, monuments, public art, and street signage.

With regard to all streetscapes in the District, the following standards should be observed:

- ...
- 1.1 The form, scale, and massing of building facades located along public ways should be preserved.
- 1.2 The width, alignment, and configuration of streets, alleys, sidewalks, and walkways within the District should be retained and preserved.
- 1.3 The intended sightlines and views of historic public monuments and public art should be maintained.
- 1.4 Historic streetscape features, including lighting, fences, benches, and signage, should be preserved.

...

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Landscapes, Monuments, and Other Resources in the District, Signage, [Design Standards p. 111-112]

Signage

- 8.1 Sandwich boards, other temporary street signage, seating, and/or merchandise shall not be placed upon the public ways of the District or otherwise impede the pedestrian or traffic flow on those public ways.
- 8.2 Permanent signs in the historic district are to be historically appropriate for either a contributing or non-contributing building:
 - Permanent signs of a non-contributing building shall be historically appropriate to the period of significance for the district or landmark. The sign shall be of appropriate size, massing, and lighting design relative to the period of significance of the district or landmark.
 - Permanent signs of a contributing building shall be historically appropriate to the period of significance of the building. The sign shall be of appropriate size, massing, and lighting design relative to the period of significance to the building, and shall not harm, damage, or destroy historic materials or features. In the case there is not photographic evidence of materials appropriate to the historic building, then the materials shall be appropriate to the materials in the historic district.
- 8.3 All signs are subject to the general sign regulations contained in the Town of Boone UDO.

...

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.

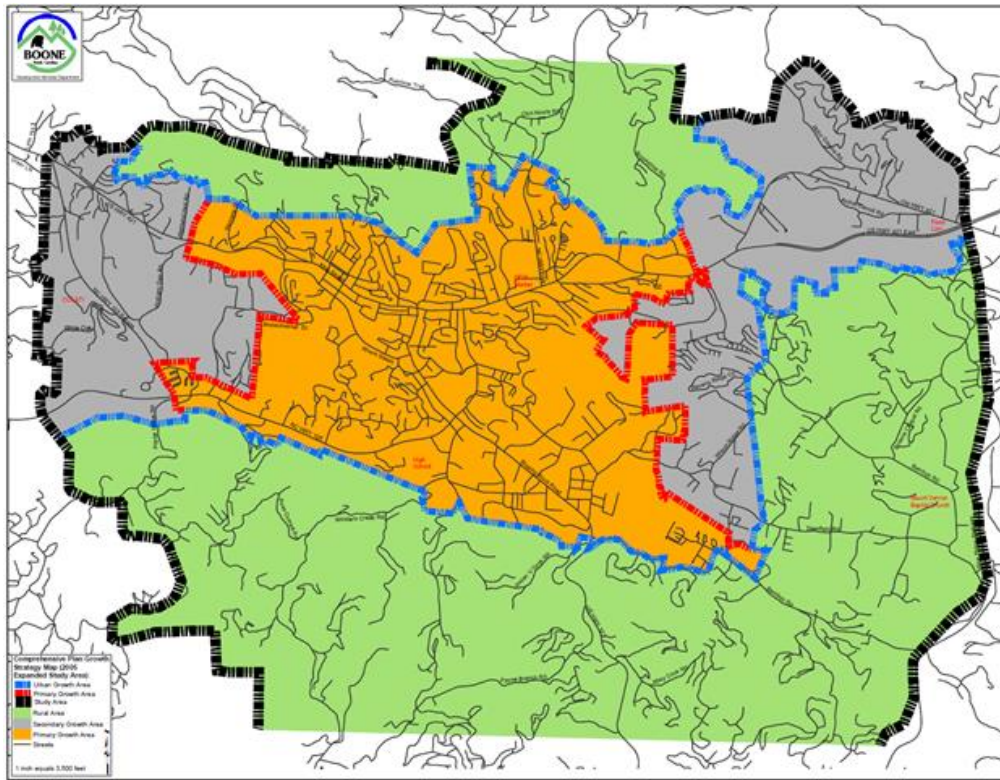
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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.

2.2.3 Parks, Recreation and Open Space (p. 53)

- A. Future park development and open spaces shall be planned to provide for the rational and equitable distribution of recreation and open space opportunities within the planning area. Public facilities shall be provided to address the unmet needs of area residents lacking access to university or private recreational facilities.
- B. Financial support shall be provided to the rehabilitation, upkeep, and expansion of existing facilities first, and to new facilities second.
- C. In determining future sites for park, recreation and open space facilities, multiple objectives for natural area conservation, visual enhancement, promotion of cultural and historic preservation, watershed and flood prone area protection shall be considered.
- D. Land acquisition for new recreation sites in advance of need shall be encouraged to achieve desirable locations at cost effective levels.
- E. Provision of open space and recreational facilities shall be encouraged in private developments and through intergovernmental and public/private partnerships.

- F. The identification and appropriate development of a system of open space greenways within the planning area shall be encouraged for both recreational and alternative transportation purposes. The use of natural corridors such as streams, floodplains, and secondarily, man-made corridors such as utility and transportation rights-of-way and easements shall be emphasized.
- G. While emphasizing programs which serve the unmet recreation needs of the greatest number of people, the Town shall strive to meet the needs of specific population subgroups, including, particularly, teenagers, the elderly and the physically challenged.

2.3 THE COMMUNITY (p. 60).

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

2.3.2 Community Character (p. 67)

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

2.3.4 Public Involvement

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

Conditions of Approval

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

- Where there is a conflict between the application information (August 21, 2023), and the plans (August 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 (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details, and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

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

1. Condition (as warranted) ...

Historic Preservation Commission Procedure

Congruity with the historic district

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

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



Town of Boone

Committee Recommendation

Approved
Oct 19, 2017 5:30 PM

Historic Preservation Commission Request - Linney House and Law Office

Information

Department: Planning and Inspections **Sponsors:**
Category: Ordinance

Attachments

[Printout](#)

[Linney House Report, Final Draft, May 2017, compressed](#)

AN ORDINANCE DESIGNATING A LOCAL HISTORIC LANDMARK_090617 (This file has not yet been converted to a viewable format)

Body

At their May 9, 2017 meeting the HPC voted to forward the Local Landmark Designation application to Council for permission to send it to the NCSHPO (North Carolina State Historic Preservation Office). This addressed one of the steps the Town needs to take, as detailed by the SHPO, before the Town can become a CLG (Certified Local Government).

On July 21, 2017, the NCSHPO returned comments from the submittal of the Linney House and former Linney Law Office as a local landmark designation and were extremely complimentary of the report written by Eric Plaag and Paul Fuller as well as finding that both properties possess local significance and the integrity of a local landmark designation.

On October 10, 2017 the Historic Preservation Commission held a public hearing recommending approval of the attached ordinance designating the Linney House at 219 Queen Street and the Former Linney Law Office at 718 W. King Street as the Town's second Local Landmark Designation.

Please see the Local Landmark Designation Report for the Frank A. Linney House and Former Linney Law Office that is attached as well as the Ordinance designating the Frank A. Linney House and the former Linney Law Office as a local historic landmark.

Meeting History

Oct 19, 2017 5:30 PM **Town Council** **Regular Meeting**

Draft

AN ORDINANCE DESIGNATING A LOCAL HISTORIC LANDMARK

FRANK A. LINNEY HOUSE AND FORMER LINNEY LAW OFFICE

BOONE, NORTH CAROLINA

WHEREAS, Chapter 160A-400.5 of the North Carolina General Statutes provides for the designation of historic landmarks; and

WHEREAS, the Town of Boone has created the Boone Historic Preservation Commission ("HPC") as a historic preservation commission having the authority to exercise, within the planning jurisdiction of the Town, all powers and duties conferred by Part 3C of Chapter 160A of the North Carolina General Statutes; and

WHEREAS, the HPC duly adopted (i) rules of procedure and (ii) principles and guidelines for the alteration, restoration, relocation, or demolition of properties designated as landmarks at its regular meeting held January 12, 2016; and

WHEREAS, the HPC issued a Landmark Designation Report on May 9, 2017, recommending designation of the Property as a historic landmark; and

WHEREAS, as set forth in detail in the Landmark Designation Report, the HPC has determined that the Property is of special significance in terms of its historical and architectural importance, and possesses integrity of design, setting, workmanship materials, feeling and association; and

WHEREAS, the Landmark Designation Report was submitted to the State Historic Preservation Office ("SHPO") of the North Carolina Department of Cultural Resources for review and comment; and

WHEREAS, the SHPO has reviewed the Landmark Designation Report and issued a letter of comment dated July 21, 2017, in which it noted that the Properties are significant for their association with Frank A. Linney, a prominent attorney for the State of North Carolina and the United States Government as well as state chair of the Republican Party in North Carolina; and

WHEREAS, Frank A. Linney was the son of Colonel Romulus Z. Linney, a powerful North Carolina US Congressman during the late nineteenth century; and

WHEREAS, the Linney House has examples of intact early local architecture which include Craftsman and Queen Anne Elements; and

WHEREAS, the former Linney Law Office is an exceedingly rare example of an earlier twentieth-century, stacked fieldstone commercial building located at the heart of the Downtown Boone business district; and

WHEREAS, the Linney House and Former Linney Law Office, located on adjoining parcels, retain an impressive degree of integrity and

WHEREAS, the twentieth century washhouse located adjacent to the Frank A. Linney House, is believed to be the only surviving domestic outbuilding in Boone's Downtown Business District; and

WHEREAS, the Boone Historic Preservation Commission held a duly-noticed public hearing on October 10, 2017, with respect to this ordinance and designation of the Property as a historic landmark as contemplated herein, and following said hearing voted to confirm its recommendation that the Town Council designate the Property as a historic landmark; and

WHEREAS, the Boone Town Council held a duly-noticed public hearing on October 19, 2017 with respect to this ordinance and designation of the Property as a historic landmark as contemplated herein; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing and the information contained in the HPC's Landmark Designation Report; and

WHEREAS, the Boone Town Council finds that the Property is of special historical, architectural, and cultural significance, and possesses integrity of design, setting, workmanship, materials, feeling and/or association, as described by the Historic Preservation Commission's Local Landmark Designation Report; and

WHEREAS, the Boone Town Council finds the Property's preservation should be encouraged and ensured,

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1: The Boone Town Council hereby designates the Linney House, the washhouse, and the well house at 219 Queen Street Boone, North Carolina bounded as described on Watauga County Parcel ID 2900891448000, and the Former Linney Law Office at 718 W. King Street, Boone, North Carolina bounded as described on Watauga County Parcel ID 2900890400000, both owned by Frank and Joyce Coffey, as a Local Historic Landmark.

Section 2: A sign designating the Linney House and the former Linney Law Office may be placed on the property or in a nearby right of way designating the properties and Local Landmark Designations.

Section 3: The review process provided by Article 8 of the Town's Unified Development Ordinance ("UDO") shall be observed prior to demolition, alteration, rehabilitation, restoration, or removal of any exterior elements of the designated Property.

Section 4: In the event relocation, demolition or destruction of the Property is authorized as provided by law, such action may be delayed up to 365 days as provided by Article 8 of the UDO and NC General Statutes 160A-400.14.

Section 5: This ordinance shall be effective as of the date of its adoption.

Adopted this the _____ day of _____, 2017.

Mayor Rennie Brantz

Attest:

Nicole Worley, Town Clerk

ORDINANCE TO BE TYPED IN BOOK 4 PAGE 120

RESULT:

APPROVED [UNANIMOUS]

MOVER:

Jeannine Underdown Collins, Council Member

SECONDER:

Charlotte Mizelle, Council Member

AYES:

Quint David, Lynne Mason, Loretta Clawson, Charlotte Mizelle, Jeannine Underdown Collins

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Exhibit 6

Historic Photos for 718 W King St – A23-0204 – Ellison NC - COA

Planning Staff acquired these photos by coordinating with Digital Watauga. Planning Staff only compiled the images into this document as presented. Images presented are at the best possible size for the image quality. Some images are presented on a separate page with the corresponding cropped image.



Image courtesy: Unknown, "Linney Law Office Building and Linney House, King Street, Downtown Boone, 1990s," *Digital Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/7093>.



TOWN OF BOONE PLANNING & INSPECTIONS || HISTORIC
PRESERVATION COMMISSION



Image courtesy George Flowers, "Snowy Mountains Above King Street," *Digi Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/11031>.

MAR • 60



Image courtesy Glenn Thomas, "1960 Blizzard, Linney Law Office," *Digital Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/5590>.



Image courtesy John Ward, "Majorettes and Band Marching in Parade," *Digital Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/19856>.



Image courtesy John Ward, "Tweetsie Railroad Parade Float #2," *Digital Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/19857>.



Image courtesy John Ward, "Cheerleaders Walking in Parade," *Digital Watauga* accessed September 25, 2023, <https://digitalwatauga.org/items/show/19858>.





Image courtesy Linda Miller, "King Street and Water Street, Downtown Boone," *Digital Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/16970>.



Image courtesy Palmer Blair, "Aerial View of Boone from the Southeast, 1950," *Digital Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/6030>.



Image courtesy Palmer Blair, "Palmer's Photo Shop in 1953," *Digital Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/3640>.

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COMMISSION



Image courtesy Palmer Blair, "Palmer Blair's Second Store," *Digital Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/3890>.

TOWN OF BOO
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INSPECTIONS
HISTORIC
PRESERVATION
COMMISSION

Communication: A23-0204 - Exhibit 6 - Historic Photos (Case A23-0204 Ellison NC - COA)



*See next
page for
cropped
image.*

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COMMISSION



Image courtesy Palmer Blair, "Contact Sheet for Images of Palmer's Shop and King Street," *Digital Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/3899>.



Image courtesy Unknown, "Sidewalk Art Show, Image 1," *Digital Watauga*, accessed September 25, 2023, <https://digitalwatauga.org/items/show/6824>.