

**Boone Historic Preservation Commission
Meeting Minutes
January 8, 2019
3:00 p.m.**

Historic Preservation Commission Members in Attendance: Eric Plaag-Chairperson, Vice-Chairperson Teresa Pearman, Chuck Watkins, Bettie Bond, Phoebe Pollitt, Loretta Clawson and Rennie Brantz

Town Staff in Attendance: Christy Turner-Senior Planner and Marlene Crosby-Board Secretary

Others Present: Ms. Roberta Jackson, Junaluska Heritage Association

Call to Order

Chairperson Eric Plaag called the meeting of the Boone Historic Preservation Commission, held in the Planning & Inspections upstairs conference room located at 680 West King Street, to order at 3:02 p.m.

Adoption of Agenda

Member Pollitt made a motion, seconded by Member Brantz to accept the agenda as amended by adding a brief discussion on the Oscar and Suma Hardin house located on Water Street after the Linville River Railway agenda item as requested by Chairperson Plaag.

Discussion ensued on the houses that the hospital bought. Ms. Christy Turner, Senior Planner mentioned to the Historic Preservation Commission about the houses that the hospital bought, and there has been Bobcat-type machinery seen at these houses. She noted that a demolition permit application has not been applied for at this location. Chairperson Plaag noted that he had received a call from someone who was seriously wanting to obtain the house and move it. It was the consensus of the HPC that this topic did not need to be added to this meeting agenda.

Vote:

Aye – All
Nay – None

The motion passed.

Approval of Minutes

Member Brantz made a motion, seconded by Member Clawson to approve the December 11, 2018 meeting minutes with the following changes: On page three in the second paragraph in the second sentence change “1924” to “1918 or 1919”, on page three in the sixth paragraph at the end of the paragraph add “Mr. Eric Olson’s widow, on page five move the second paragraph which has the Motion and Vote to the end of the Linville River Railway 100th Anniversary Celebration Task Lists agenda item.

Vote:

Aye – (Bond, Brantz, Clawson, Plaag, Pollitt, Watkins)

Nay – None

Abstain – 1 (Pearman)

The motion passed.

Election of Officers

Chairperson Plaag opened the floor for nominations for Chairperson and Vice-Chairperson for 2019. He noted that self-nominations for these positions are permitted.

Member Brantz nominated Chairperson Plaag for the position of Chairperson. Chairperson Plaag accepted the nomination. Chairperson Plaag and Member Bond nominated Member Pollitt for the position of Vice-Chairperson. Member Pollitt accepted the nominations.

With no other nominations for Chairperson and Vice-Chairperson for 2019, Chairperson Plaag closed the floor for nominations.

Motion and Vote:

Member Brantz made a motion, seconded by Member Clawson to close the floor for nominations.

Vote:

Aye – All

Nay – None

The motion passed.

Motion and Vote:

Member Brantz made a motion, seconded by Member Bond to accept the nominees by acclamation.

Vote:

Aye – All

Nay – None

The motion passed.

Junaluska Community Marker Application Review

Chairperson Plaag began discussion on the draft marker application. He welcomed Ms. Roberta Jackson, member of the Junaluska Heritage Association to the meeting. She was present to answer questions on behalf of the JHA. He explained that at the last meeting the HPC reviewed the email conversation that he had with Dr. Susan Keefe regarding this agenda item. He said at the end of the previous discussion there were some details that needed more research. He said there was also discussion on individuals revising the draft marker application, but he realized

that answers were still needed and that there would not be a completed revised draft document ready for review at this meeting.

Discussion ensued on proposed changes to the draft marker application. Chairperson Plaag outlined the boundaries of the Junaluska area which he said came in three clusters. He said since that period of time there has been in-fill into that area.

Chairperson Plaag asked Ms. Roberta Jackson, Junaluska Heritage Association member what specifically should this marker commemorate. He asked Ms. Jackson if it would be received well by the JHA, if the marker described things in terms of the clusters rather than the Junaluska Community from North Street to Howards Knob. She said she did not think this would be a problem, but she would ask about it.

Discussion ensued on the origin of the Junaluska name. Ms. Jackson said she has been trying to research this topic in the old newspapers. Member Plaag said the turnpike that was built around 1905 was called the Junaluska Turnpike. He said that he suspects that the masterminds behind the turnpike decided that Junaluska Turnpike sounded like a good name. He said the Junaluska Turnpike started at the intersection of North and Water Streets and used an existing cart path which went straight up the mountain to Wyn Way and the geography forced them to put in switchbacks. He said the turnpike was built to make a more direct route to Boone by the Junaluska Turnpike Company. He said he could not find an actual dissolution of the Junaluska Turnpike Company; but it was not around long. He said around 1915 or 1916 it was written in the newspaper that there were boulders in the road too large to get over in a car. He further explained that the new Junaluska Road was located above Summit Street and the old Junaluska Road was referred to as the mountain road.

Discussion ensued on the old AME Church located by the water tank. Chairperson Plaag noted that Dr. Keefe does not mention said church in the draft. He said it remained fairly active during the 1940's. He asked Ms. Jackson about the relationship between the churches. Ms. Jackson said she attended Sunday school at that church in the 1940's and special programs in the 1950's.

Discussion ensued on the establishing of the Methodist and Mennonite Church. Ms. Jackson said she went to the Methodist church and eventually to the Mennonite church. She said the people always got along well. She said the white Methodist people built the church for the black Methodist people.

Discussion ensued on the Little Rock Zion Church. Chairperson Plaag asked Ms. Jackson about the denomination of this church. Ms. Jackson said she would have to check on the denomination, but she thought the denomination was Baptist. She said she thought Reverend Macatan ran this church. She said the church was located on the corner of Tremont Street and Church Street.

Discussion ensued on Junaluska being a community or neighborhood. Member Bond asked Ms. Jackson, if she was comfortable with calling Junaluska a community. Ms. Jackson, said she thought the JHA would be alright with calling Junaluska a community. Member Bond said she

felt the word community should be used because the word neighborhood is not large enough for this area.

Discussion ensued on removing the Elk Park information out of the revised draft. It was agreed upon by Ms. Jackson and the HPC to remove Elk Park while revising the draft.

Discussion ensued on the Mennonite Church. Vice-Chairperson Pollitt noted that she had contacted the Mennonite Conference and they referred her to the “Go Tell It on the Mountain” book to help research information on this church.

Discussion ensued on the opening of the Chocolate Bar. Chairperson Plaag said it originally opened by the 1950s.

Discussion ensued on information on Mr. Eric Olsen. Member Bond asked Ms. Kit Olsen about this information and she told Member Bond that she turned his information over to the Appalachian State University, “special collections” department.

Discussion ensued on various businesses in the Junaluska Community. Vice-Chairperson Pollitt asked Ms. Jackson about what types of businesses there were in the Community. Ms. Jackson said that they sold groceries and cut hair in their homes. Chairperson Plaag added that there was a television repair business there.

Chairperson Plaag said he would keep Ms. Jackson and JHA members posted on the revising of the draft application and he will send them the revised draft application for their review, when it is completed.

Historic Context on Phase One Survey Report Review

Chairperson Plaag read the whole 13-page Historic Context draft survey report and the HPC made changes as outlined below (permanently attached).

Discussion ensued on page one in the second paragraph regarding the commemoration of the Daniel Boone Trail. Member Watkins asked Chairperson Plaag if the document should read that Mr. W.L. Bryan created the Daniel Boone Trail. Chairperson Plaag said that Mr. Bryan provided all of the research for the section from Yadkin River to the Tennessee line to the DAR. Chairperson Plaag confirmed that the DAR established the route. Member Watkins noted that the Daniel Boone Trail is the creation of Mr. J Hampton Rich.

Chairperson Plaag pointed out a change on page six in the next to the last sentence. He said his intent was for the draft language to read that, the high school students would need to focus on being disciplined in seeking specialized training to become teachers.

Chairperson Plaag on page seven in the second paragraph clarified that the Blair Hotel was wood framed.

Chairperson Plaag on page seven in the second paragraph in the first sentence changed the words “at the Critcher Hotel” to “as the Critcher Hotel”.

Chairperson Plaag noted that on page seven in the second paragraph, he needed to verify the 1870 date for the small wood-frame structure moved to the south side of King.

Discussion ensued on page 11 in the first paragraph regarding architectural styles. Chairperson Plaag asked Member Watkins if “colonial revival details” should be capitalized. Member Watkins noted that the trend is to not capitalize it.

Discussion ensued on page 11 in the second paragraph regarding the dramatically changed Linney house. Member Bond suggested making a change to this language to include the change to the house that made the front of the house that was on Queen Street the front of the house that was on King Street. Chairperson Plaag said he would include this change.

Chairperson Plaag said on page 11 in the last paragraph, he said he would remove the word “Indeed”.

Chairperson Plaag on page 12 in the second paragraph in the fourth sentence, he added the word “outliers” between significant and were.

Chairperson Plaag on page 13 in the last sentence of the second paragraph, he said he needed to change “Appalachian State Teachers College” to “Appalachian Training School”.

Chairperson Plaag said he would email to the HPC the copies of the 1905 and 1915 postcards.

It was the consensus of the HPC that the draft survey report is correct for this time period.

Chairperson Plaag said it would be interesting to know, when the Appalachian Elementary School shifted to the University campus. Ms. Turner said it could have been around 1931 because her grandmother walked to school around that time period.

Chairperson Plaag explained that at the next HPC meeting scheduled for February 12, 2019, the HPC can review the last section of the draft historic context survey report and vote on sending the draft survey report to Council for their review.

Linville River Railway 100th Anniversary Celebration Task List

Chairperson Plaag explained that Ms. Turner will send the action request for the January 2019 Council meeting for the approval of the date of the celebration. It was the consensus of the HPC to wait upon Council’s approval before they further discuss this agenda item.

Oscar and Suma Hardin House Update

Chairperson Plaag informed the HPC that Watauga County has purchased this building located on Water Street and is wanting to tear it down to build a parking lot. Member Brantz said that he wrote a letter to the County to ask them to reconsider not tearing down the said building.

Chairperson Plaag explained to the HPC that Mr. John Ward, Boone Town Manager asked him if he thought said building was historically significant. He said he shared with Mr. Ward information from the survey on whether the said house is historically significant.

Chairperson Plaag said he was also contacted by Ms. Pam Williamson as part of an email from Mr. Deron Geouque, Watauga County Town Manager and the Watauga County Commissioners. Chairperson Plaag read the email to the HPC.

Chairperson Plaag noted that he would create a draft for discussion at the next HPC meeting on the Oscar and Suma Hardin house to be passed on to the Watauga County Commissioners.

Other Matters by Commission Members or Staff

Chairperson Plaag suggested putting the following items on the next meeting agenda: Junaluska Community Marker Application Review Update, Historic Context on Phase One Survey Report Review, Linville River Railway 100th Anniversary Celebration Update and Discussion of Turner House and Hardin House.

Adjournment

Member Clawson made a motion, seconded by Member Brantz to adjourn the meeting at 5:08 p.m.

Vote:

Aye – All

Nay – None

The motion passed.

Eric Plaag, Chairperson

Marlene Crosby, Board Secretary