



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, February 6, 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. Town attorney discussion involving Advisory Consultation with potential COA applicants
- IV. Approval of Minutes

December 12, 2023 Quasi-Judicial Meeting Minutes

January 2, 2024 Advisory Meeting Minutes

- V. Public Comment
- VI. Jones House Local Landmark Designation Report Update

Jones House Local Landmark Designation Report (Revised Draft) - Update by R. Ziegler

- VII. Tabled Discussion on Stoneman's Raid

Conceptual Draft Provided at January 2, 2024 Meeting by Commission Member V. Smyth

Working Notes and Historic Background by Commission Member V. Smyth

Working Draft of V. Smyth's Conceptual Draft by Commission Member J. Williamson

Stoneman's Raid Interpretative Panels - Previously Discussed Images to Use in Panel Design

Civil War Trails Marker Program Information and Panel Examples

VIII. Discussion of Resolution for Former Commission Member Chuck Watkins

IX. Update on R.L. Clay (Rivers) House Local Landmark Designation - SHPO Review and Response

State Historic Preservation Office - Email of Review Letter for R.L. Clay (Rivers) House Local Landmark Designation Report

State Historic Preservation Office - Review Letter for R.L. Clay (Rivers) House Local Landmark Designation Report

R.L. Clay (Rivers) House Local Landmark Designation Report - Report Sent to SHPO

Local Landmark Designation Flowchart Provided by SHPO

X. Staff Updates:

Statement of Conformity Report

Statement of Conformity Report (as of January 26, 2024)

Boone Cemetery Interpretative Panels Update

Dana Folk Way Update

HPC Chair Position

H.W. Horton Building Local Landmark Designation

XI. HPC Member Updates

XII. Other Discussion

XIII. Adjournment

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

December 12, 2023, 3:00 p.m.

Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag, Chuck Watkins, Vardell Smyth, and Riley Ziegler

Council Liaison: Virginia Roseman

Town Staff in Attendance: Jane Shook – Director of Planning and Inspections, Jessica Mitchell-Advanced Planning Specialist, Mike James- Commercial Zoning Administrator, and Marlene Crosby-Board Secretary, Amy Davis-Town Manager, Todd Moody-Director of Public Works, Justin Stines-Deputy Public Works Director, Lane Moody-Downtown Boone Development Coordinator, George Santucci-Sustainability and Special Projects Manager, Mark Freed-Director of Cultural Resources, and Laney Wise-Administrative Support Specialist/Communications

Others in Attendance: Allison Meade-Town Attorney, and JC Feimster

CALL TO ORDER

Chair Eric Plaag called the HPC Quasi-Judicial meeting, held in person at 680 W. King Street, Suite C and via WebEx, on December 12, 2023, to order at 3:02 p.m.

ADOPTION OF AGENDA

Member Smyth made a motion, seconded by Commission Member Ziegler, to adopt the agenda as amended by moving the Approval of Minutes to the end of the agenda.

Vote: Aye – All

Nay – None

The motion passed.

Chair Plaag introduced himself as the Chair of the Historic Preservation Commission and Commission Members Watkins, Smyth, and Ziegler.

Chair Plaag introduced the Staff members as Ms. Jane Shook, Director of Planning and Inspections, Ms. Jessica Mitchell, Advanced Planning Specialist, Ms. Marlene Crosby, Board Secretary, and Ms. Allison Meade, Town Attorney.

PUBLIC COMMENT

No individual took the opportunity to speak during public comment.

CASE A23-0404 – TOWN HALL FAÇADE RENOVATION – COA

The Town of Boone has submitted an application for a Certificate of Appropriateness for Major Work for 567 W. King Street (Town Hall), located in the Downtown Boone Local Historic District, to modify the

Communication: December 12, 2023 Quasi-Judicial Meeting Minutes (Approval of Minutes)

primary façade of Town Hall. The work includes the removal of the existing planter along the brick façade and the addition of two new doors to access two new public restrooms.

Chair Plaag swore in Ms. Jane Shook and Ms. Jessica Mitchell.

Chair Plaag disclosed that on at least four occasions, various Town staff members had started a conversation with him regarding adding public restrooms in Town Hall, and then stated that they probably should refrain from talking to Chair Plaag about the restrooms. He said those conversations were terminated.

He also disclosed another communication over six months ago about the restrooms. He stated to that person that he had a preference, and he explained it to that person. Then, he told that individual that he should not have this conversation. He stated that his opinion has since changed based on his knowledge about that preference. Having disclosed this information, he asked the HPC members if they thought he could not be objective about this case; he stated that he could be completely objective about this case.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change; if any commissioner had a conflict of interest regarding this case; including any financial interest in the outcome of the case or a close familial relationship with any person affected by the outcome of the case. There were no answers in the affirmative.

Chair Plaag stated that he would soon be employed by the Town of Boone, but today, he does not have that conflict.

Chair Plaag asked if any commissioner had engaged in any undisclosed ex-parte communication regarding the application. Commission Member Smyth disclosed that he had walked by the Town Hall building, but did not speak with anyone there. There were no answers in the affirmative.

Chair Plaag asked for a motion and vote regarding if the HPC thought he should be recused from this case.

Motion and Vote:

Commissioner Smyth made a motion, seconded by Commission Member Ziegler, that Chair Plaag should not be recused from this case because he was impartial.

Vote: Aye – (Smyth, Watkins, Ziegler)

Nay – None

Abstain – (Plaag)

The motion passed.

Chair Plaag asked Ms. Meade if she was presenting this case on behalf of the Town of Boone. Ms. Meade clarified that her role in this meeting was to provide counsel for the HPC if needed. She stated that the Staff was presenting this case. Chair Plaag asked Ms. Meade if she had advised on preparing the materials for this case or in preparing the meeting packet, and she replied no.

Chair Plaag asked the Staff to clarify who was presenting this case. Ms. Shook stated that she had prepared the staff report and could present the request, but Mr. Bill Dixon from Appalachian Architecture was available to present this case. Chair Plaag stated that he would ask Mr. Dixon to present this case because the procedure states to proceed with the applicant's representatives.

Chair Plaag affirmed Mr. Bill Dixon. Chair Plaag confirmed with Mr. Dixon that he was representing on behalf of the applicant on this case and not otherwise represented by counsel. Mr. Dixon responded that was his understanding. Chair Plaag asked Mr. Dixon if he had any objections to the material in the meeting packet, and Mr. Dixon responded no.

Mr. Dixon gave a brief opening statement. He said that the Town Hall Administration Department had been working on a location for public restrooms. He said the Administration Department decided on the Town Hall location because it is centrally located on W. King Street. He said they propose putting the public restrooms in the location of the old Northwestern Bank vault, which is large enough to have two handicap-accessible restrooms. He explained that the proposal to install the two public restroom doors would only affect the primary façade. He said there was plenty of room to accommodate the opening and closing of the two doors. The planter and the Town of Boone signage would have to be removed in front of Town Hall, and holes would be cut into the red brick wall to the left of the entry doors.

Chair Plaag asked Town Staff if they wished to give an opening statement other than what was contained in the meeting packet, and Ms. Shook responded no. He asked the applicant if they wanted to provide any evidence in support of the application and specifically tie that evidence to standards.

Mr. Dixon stated that he had reviewed the Design standards for Commercial Properties, and most of them did not apply to this request, but the following design standards do apply as provided in the Staff Report:

Design Standards for Commercial Properties

4. **Masonry:** Many commercial properties in the historic district are composed of brick or stone masonry, and it is imperative that original masonry materials—many of which have a weathered appearance reflecting the history of the building—remain preserved whenever possible.
 - 4.3 Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar stronger than the surrounding masonry, potentially causing the masonry to crumble.
 - 4.5 When repairing or replacing masonry or mortar, take care to maintain the alignment, bond pattern, joint spacing, color, texture, and size of the original masonry.
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.
 - 6.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building's historic character, and their consistency within the district helps unify

the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.

- 6.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.
- 6.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, surrounds, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.
- 6.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows on principal elevations should be retained. On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.
- 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.

Mr. Dixon noted that there needed to be direction in the Design Standards for the applicant to follow regarding designing a public restroom door. He pointed out that visibility and security were primary concerns when designing the door. He explained there was a concern for the storefront door because the applicant could not make a door like the one the HPC recommended. He said, in his opinion, we should use hollow metal doors for security and maintenance and try to make them blend in by painting them the color of the red brick on the building.

Chair Plaa asked Mr. Dixon if he wanted to speak about what the exterior cladding of this elevation of the building was during the period of significance when it was constructed in 1960, and why this change is justified, given later changes to this elevation. Mr. Dixon referred to packet page 86 and an image of the Northwestern Bank building with crab orchard stone removed in the mid-1980s, the addition of the archway, and the windows added to the corner of the building. He stated that various changes had been made to the building since its period of significance.

Chair Plaa asked Town Staff if they wished to present any evidence not contained in the meeting packet pertinent to the application, and Ms. Shook replied no.

Chair Plaa asked the HPC if they had any questions for the applicant. Commission Member Watkins asked Mr. Dixon if an opaque door was installed, how would the opacity be achieved, or would the glass be tinted? Mr. Dixon responded that they are proposing no glass in the commercial hollow metal doors, and you could not see through them. Chair Plaa confirmed that the doors would be made of metal that is not translucent and is less opaque.

Chair Plaag referred to the image of the front of the Northwestern Bank on packet page 86 and noted it was from around 1965. He asked Mr. Dixon about what appears to be crab orchard stone on the left side and if the brick veneer survives underneath the current veneer. Mr. Dixon said he did not know for sure, but based on the plane of the brick, it seems to be continuous and does not bump out at that location. He felt confident that the crab orchard stone was probably removed when the façade was renovated and the archway was installed.

Chair Plaag pointed out to Staff that using a current image in the meeting packet of any property that the HPC would review in a case would be helpful. He said the image could be taken by Staff or Google Street View if available. He stated that he had emailed Ms. Mitchell a link to a Google Street view of this property. Ms. Mitchell screen-shared the image, and Chair Plaag compared the images and asked Mr. Dixon to look at the second-floor where it joins the Appalachian Theatre to the east, and compare that to the image from around 1965 found in the meeting packet. He said the depth we see in the present-day image is more proud than in the image from around 1965 of the Appalachian Theatre façade. He made this conclusion because the crab orchard stone was a veneer over brick as shown in the 1965 image and it shows proud also. He asked Mr. Dixon if he would interpret this to mean that because of the difference in depth and how proud the Appalachian Theatre stands compared to the applicant's building that probably the crab orchard stone was removed. Mr. Dixon responded that it is difficult to know if it was removed because of the renovations to the Appalachian Theatre façade. He said it appears that the crab orchard stone was removed, the building was re-bricked, and those two smaller windows were removed in that process.

Chair Plaag referred to the 1965 image and asked about the two small vertical windows in the center that are no longer present in the current building. He saw evidence of those windows being bricked in, and he asked Mr. Dixon if it suggested to him that the existing brick veneer on the second floor of the applicant's building is a newer veneer treatment than what was originally on there in 1965. Mr. Dixon replied that it does not appear that the windows were bricked in, and a whole new façade was done on the first and second floor probably during the 1980s. He added that those two vertical windows were bricked over continuously versus being bricked in. Chair Plaag asked Mr. Dixon if he would agree that the first-floor configurations of the door and windows were mostly similar to what is in the current building on this elevation. Mr. Dixon responded that it appeared to be the case.

Chair Plaag asked if the Town had any plans to remove the archway from the Town Hall building, or if the removal of this item was not part of this application. Ms. Dixon replied that the arch canopy would stay on the front of the Town Hall building. He said the only things that would be removed in this request are the planter, Town signage, and notification board.

Chair Plaag asked Mr. Dixon if he had an image of the proposed door style. He said there are standards regarding doors for the historic district, and there are separate standards in the Town's Unified Development Ordinance (UDO) that list approved door types specifically in the B1-Zoning District. Mr. Dixon stated that because of security issues, the best option would be to have the doors opaque and blend in with the rest of the building. He said that the Staff noted that the UDO needs to give the applicant direction about making the doors opaque and providing security.

Commission Member Smyth asked Chair Plaag for clarification on the question that Chair Plaag had asked earlier if the Town proposed removing the archway on the Town Hall building. Chair Plaag clarified that he was asking about the arch way removal as it relates to this application, and he did not think that the HPC could not ask the Town to commit to anything beyond what is in this application. Commission Member Smyth told Ms. Meade that he thought that part of Chair Plaag's question was the Town removing the archway at some point, and if they were removing it, they would be compelled to restore it. Ms. Meade stated that the HPC might need to consider whether this is relevant information to the application. Commission Member Smyth said this would not change the decision the HPC might make regarding this application in this meeting.

Chair Plaag asked Mr. Dixon if he wanted to respond to this question regarding the possible removal of the arch way or if he should ask a Town Staff member to respond. Mr. Dixon responded that he did not feel empowered to answer the question, but he presumed that it would remain in place because of the climate of Boone, but he was not sure. Chair Plaag asked Ms. Shook to respond to this question, and she noted that Ms. Amy Davis, Town Manager, and Mr. Todd Moody, Director of Public Works, would be able to answer this question.

Chair Plaag swore in Ms. Davis. He asked her if the Town plans to remove the arcade in front of the Town Hall at some point; Ms. Davis responded no.

Chair Plaag referred to some examples of exterior doors in the door galley in the UDO for the B1-Downtown zoning district (Subsection 14.19.06 (H)(3)(e) and Subsection 14.19.06 (H)(4)). He pointed out that this door gallery should not be intended to mean these are the only acceptable doors. He pointed out that some wooden door examples have more significant and lesser amounts of glass. He said that there are some examples of six-panel wooden doors with a metal kick-plate on them that would be opaque and could provide security and could be painted to roughly match the color of the brick. He read that metal is only acceptable on window and door trim listed as an excluded material except on window and door trim as trim material, and metal is prohibited field material for larger surfaces on a building.

Chair Plaag asked Mr. Dixon to comment on whether a traditional six-panel wooden solid core door would suit the purpose for the exterior entry doors. He noted that a metal kick plate would be acceptable on the entry doors. Mr. Dixon responded that he would not recommend a wooden entry door because of the cold weather, the use of salt on ice, and humidity in the summer because these things would cause an ongoing town staff maintenance issue. He said a six-panel metal door would be preferred, and it would replicate a wooden door. It could be painted to match the brick color, and this type of door would address privacy and security issues.

Chair Plaag asked Ms. Shook if the HPC were to approve a metal door would the Town have to go through some process to install it on one of its buildings because it might be a possible violation of the UDO. Ms. Shook responded that when the Community Appearance Commission reviewed acceptable doors, they anticipated that there would be some metal doors.

Chair Plaag referred to packet page 75, **Design Standards 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.

Chair Plaag stated there were not and there have never been two doors on this portion of this elevation. He said the exterior cladding materials have changed, but the actual fenestration pattern has mostly stayed the same except on the second floor. He asked Mr. Dixon to comment on why the applicant does not think that the Design Standards 6.16 would not apply to this case. Mr. Dixon responded that the necessity and need would overrule established proportions and spacings of existing window and door openings. He added that the Town has established a real need for public restrooms in the Downtown area, which outweighs some of the historic concerns on the façade. He noted that the façade had been changed numerous times since its period of significance.

Chair Plaag asked Mr. Dixon if the Town had explored the possibility of having one entrance in the vestibule area between the outer Town Hall door and the inner Town Hall door, cutting into the vault through that wall, and having an entrance to two separate bathrooms inside that space. Or did the Town explore having one unisex bathroom with two toilets that could be accessed similarly? Mr. Dixon stated that would potentially create an accessible issue in that vestibule by adding a third door because there is no room to add a third door. He said it makes more sense to access the restrooms from the sidewalk. Chair Plaag clarified that there has to be a 36-inch turning radius within any confined space. Mr. Dixon stated a 36-inch door opening and a five-foot, six-inch turning radius would be required, and that would be impossible to install in the vestibule per the building code.

Chair Plaag asked if there were other questions for the HPC or for Town Staff. Mr. Dixon noted that he had seen some wood-grained fiberglass doors in the door gallery. He said this type of door might be an option for consideration, and they could be made with six panels. He pointed out that fiberglass could require less maintenance than hollow metal doors because of the tendency for metal doors to rust because of the salt, freezing, and thawing. Chair Plaag pointed out that this option felt more like vinyl to him than the metal door. He said vinyl is not generally permitted in the historic district and did not want to encourage it. He said he would be more comfortable with the metal door than the vinyl door. Mr. Dixon noted that he preferred the fiberglass doors because they would be more durable.

Commission Member Watkins asked about the architectural style of the current Town Hall building. He said when he thinks about six-panel doors, he thinks of 18th-century architecture. He said vinyl doors are meant to mimic wood. He asked what the six-panel door would look like against the rest of the openings on the lower level of the Town Hall building. Mr. Dixon said the Town Hall building is a more contemporary modern style building except for the low arches. He stated a six-panel door because he thought this was the direction that Chair Plaag suggested. He said the hollow metal solid doors would disappear and blend into the building, but they may not be appropriate for this building.

Chair Plaag explained to Mr. Dixon that in his line of questioning, he was addressing any potential conflict that the HPC might be creating in reviewing the door gallery in the UDO and trying to avoid a likely variance process for the applicant. Chair Plaag asked Mr. Dixon if he would agree that the original style of the Town Hall building in 1960, particularly as a result of the stacked-stone band, could arguably be an example of an international-style building and a six-panel door was not something you would typically find on this style of building. Mr. Dixon said that is correct for both questions.

Commission Member Watkins voiced concerns about security and dents in metal doors from people kicking them. He asked if the Town had made provisions for maintaining the public restrooms. Mr. Dixon stated that he did not know how the security would be handled for the public restrooms and that Town Staff should answer those questions.

Chair Plaag swore in Mr. Todd Moody, Director of Public Works. Mr. Moody stated that the Town Staff would handle the maintenance. He explained they have contracted with restroom cleaners for electronic locks on both doors that will lock on their own at night and unlock in the morning. He continued that there will be a panic bar inside each restroom to allow a person to exit the restrooms; there will be a capture security camera running 24/7 on the outside of the restroom doors.

Chair Plaag noted that it may be outside the purview of the HPC, but would it be possible to have an emergency alarm. Ms. Meade told Chair Plaag that he was going beyond the HPC's purview. Chair Plaag explained that he was asking these questions because Commission Member Watkins may have been leaning towards suggesting a frosted glass with less opacity that would allow for someone on the outside of the restroom door to see that there was someone inside the restroom. He said the opaque glass would concern the HPC from an appearance standpoint. Ms. Meade explained that the restroom would be a single open bathroom. She told the HPC that if the Town was asking for greater latitude, the HPC could grant it, but forcing them to go beyond something that has no basis is problematic. Mr. Dixon stated from a public person's standpoint, he would not want to be in a bathroom that has a door with frosted glass and you are able to see shadows inside the restroom. Chair Plaag asked Commission Member Watkins if his questions had been answered, and he said yes.

Commission Member Ziegler stated that we live in a college town with a concern for graffiti and vandalism on the metal doors, as well as ongoing maintenance to remove the graffiti. Chair Plaag asked Mr. Moody how quickly the maintenance staff would react to these types of issues on Town property. Mr. Moody responded that maintenance staff are in the downtown area every day of the week, and how quickly they remove it depends on the type of vandalism. Chair Plaag confirmed with Mr. Moody that there would be a security camera to capture whoever committed the vandalism, and Mr. Moody said yes. There were no more questions for the applicant or Town Staff.

Chair Plaag asked if there were any other interested party who is here to speak or present evidence in support of this application? Is there any other non-party witness who is here to speak or present evidence in support of this application? Is there any interested party who is here to speak or present evidence in opposition to the application? Is there any other non-party witness who is here to speak or present evidence in opposition to the application? There were no answers in the affirmative.

Chair Plaag asked the Town Staff if they had received any written comments from the public regarding this particular case. Ms. Mitchell stated that she had not received any written comments for this case. Ms. Shook said that the Town Staff received one written comment after the meeting packet was republished from Ms. Jodie Feimster, and she generally supported the request. Chair Plaag noted that since Ms. Feimster did not make herself known when he asked if there was any non-party witness that wanted to speak, he asked Ms. Feimster if she wanted to speak or present evidence, either in support or opposition of this case; Ms. Feimster replied no.

Chair Plaag asked the applicant if they would like to clarify or correct anything in the HPC's case discussion. Mr. Dixon responded no and stated that he appreciated the HPC's time and involvement in the case.

Chair Plaag asked Mr. Dixon if he wanted to give a closing statement or argument or defer until the Town Staff had had a chance to provide a closing statement or argument; Mr. Dixon replied no. Chair Plaag asked the Town Staff if they wanted to give a closing statement or argument; Ms. Shook answered no.

Commission Member Smyth asked what is historic about the Town Hall building, and does it become historic because what is there has been there for 30 years? Chair Plaag replied no and explained that the period of significance for the historic district was 1918 to 1964. He referred to packet page 71 and explained that the "CH" listed on that page relates to the contribution of the building to the historic district based on its historical significance, not its architectural significance. He explained that the HPC would weigh architectural changes more significantly than a building that has historical significance.

Chair Plaag voiced his concern for the fenestration of the building because of what has stayed the same on the first floor looks like the framing and windows are not original and it generally keeps the original proportions. He said someone could make an argument that the archway mutes the importance of it. He said there were changes to the second-floor fenestration pattern that impaired the integrity of the building architecturally.

Commission Member Smyth said if the HPC approved the doors, he would rather see the doors blending into the brick wall. He added that mortar lines could be drawn on the doors to make them blend more into the brick wall. Commission Member Ziegler agreed with Commission Member Smyth about the restroom doors blending in with the rest of the building and not being seen from the street. She said her preference would be to have the restroom entry doors go into the building through the vestibule area, but it was stated earlier that it was impossible.

Chair Plaag asked Ms. Meade about an exception for public health and safety issues that was utilized to remove the brick veneer wall on the west side of the Mast General Store building when it was in danger of collapse. He asked Ms. Meade to remind the HPC how that exception would apply to a situation where there were public restrooms in Town Hall, and for reasons of public safety, those are no longer accessible to the public. However, he added there is still a public health need to provide public restrooms in the Downtown area, particularly during the day. Ms. Meade responded that this exception does not apply in this situation. She explained that in the case of the Mast General Store building, the materials physically posed a danger to the public. She was not concerned about the fenestration of the Town Hall building. She said when the original building had the crab orchard stone, the fenestration was different and purported to make itself a separate section of the building apart from the Appalachian Theatre and the Northwestern Bank building. She said that the building had been changed so many times that the section where the stone had been absorbed and expanded by the bank storefront along with the archway become one building and not two separate sections differentiated by the different materials. She talked about the concern that the HPC had discussed about preserving the fenestration pattern for that section of the building that no longer exists. From an architectural standpoint, Chair Plaag noted that the crab orchard stone is not considered part of the building's fenestration. He said that fenestration only applies to door and window piercings. Ms. Meade stated that, in her view, a fenestration pattern only has a meaning relative to the overall building. She said the building was supposed to be set apart as two separate architectural structures, but it is now just one building. She said the fenestration pattern has been erased

or absorbed into the new singular presenting brick building. She said the standards say to preserve the fenestration pattern, but the architectural features have been erased in the renovations of this building over time. She said there is no purpose in adhering to this fenestration preservation mandate in this particular context.

Chair Plaag noted that he disagreed with Ms. Meade's statements, but he said the better argument is that the archway and its rounded arches create a whole new set of piercings on the building that themselves obscure the original fenestration pattern of the first floor. He noted that the clad band had been removed. He pointed out that the better argument was what the applicant initially tried to make in the meeting packet, that the elevation has so radically changed architecturally to the nearly unrecognizable point.

Commission Member Smyth referred to packet page 81 and the Criteria for Conditions, regarding the applicant needing to promote the use and conservation of the district for education, pleasure, and enrichment of the residents of the Town and/or the State as a whole. He added that having public restrooms in the Downtown area is very important and promotes the enrichment of the residents of the Town. He stated that if this is the only location where public restrooms can be installed where the public can use them, this is where they need to be. He said the HPC could ask the Town staff to make the public restrooms look as best as possible based on whether the HPC thinks they should stand out or not. He stated that the public restrooms are needed, and they should not be seen from the street and blend in with the color of the brick on the building.

Chair Plaag added that the HPC should consider whether the proposed public restrooms are congruous with the historic district. Commission Member Watkins stated that the architect's elevation represents the greatest initiative the HPC can have because Boone needs a visitor center. He added that the Downtown area needs public restrooms, and the archway does help camouflage anything under it. Chair Plaag pointed out that creating a new doorway in the vestibule to meet ADA requirements would dramatically alter the Town Hall building more than what is being proposed. He said he did not see an alternative other than what is opposed. He disagreed with Commission Member Smyth's suggestion to paint a brick pattern on the doors to help hide them from the street; he said he would rather that the applicant pick a red metal door, which is what the applicant proposed.

Motion and Vote:

Commission Member Vardell made a motion, seconded by Commission Member Ziegler, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District and recommended it be approved subject to the standard conditions as follows:

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 (October 24, 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 to 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, detail 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.

Vote: Aye – All

Nay – None

The motion passed.

Chair Plaag closed this case.

At approximately 4:17 p.m., Ms. Amy Davis, Ms. Lane Moody, and Mr. Todd Moody left the meeting.

At approximately 4:17 p.m., Chair Plaag called for a short break; he reconvened the meeting at approximately 4:20 p.m.

CASE A23-0460 – JONES HOUSE PICNIC SHELTER – COA; 605 W. KING STREET

The Town of Boone has submitted an application for a Certificate of Appropriateness for Major Work for 604 W. King Street (Jones House), located in the Downtown Boone Local Historic District, to add a concrete sidewalk and pad for a solar picnic shelter to the eastern side of the building (secondary elevation; toward Grand Boulevard). Chair Plaag pointed out that this case began on packet page 146. He asked Ms. Shook who would be presenting this case. Ms. Shook noted that Staff assisted Mr. George Santucci, Sustainability and Special Projects Manager, with this particular process. She asked for the HPC to give some leniency to Mr. Santucci as he presented this case, and she said she could assist him if needed. Ms. Meade agreed that they could present this case as described. Ms. Meade reiterated that her role was to be the counsel for the HPC, if needed and not the Staff's attorney on this case. She disclosed that she had a short discussion with Ms. Shook on this case and expressed her opinion that this would only be appropriate for considering the new concrete being added to the property as potentially a landscape change. She said that the structure is considered only for safety reasons because it is not permanently affixed. She said the fixture is personal property, not within the HPC's purview.

Chair Plaag swore in Mr. George Santucci, Sustainability and Special Projects Manager.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change; if any commissioner had a conflict of interest regarding this case, including any financial interest in the outcome of the case or a close familial relationship with any person affected by the outcome of the case. There were no answers in the affirmative.

Chair Plaag asked for a motion and vote from the HPC to allow him to hear this case.

Motion and Vote:

Commission Member Smyth made a motion, seconded by Commission Member Ziegler, to allow Chair Plaag to hear this case.

Ms. Meade explained that as a point of order if Chair Plaag recused himself or someone wants to make a motion to recuse Chair Plaag, it is optional for there to be a motion to allow Chair Plaag to hear this case. Chair Plaag noted that the motion was rescinded.

Chair Plaag asked Mr. Santucci if he had any objections to the materials in the meeting packet, and he replied no.

Mr. Santucci gave the following opening statement for this case. He said with his position for the Town, his goal is to reduce greenhouse gases and promote green and renewable energy sources for the Town. In this case, he continued that the proposal is one way to add to his goal. He said the Jones House is a centralized and well-visited location to have a "Haven Solar Picnic" shelter, and it speaks volumes to the Town's commitment to sustainability. He said it is a quality product because it has proven itself in other locations and will endure in the elements.

Chair Plaag noted that the part that the HPC would be reviewing is not the picnic shelter but the permanent modification to the ground. He asked Mr. Santucci to describe what that would involve. Mr. Santucci explained that the request is to install a concrete path approximately five feet by 18 feet to a ten by ten concrete pad to enhance ADA compliance and allow people with disabilities to use the picnic table. Chair Plaag confirmed that the HPC would only consider the concrete path and pad.

Chair Plaag asked the Staff if they had an opening statement beyond what is contained in the staff report, and Ms. Shook replied no. He asked Staff if they wished to provide an opening statement besides what was in the meeting packet, and Ms. Shook replied no.

Chair Plaag asked Mr. Santucci if he wished to present any evidence pertinent to the application beyond what was contained in the meeting packet. Mr. Santucci responded that the information in the staff report was sufficient. He said the request was to add the concrete to make the ramp in compliance with the standards, and it needed to meet the American Disabilities Act (ADA) accessibility guidelines.

Chair Plaag asked Staff if they wanted to present evidence pertinent to this application beyond what is contained in the staff report. Ms. Shook pointed out that the design standards began on packet page 150, and the staff report began on packet page 177. She added that Staff assisted Mr. Santucci with this information. Chair Plaag noted that the design standards for this case are also on packet page 187.

Chair Plaag asked the HPC if they had questions for either the Staff or the applicant on this case. Commission Member Watkins asked if it was sustainable to pour 190 square feet of additional hardscape and introduce it into what was essentially farmland and if this was an encroachment into a historic district. Ms. Shook stated that the Jones House has existing sidewalks for public access, which furthers the use of a picnic area already in use at the Jones House. She said the proposal makes the same area accessible and still meets the requirements within the staff report.

Chair Plaag explained that in a new development, there has to be consideration for capturing the stormwater runoff from new impervious surfaces. He said this is outside the purview of the HPC, but Staff can speak to whether this would have to meet those requirements. Ms. Shook stated that the request does not trigger stormwater requirements. She said there is an exception for certain square footage, and the request falls into it. She added that the Town has always been responsive to addressing stormwater

issues in public facilities. Ms. Shook said Mr. Justin Stines, Deputy Director of Public Works, could better answer any questions on this issue.

Chair Plaag swore in Mr. Justin Stines. He asked Mr. Stines to explain how the Town would deal with a stormwater issue if it arose. Mr. Stines replied that the Town is very responsive in capturing storm water runoff and providing green infrastructure.

Chair Plaag referred to Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources:

Streetscapes: 1.13 New paving and sidewalk materials, especially new accessibility features, should be designed to be consistent with the character and appearance of historic paving materials.

10. Parks and Public Spaces:

- 10.1 Preserve historic landscape features that are critical to site identity and form, including landforms, topography, roadways, pathways, trails, trees and other plantings (both natural and planned), fences, and other resources.
- 10.2 Preserve and protect significant views into, out of, and within parks and public spaces. Carefully weigh the impact on both visitors and nearby residents and businesses when adding or removing landscape features, trails, walkways, and roadways.
- 10.3 Preserve, protect, and maintain significant primary and accessory structures, including pavilions and fountains, that are essential to the identity of the cultural landscape. When planning new accessory structures, including monuments, public art, interpretive signage, memorials, and similar features, weigh their potential impact on historic views associated with the park and the general character and aesthetics of the public space in its historical context. Necessary accessory structures used for service purposes (maintenance sheds, restrooms) should be as unobtrusive as possible and designed to blend into the park's historic landscape.

Chair Plaag asked Commission Member Watkins if these standards altered his question. Commission Member Watkins stated that, unfortunately, an obtrusive walkway has already been introduced into the site. He described the area as already having picnic benches on the lawn of the Jones House, and people walking to and from have eroded the grass. He said that the issue he objected to was outside the purview of the HPC. Chair Plaag confirmed that Commission Member Watkins did not fully support the solar picnic structure, and Commission Member Watkins said it was inappropriate for the Jones House property. He said for the concrete pads there was precedence for them at that location. He said all the material being introduced in this request takes away from this site.

Ms. Shook added that the Jones House is a Town facility used for many public events. She asked how do we make these spaces available to all of our public, if we don't add these pathways. She said the standards listed in the staff report support them, and Mr. Santucci and Mr. Stines confirmed this statement.

Chair Plaag asked Ms. Mitchell to screen share the information from meeting packet page 154, that showed the site plan of the solar picnic table. Chair Plaag pointed out a space on the other side of the gazebo to the north that could accommodate what is proposed. He asked Mr. Santucci to explain why that site was not preferred for the solar picnic table. Mr. Santucci said that the site map does not show

the tree in the corner of the parking lot, which would hinder the site's solar generation. He noted that the purple square on the site map is the sunniest spot on the property besides the parking lot. He pointed out that if the Town gave up parking spaces for the "Haven Solar Picnic" shelter, they would lose revenue from those downtown parking spaces.

Chair Plaag asked Ms. Mitchell to screen share a Google Maps street view from King Street that he had provided for this meeting. He pointed out that the "Haven Solar Picnic" shelter, would be on the other side of the pine tree seen from this view, and the concrete pad would not obstruct the view of the Jones House because they would be at ground level.

Chair Plaag asked if there were other questions for the Town staff. Commission Member Smyth asked whether the treatment inside the walkway would be the same brick within the concrete. Mr. Santucci replied that it is proposed to be solid concrete. Commission Member Smyth asked if the HPC approved the current sidewalk or if it was installed prior to the establishment of the historic district. Chair Plaag referred to packet page 208, which shows an image of the all-brick walkway on the east side of the Jones House. He said this concrete was updated with concrete on the outside and brick in the middle probably around the time the first redoing of the Downtown sidewalks was being done around approximately 2018, and Mr. Stines confirmed that year. Chair Plaag stated that Commission Member Smyth wondered if something similar could or should be done with the concrete. He added that if it could be done like the existing concrete and brick, it would create a continuity of appearance or possible cost, logistical, or ADA issues. Mr. Stines said that it would be an insignificant cost issue and it would be more aesthetically pleasing. He added that either way is optional. Chair Plaag asked Ms. Meade if there was an issue with the HPC recommending the concrete and brick treatment for the sidewalk, assuming there is no accessibility issue created by using that treatment for both the landing pad for the table and the walkway to the table. Ms. Meade responded that she saw no issue with the HPC making recommendations on the treatment as long as they do not purport it to be binding.

Commission Member Watkins asked why the HPC was not commenting on the structure itself. Ms. Meade explained that it was personal property and not fixed to the property, making it real estate or a permanent fixture. She added that the HPC does not have jurisdiction over personal property. Chair Plaag explained that the Secretary of Interior Standards encourages alterations to historic properties in the least obstructive way, in order to encourage ADA compliance.

Chair Plaag asked if there were other questions or comments for Town Staff.

Chair Plaag asked if there were any other interested party who is here to speak or present evidence in support of this application? Is there any other non-party witness who is here to speak or present evidence in support of this application? Is there any interested party who is here to speak or present evidence in opposition to the application? Is there any other non-party witness who is here to speak or present evidence in opposition to the application? There were no answers in the affirmative.

Chair Plaag asked Ms. Mitchell and Ms. Shook if they had received any written comments regarding this application, and they both replied no.

Chair Plaag stated that no opposition was received for this application. Still, he had to ask Mr. Santucci if he had a rebuttal to anything that had been discussed on this application, and Mr. Santucci replied no.

Chair Plaag asked Mr. Santucci if he wished to give a closing statement, and he replied no because he was satisfied with the presentation of this application. Chair Plaag noted that because the Town assisted with this application, they would not be allowed to give a closing statement, and Ms. Shook agreed.

Chair Plaag opened the floor for the HPC to discuss the any evidence they might have. Commission Member Ziegler stated that even though the concrete and the brick would be better for continuity, she had no qualms about just using concrete for the sidewalk. She said this because the concrete pathway up to the house is solid, and then it veers off to the concrete and brick pathway.

Chair Plaag stated that in Planning Commission cases, they can impose conditions in a Conditional District application, and the applicant has agreed upon them. He said if there is a concern about the appearance of the pad and whether it is discordant with the property and the district as a whole, he asked Ms. Meade to clarify if it was possible for the HPC to impose conditions, and Ms. Meade replied yes.

Ms. Shook asked Chair Plaag to ask Mr. Santucci, Mr. Stines, or Mr. Mark Freed, Director of Cultural Resources, about other possible solutions.

Chair Plaag swore in Mr. Freed. Chair Plaag stated that he had heard from at least two other Commission members, and he agreed with them that if there is not an impact on accessibility in making these two proposed pads, the walkway and the landing pad match the existing walkway design on that side of the Jones House would be less discordant than what is proposed. He asked Mr. Freed if he had an objection on the condition that it does not affect accessibility or that for any other reason than cost. Mr. Freed said the sidewalk makes sense, and it would look congruent. He explained two other pads on the property are solid concrete pads. He said one is for handicap accessibility, and the other pad was initially built for a sculpture pad. He said a solid concrete pad where the table would sit would make sense because, over time, brick becomes uneven. He added that because there is no sidewalk from the parking lot or over to Grand Boulevard, people constantly walk across that property area. He stated that even though this is not a part of this proposal, having a path going all the way to the Grand Boulevard sidewalk makes sense. Ms. Stines noted that the brick is a maintenance issue. Concrete is easier to maintain, and it handles salt better than brick does, and either one of them is ADA accessible.

Chair Plaag asked Mr. Stines if he would agree with Mr. Freed that it would make more sense to do just the pathway to the pad instead of covering the pad with that pattern with the brick in it. Mr. Stines responded that they typically put a brick band with a wider concrete area on the Town's wider sidewalks, where they use the brick pattern for the five-foot sidewalks. Chair Plaag asked how wide the existing path at the Jones House is. Mr. Stines replied that it was roughly eight to ten feet wide. Chair Plaag confirmed that it is a wider path than this application's proposed path. Mr. Santucci mentioned that the smaller band that Mr. Stines referenced can be seen on the King Street sidewalk of the Jones House.

Commission Member Smyth noted that this is a secondary path, and it may not need to have the same width because it may not have the same amount of foot traffic. He added that having the pathway go through to the connecting street may be a good idea, but this is currently outside the HPC's purview.

Commission Member Ziegler added that if there were other concrete pads on the property, she had no concerns with the pad or walkway being concrete, and they would be more congruous if the pad and walkway were concrete. Commission Member Smyth said if the pad is going to have a picnic table sitting on top of it, you cannot see if there is brick under it, and he was not concerned with the pad being concrete. He said it would look nicer if the walkway also had the brick, but because the walkway in the front of the Jones House is solid concrete, he could go with the brick or with the solid concrete.

Commission Member Watkins said if the HPC were going to vote on the entire discussion, he would vote no because it uses elements entirely incongruous with the site. He said it would be nice if all of it matched.

Commission Member Smyth asked if the Town would replace the sidewalk from the Jones House to King Street at some point, and Mr. Stines replied there are no current plans to replace the sidewalk. Commission Member Smyth said if the Town replaces this sidewalk in the future, it would be in position for it all to match if it were bricked.

Chair Plaag noted that during the period of significance, there was an 18-hole putt-putt golf course on the Jones House property for about three years.

Commission Member Smyth asked the HPC about the material for the path. Commission Member Ziegler stated that she supported the concrete pad and pathway because the Town has no plan to change the sidewalks, and Chair Plaag agreed with Commission Member Ziegler.

Motion and Vote:

Commission Member Smyth made a motion, seconded by Commission Member Ziegler, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District and is approved subject to the standard conditions.

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 (October 24, 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 to 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, detail 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.

Vote: Aye – All

Nay – None

The motion passed.

Mr. Santucci and Mr. Stines left the meeting at approximately 5:07 p.m.

APPROVAL OF MINUTES

Commission Member Ziegler made a motion, seconded by Commission Member Smyth, to approve the September 20, 2023, meeting minutes as amended below:

- Minutes page 1, sixth paragraph, first sentence change: “Watkins’s: to “Watkins”
- Minutes page 2, seventh paragraph, first sentence change: “August of 2022” to “August 2022” and “April of 2023” to “April 2023”, and to remove comma after “such as”
- Minutes page 3, third paragraph three, first sentence change: “Appendix” to “Appendix D”
- Minutes page 3, fifth paragraph, fourth sentence change to read: “Chair Plaag clarified that when we talk about other jurisdictions and how they handle multiple historic districts, a lot of times the way these things evolve is you are expected to write a set of standards that are district-specific or landmark-specific.
- Minutes page 3, fifth paragraph, sixth sentence change: “He continued that it places on burden” to “He continued that it places a burden”
- Minutes page 3, fifth paragraph, seventh sentence change: “contradictions in them that” to “contradictions in them; that”
- Minutes page 3, seventh paragraph, first sentence change: “specially” to “especially”
- Minutes page 4, second paragraph, seventh sentence change: “It was” to “Ms. Turner”
- Minutes page 5, first paragraph, second sentence change to “Ms. Mitchell said that the introduction for the general provisions will apply to all properties, then specific district standards applying to any local landmark for any historic district property would apply.”
- Minutes page 5, second paragraph, second sentence change: “next thing the” to “next thing is”
- Minutes page 5, second paragraph, fifth sentence change: “He stated that a grant could potentially enable you” to “He stated he had been hired on projects funded by those grants”
- Minutes page 5, second paragraph, fifth sentence change: “consultants do” to “consultants to”
- Minutes page 5, second paragraph, eighth sentence change: “Death-Ridges” to Deathridge’s”
- Minutes page 5, second paragraph, tenth sentence change: “Chair Plaag clarified the restrictions” to “Chair Plaag clarified claims about racial restrictions”
- Minutes page 5, second paragraph, twelfth sentence change: “reply” to “bid”
- Minutes page 5, second paragraph, thirteenth sentence change: “He said that it is harder to do that here because there is not enough work, therefore,” to “He said that it is harder to do that here because there is not enough work in the area; therefore, it is not sustainable for a consultant to focus only on Watauga County”
- Minutes page 5, third paragraph, first sentence change: “Blue Ridge Tourist Court as” to “Blue Ridge Tourist Court is”
- Minutes page 6, second paragraph, third sentence change: “entirely of the landmark” to “interior of the landmark being designated”
- Minutes page 6, third paragraph, fifth sentence change: “structure glass” to “structural glass in the Downtown buildings other than the theatre”
- Minutes page 6, third paragraph, last sentence change: “old Crest Dime Store used to be had the red” to “old Crest Dime Store used to be, which had the red”
- Minutes page 7, fourth paragraph, seventh sentence change: “versus the structure” to “versus temporary structure versus accessory building.”
- Minutes page 8, second paragraph, first sentence change: “addresses” to “addressed” and in the sixth sentence change: “it was” to “it was not”
- Minutes page 8, third paragraph, first sentence change to: “Ms. Mitchell added to the discussion regarding materials and referred to Packet Page 80, Section D2.04.23, Artificial Materials; she discussed the proposed revision added to this section that states the materials not to use.”

- Minutes page 8, third paragraph, second sentence change to: “She said in the existing commercial standards it includes materials such as kiln brick, wood, trim, structural glass, and other coverings on buildings.”
- Minutes page 8, fourth paragraph, fifth sentence change: “existing on the building the period” to “exist on the building outside the period”
- Minutes page 9, first paragraph, second sentence change: “Watsonna” to “Watsonnatta”
- Minutes page 9, fourth paragraph, last sentence change: “She” to “He”
- Minutes page 10, second paragraph, second sentence change: “He” to “Commission Member Watkins”
- Minutes page 10, third paragraph, fourth sentence change: “Ms. Shook asked if there was process” to “Ms. Shook asked if there was a process”
- Minutes page 11, first paragraph, fourth sentence: “modified to fit,” to “modified to fit”

Vote: Aye – All

Nay – None

The motion passed.

Commission Member Smyth made a motion, seconded by Commission Member Ziegler to approve the October 3, 2023, meeting minutes as amended below:

- Minutes page 6, second paragraph, second sentence change: "Councill's" to "Councils" and change: "Daugherty" to "Dougherty"
- Minutes page 7, fourth paragraph, third sentence change: “leader” to “leaders”
- Minutes page 7, sixth paragraph, second sentence change: “He said it was completely believable that the burials” to “He said it was completely believable that the location of the burials was determined by Union officers occupying Boone at that time”
- Minutes page 8, second paragraph, fourth sentence change: “Jones Houses” to “Jones House”
- Minutes page 8, second paragraph first sentence change: “Stoneman’s Raid interpretative panel. She said the Civil War Trails Program indicated” to “Stoneman’s Raid interpretative panel, they indicated”
- Minutes page 10, fourth paragraph, first sentence change: “relative of the Jones” to “Jones’ relative”

Vote: Aye – All

Nay – None

The motion passed.

Commission Member Ziegler made a motion, seconded by Commission Member Smyth to approve the October 17, 2023, meeting minutes as amended below:

- Minutes page 2, third paragraph, second sentence change: “Norman” to “Warman”
- Minutes page 5, sixth paragraph, first sentence change: “an interview process for about 60 people” to “an oral history interview process for the Appalachian Theatre for about 60 people”
- Minutes page 5, sixth paragraph, seventh sentence change: “Ms. Mary Hong Cole” to “Ms. Mary Helen Cole”
- Minutes page 6, first paragraph, first sentence change: “defamatory language for the individuals” to “defamatory language and highlighting specific individuals”
- Minutes page 7, fourth paragraph, eighth sentence change: “Dr. Burn’s” to “Dr. Burns’s”

- Minutes page 11, second paragraph, fourth sentence change: "Councils'" to "Councils" and remove the word "buried"
- Minutes page 11, fifth paragraph, thirteenth sentence change: "to count possible" to "to count, possibly"

Vote: Aye – All

Nay – None

The motion passed.

Commission Member Smyth made a motion, seconded by Commission Member Ziegler to approve the November 7, 2023, meeting minutes as amended below:

- Minutes page one, under Approval of Minutes change: "cases" to "minutes"
- Minutes page one, under Public Comment in the fourth paragraph, third sentence change: "Council" to "Council" and change: "mediation" to "meditation"
- Minutes page 2, first paragraph, second sentence change: "Council" to "Council" in third sentence change: "Council" to "Council" and change: "rational" to "rationale" and change: "Commission Members Watkins" to "Commission Member Watkins's"
- Minutes page 2, fifth paragraph, first sentence change: "statements made because" to "statements made about her"
- Minutes page, paragraph seven, third sentence change: "there is no documentation" to "there is no clear documentation."
- Minutes page 3, first paragraph, third sentence change: "Council's" to "Councils"
- Minutes page 5, second paragraph, second sentence change: add a period at the end of this sentence
- Minutes page 5, second paragraph, first sentence change: "National Register Areas of significance, A, B, C, and D" to "National Register Areas of significance, A B C and D."
- Minutes page 5, second paragraph, second sentence change: add a period at the end of this sentence
- Minutes page 5, second paragraph, fourth sentence change: "architectural history of Watauga County," to "Architectural History of Watauga County Book,"
- Minutes page 5, second paragraph, fifth sentence change: "she would" to "she should"
- Minutes page 5, second paragraph, sixth sentence change: "Jones family that" to "Jones family."
- Minutes page 5, second paragraph, last sentence change: "15" to "past"

Vote: Aye – All

Nay – None

The motion passed.

Commission Member Ziegler made a motion, seconded by Commission Member Smyth, to approve the November 14, 2023, meeting minutes as amended below:

- Minutes page 3, first paragraph, first sentence change: "Candidate" to "Candidates"
- Minutes page 3, second paragraph, third sentence change: "Maricela" to "Maricle"
- Minutes page 3, second paragraph, fifth sentence change: "Kirshner plat" to "Kestner plat"
- Minutes page 3, second paragraph, sixth sentence change: "land, known as the Brown Chapel, to expand the Black Section" to "land to expand the Black Section"
- Minutes page 3, second paragraph, tenth sentence change: "combine them" to "combine them with the white section."
- Minutes page 4, under Motion and Vote: change: "Commission Member Ziegler made a motion, seconded by Chair Plaag, to recommend to the Town Council that pets should be prohibited in

the Boone Cemetery" to "Commission Member Ziegler made a motion, seconded by Chair Plaag, to recommend to the Town Council approval of the rules sign text including that pets should be prohibited in the Boone Cemetery."

- Minutes page 4, under Motion and Vote, add:

"Motion and Vote:

Commission Member Smyth made a motion, seconded by Commission Member Watkins, to submit to the Town Council for approval of the proposed rules sign text.

Commission Member Watkins asked if the rules and regulation sign would be considered separate from the interpretative panels. Chair Plaag replied there was a previous discussion by the HPC that the rules and regulation sign would not be an interpretative panel structure and that it would be simply a sign with the Town of Boone logo on it with a listing of the approved text information and positioned immediately outside the pedestrian gate into the cemetery. Chair Plaag added that this sign would be made in-house with an aluminum material similar to the other Town signage.

Commission Member Smyth wished to amend the motion to add that the proposed rules and regulations sign for the cemetery would match similar signs in the Town of Boone and be mounted outside the pedestrian entrance gate into the cemetery. Commission Member Watkins accepted this amendment to the motion.

Vote: Aye – All
Nay- None

The motion passed.

- Minutes page 6, before REVISED Panel #2: A Divided Cemetery add: "Discussion ensued on the draft text, sentence by sentence. The draft text is as follows:"

OTHER DISCUSSION

Ms. Mitchell clarified the Chair and Vice-Chair application procedure. She explained that once Staff received the completed applications for these positions, Staff would present those applications to the HPC at their next meeting. She continued that then the HPC would make a recommendation to the Town Council from those applications, and Staff would forward those recommendations to the Town Council for their consideration, most likely in February 2024. Ms. Mitchell pointed out that she had informed Vice-Chair Bond that she would be chairing the January HPC meetings.

Ms. Mitchell informed the HPC that she had scheduled and would conduct the new HPC member orientations. She also told the HPC that the quasi-judicial training had been scheduled and would be led by the Town Attorney, Ms. Allison Meade.

Commission Member Watkins suggested that the Planning and Inspections Department include a section for HPC educational materials for public use in their department library. Chair Plaag noted that a copy of the survey and landmark reports would be useful in that library.

Chair Plaag expressed his gratitude to Commission Member Watkins for his contributions over his multiple years of service to the HPC. He suggested that a resolution be made in honor of Commission Member Watkins. Commission Member Watkins thanked Chair Plaag for his appreciative words and expressed his gratitude to Chair Plaag for the many remarkable contributions he had made to the HPC, which have been the foundation on which the HPC has been based.

Chair Plaag expressed his gratitude to Commission Member Ziegler for her outstanding service to the board and for setting a high bar for future student members appointed to the HPC.

Council Liaison Roseman expressed her gratitude to all of the HPC members. Commission Member Watkins appreciated Council Liaison Roseman's dedication to the Town Council.

Ms. Mitchell, on behalf of the Staff, thanked the HPC and Council Liaison Roseman for their work and commitment to the HPC.

ADJOURNMENT

Commission Member Smyth made a motion, seconded by Commission Member Watkins, to adjourn the meeting at 5:56 p.m.

Vote: Aye – All

Nay – None

The motion passed.

Eric Plaag, Chair

Marlene Crosby, Board Secretary

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JANUARY 2, 2024, 3:00 p.m.
Planning & Inspections Department & WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

Vice-Chair Bettie Bond, Krystal Carter, and Vardell Smyth

Council Liaison: Virginia Roseman

Town Staff in Attendance:

Jessica Mitchell-Advanced Planning Specialist, Mike James-Commercial Zoning Administrator, and Marlene Crosby-Board Secretary

Others in Attendance: Eric Plaag-Carolina Historical Consulting, LLC, Paul Pessina-SPA Properties Group, Mr. Mark Freed-Director of Cultural Resources, Jodie Feimster, and Luke Barber-Watauga Democrat

CALL TO ORDER

Vice-Chair Bond called the Boone Historic Preservation Commission meeting via WebEx to order at 3:02 p.m.

ADOPTION OF AGENDA

Commission Member Smyth made a motion, seconded by Commission Member Carter, to adopt the agenda as presented.

Vote: Aye – All

Nay – None

The motion passed.

APPROVAL OF MINUTES

Commission Member Smyth made a motion, seconded by Commission Member Carter, to approve December 5, 2023, meeting minutes as written.

Vote: Aye – All

Nay – None

The motion passed.

PUBLIC COMMENT

No individuals requested the opportunity to speak during public comment.

H.W. HORTON BUILDING LOCAL HISTORIC LANDMARK DESIGNATION

Dr. Eric Plaag from Carolina Historical Consulting, LLC, explained the history of this topic as outlined in the meeting packet and with a presentation shared during the meeting. Dr. Plaag's presentation included the history of Henry Walter Horton, the period of significance being the year 1929, architectural elements of the building, and Horton's impact on the area. After the presentation detailing the history as included in the local landmark designation report, he asked the HPC if they had any questions regarding the proposed designation. The HPC members agreed that the designation report was well-written and found the content interesting and informative.

Communication: January 2, 2024 Advisory Meeting Minutes (Approval of Minutes)

Dr. Plaag opened the floor for questions from the HPC. Vice-Chair Bond asked Dr. Plaag if the canning factory he mentioned in the report referred to the kraut factory. Dr. Plaag replied that the North State Canning Company came into Boone in 1923, and Commission Member Smyth noted that it was the kraut factory. Vice-Chair Bond pointed out that this factory gave Kraut Creek its name, and Dr. Plaag said yes.

Vice-Chair Bond asked Dr. Plaag if the house Mr. Horton had built on Orchard Street was Ala McGuire's house, and Dr. Plaag replied yes. Dr. Plaag noted that Ms. McGuire had lived much longer than Mr. Horton had lived at that location. He stated that the surveys from the 1980's called that house the Ala McGuire house. He pointed out that because the house was not known as the H.W. Horton house, it speaks to how local people saw it as Ada McGuire's house and how she was significant to Boone's history. Vice-Chair Bond said this information adds to the historical survey of the Grand Boulevard area.

Chair Plaag pointed out three minor changes that he needed to make to the designation report, and they are as follows:

- 1. Based on the discontent expressed by an appraiser in the community regarding the words "appraised value" in the table on packet page 21, these words are used by the State Historic Preservation Office (SHPO). He explained it is the "assessed value," a footnote would be added that indicates this is the SHPO language with no objection from the Commission. It is the assessed value," according to the tax card.
- 2. On packet page 22, in the opening statement, clarification to the sentence that the period of significance is the single-year 1929.
- 3. On packet page 23 and the third line modify that begins with "Census records that might document Horton's residence in 1890 and 1900..." to include reference of finding information in the 1900 Census under Walter Horton in North Wilkesboro.

In reference to the third suggested change, Dr. Plaag explained that generally, 1890 Census records are not available for some states because there was a fire that destroyed those records, and there would not be Census records on Henry Walter Horton for that year.

Ms. Mitchell explained to the HPC that if they agreed with this proposal for an application for a local landmark designation, they would need to make a recommendation, including a motion and vote, to start the designation process for Staff to present it to Town Council. She added that subsequently, Town Council would consider giving Staff the ability to send the designation report to SHPO to begin the 30-day review.

Motion and Vote:

Commission Member Smyth made a motion, seconded by Commission Member Carter, to approve the H.W. Horton Building Local Historic Designation report and recommend that it be presented to the Town Council for approval and further processing of the report.

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

Dr. Plaag asked Mr. Pessina if he had any questions regarding the process. Mr. Pessina confirmed that the HPC's recommendation would send the report to the Town Council for approval. He continued then the designation report would go to the SHPO to begin their review process and then to the Town Council again for a final vote of approval.

Dr. Plaag stated that because he is a Town Council member, he would recuse himself from the Town Council review of this proposal, which might occur at the February 2023 Town Council meeting. He said this would include the initial vote and any other subsequent votes that might arise regarding this designation report. He told Mr. Pessina that he would present the proposal for the designation report to the Town Council on his behalf.

Commission Member Smyth asked Mr. Pessina if he had planned to pursue a state or federal designation. Mr. Pessina said his company had not yet considered other designations as they were thinking of this first step of the local landmark designation process.

Ms. Mitchell pointed out that she and Mr. Mike James, the Commercial Zoning Administrator, would be the Staff members to forward this project to Town Council.

Mr. Paul Pessina left the meeting at approximately 3:25 p.m.

HPC RECOMMENDATION FOR CHAIR POSITION

Ms. Mitchell referred to packet pages 87 and 88. She explained to the HPC that they would need to make a recommendation, including a motion and vote, on the application for the Historic Preservation Commission Chair application to be presented to the Town Council by Staff at their February 2024 meeting.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Commission Member Carter, to recommend to the Town Council that Commission Member Vardell Smyth be appointed to the Historic Preservation Commission Chair position.

Vote:

Aye – (Bond, Carter)

Nay – None

Abstain – (Smyth)

The motion passed.

HPC WORKPLAN

Ms. Mitchell referred to packet pages 89 through 94. She reviewed the HPC Annual Work Plan Report for 2023, stating that it had been revised from the last Advisory meeting. She told the HPC that the work plan and budget information would be presented next week at the 2024 Planning Retreat as outlined in the meeting packet. She explained to the HPC that the Commission would not be required to attend the Planning Retreat; the Town Council and Planning Staff would be attending it. She reviewed and explained

the document as presented in the meeting packet. She reviewed the request for funding for FY 2023-2024 and FY2024-2025 based on estimates given to the Planning Staff.

Ms. Mitchell pointed out that the Staff note previously relayed to the HPC that the Staff's primary responsibility this year would be the work associated with the Comprehensive Plan update. She pointed out that the Staff has requested that the HPC be allowed to focus on completing the current in-progress tasks before engaging in any additional tasks with the idea that the work plan be revisited when the in-progress tasks are completed.

Ms. Mitchell also reviewed the tasks listed in the categories of In-Progress Tasks, In-Progress to be Completed (Delayed to Other Ongoing Work), Future HPC Requested Tasks, the Completed Tasks, and the Certificate of Appropriateness (COA) Cases. Commission Member Smyth referred to the Future HPC Requested Task of New Historic District Consideration for Cherry Park, which Member Smyth shared that he lives on Cherrybrook Drive. He stated that at some point, when the HPC would work on his street, he would have to disclose that he lives there. Ms. Mitchell agreed with Commission Member Smyth that he might, in the future, need to state that information. She added for this topic under Future HPC Requested Tasks, the Town Council would need to be involved during the discussions regarding the work and other considerations for future designations. Vice-Chair Bond noted that she lives on Grand Boulevard.

Commission Member Smyth referenced the meeting packet for the Quasi-Judicial meeting on January 9, 2024, and asked for clarification on the original and revised Portofino Hotel COA case submissions. He wanted to know why there was a revised submittal, and what the HPC was supposed to be reviewing with the revised submittal. Ms. Mitchell explained that the applicant submitted a new COA, and it was modifying the previous COA request. Commission Member Smyth asked if the revised submittal was from a request from the HPC, and Mr. Mike James, Commercial Zoning Administrator, replied no. Mr. James added that the applicant is requesting changes to the second-floor windows. Ms. Mitchell explained that if the HPC is interested, there are previous quasi-judicial meeting packets with cases of modifications of COA's, and this meeting packet follows what has been given previous including the initial and revised submittals.

JONES HOUSE LOCAL HISTORIC LANDMARK DESIGNATION REPORT

Ms. Mitchell referred to packet page 94 and explained that she would present this draft designation report update on behalf of Ms. Riley Ziegler.

Ms. Mitchell referenced the note Ms. Ziegler included with the draft report and explained that Ms. Ziegler had found other resources she wanted to research. Ms. Mitchell continued that Ms. Ziegler stated one of the resources might pinpoint dates between 1918 and 1930. Ms. Ziegler's note included that she wanted feedback from the HPC on this information as she continued to complete her work on the designation report. Ms. Mitchell stated that she would take any suggestions from the HPC and forward them to Ms. Ziegler after this meeting. Ms. Ziegler said in her notes that she would submit the final draft to the HPC for their review by February or March 2024. Ms. Mitchell noted that Ms. Ziegler would be present for the February 2024 HPC advisory meeting. Vice-Chair Bond noted some chronological issues with the draft

report and gave Ms. Mitchell a copy of her proposed suggestions. Ms. Mitchell said she would forward those to Ms. Ziegler. Commission Members Smyth and Carter had no feedback on the draft report. Ms. Mitchell stated that Commission members could communicate changes to her via email to share with Ms. Ziegler.

STONEMAN'S RAID INTERPRETATIVE PANEL UPDATE

Ms. Mitchell referred to packet pages 149 and 150. She pointed out that this is the latest draft of the interpretative panel from Dr. Plaag. She referenced packet page 151 as a reminder of the image and credit information for the Captain Myles Keogh image. She added that the credit information would be required to be included when the panel is designed. She said that the image of the map on packet page 152 corresponds to the citation information included in the latest draft report.

Ms. Mitchell referred to packet page 153 and pointed out that, as a reminder, these are the requirements for the Civil War Trails program. She pointed out that the proposed draft text can be no more than 275 words, and the current draft is close to that word limit. She would do the application paperwork for the program at the appropriate time. She provided program guidance for the Civil War Trails marker program in the meeting packet to see how the HPC would like to proceed. She stated that in collaboration with Public Works, they received a response from the North Carolina Department of Transportation (NCDOT) regarding the bulb out area at the corner of W. King Street and Linney Street, and that area is not in the NCDOT right-of-way. She said we may be able to use it for the Stoneman's Raid Interpretative panel. She was working on contacting the director of the Civil War Trails program to inform him that this area is not in the DOT right of way, and she would ask about the process of moving forward with the panel at this location.

Vice-Chair Bond asked Ms. Mitchell about possibly removing the Stoneman's Raid marker near the Watauga County Courthouse. Ms. Mitchell responded that the interpretative marker was with the State Highway program and would not be removed.

Commission Member Smyth handed out a draft copy of the proposed text with changes he had made to the Stoneman's Raid Interpretative Panel draft (permanently on file). Discussion ensued on the draft text presented by Commission Member Smyth. Commission Member Smyth explained that on the original read of the draft text for the interpretative panel, he had no idea what Stoneman's Raid was doing, why they were there at that location, or why it happened. Vice-Chair Bond and Commission Member Smyth agreed that they needed to become more familiar with this area of Boone's history.

Commission Member Smyth read the title from his handout, "Stoneman's Raid: Skirmish and Occupation of Boone. He read the first paragraph of the draft text of his handout. He said the text that reads, "with orders to 'dismantle the country,'" he said there is not a footnote to support these words, but they were orders that were given. He said these words paint why the raid occurred at that location.

Commission Member Smyth read the second paragraph, and in the second line, he changed the word from "gathered" to "assembled" because, in one of the footnotes, it said the troops had been mustered

and there were 75 people there. He noted that the names of the commanders were listed for the other units, but questioned if we know who was in charge of the Watauga County Home Guard. He said we need to determine the size of the detachment sent to Boone, with some from Tennessee. He said the cavalry in the Civil War was about 100 people. He said he wanted to know more about the people who were sent to Boone for Stoneman's Raid. He stated that we do not know the number of additional troops that were sent, and when and where they came from to Boone, but they may have been the troops from the Twelfth Kentucky Union Volunteer Cavalry.

Commission Member Smyth read the third paragraph and stated that more information is needed about how close this timeframe is to the end of the Civil War.

Commission Member Smyth read the fourth paragraph and stated that it was interesting, but he needed to figure out how it tied in with the occupation. He added that he did not understand what was happening in this text or why it needed to be in the proposed text. He noted that there needs to be more information about the occupation. Vice-Chair Bond agreed with Commission Smyth about the lack of information on the occupation, and she suggested that the title needed to be changed from Stoneman's Raid. Commission Member Smyth stated that the Stoneman's Raid was the whole operation across North Carolina to Virginia. He said that the Stoneman's Raid that came through Boone was just one small part of the whole raid and happened in many other places.

Council Liaison Roseman talked about the Stoneman's Raid interpretative panel at the Watauga County Courthouse. She asked if it would be appropriate to say that the interpretative panel is not at the proper location and acknowledge it for the proposed text since it cannot be removed. Commission Member Smyth suggested putting a QR sticker on the interpretative marker at the Watauga County Courthouse that says that Stoneman's Raid did not happen at that location. He said he hesitated to put a sticker on it because it might be removed at some point, and then they would be referencing something that did not exist. Council Liaison Roseman supported the QR stickers, and Commission Member Smyth said that could be done.

Ms. Mitchell added that as the HPC works on the proposed text, there will be times that she would have to send it to the Civil Wars Trail program representatives, who will have to do their reworking of it. She said she could ask, in these early phases, if the program had previously dealt with this type of thing and learned how they dealt with it. She explained that part of the \$200.00 fee is to update or change the sign as needed to ensure it is accurate.

Commission Member Smyth asked Ms. Mitchell if the HPC would continue to work on the Stoneman's Raid interpretative panel at the next HPC advisory meeting. Ms. Mitchell explained there is no timeframe set to complete this project; it is just when the HPC feels comfortable meeting the requirements of the Civil War Trails program. She offered for the HPC to rework the proposed text again. Vice-Chair Bond suggested that Commission Member Smyth meet with Commission Member Williamson to discuss the proposed text. Commission Member Smyth asked if the draft text could be emailed back and forth to the HPC members. Discussion ensued on proper communication among members with open meetings law.

Ms. Mitchell explained that discussing agenda topics in an HPC meeting is acceptable, and that in the past the HPC has made recommendations for HPC members to work together on a project. Commission Member Smyth said he did not want to wait until another HPC meeting was posted to work on the proposed text. Council Liaison Roseman explained that one person to another without a third person could discuss a topic as long as it does not conclude with a definitive answer. She said if the HPC agreed to allow Commission Members Smyth and Williamson to work on this topic and they would present that information to the HPC, that would be fine. Commission Member Smyth stated that Commission Member Williamson would need to agree to work with him on this topic. Ms. Mitchell noted that Commission Member Williamson would be back in Town next week, and the HPC could ask him at the next meeting under an agenda item for Other Discussion.

Motion and Vote:

Commission Member Smyth made a motion, seconded by Commission Member Carter to table the discussion for the draft Stoneman's Raid Interpretative Panel text at the next HPC Advisory meeting on February 6, 2024.

Discussion ensued on discussing at the HPC Quasi-Judicial meeting on January 9, 2024 under Other Discussion regarding Commission Member Smyth and Williamson to work together on the draft Stoneman's Raid Interpretative Panel text.

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

Council Liaison Roseman requested that the draft text prepared and submitted by Commission Member Smyth be included in the next meeting packet.

STAFF UPDATES

Ms. Mitchell updated the HPC on the Boone Cemetery Interpretative Panels; she said the Town Council approved Staff to work on the ordering the interpretative panels. She informed the HPC that she had encountered an issue with the Vacker Sign company regarding the panel design. She requested a full-size image from Digital Watauga because she was not able to locate the image online through Digital Watauga. She told the Vacker Sign company that she needed to work with those images because they were approved. She further explained that she may have to reduce the sign size from 24" x 36" to 18" x 24", which could cost less. She noted that if that needed to happen, she would present it to the HPC before she made that decision.

Ms. Mitchell informed the HPC of the R.L. Clay (Rivers) House Local Landmark Designation Update. She said she should receive a response from SHPO tomorrow because that would be the end of the 30-day review period. She would have SHPO comments available for the HPC to review at the February Advisory meeting. She pointed out that the next steps would be a joint meeting with the Planning Commission and Town Council, and the HPC would also need to attend that meeting. She said the March 25, 2024, at 6 p.m. Public Hearing/Planning Commission meeting tentatively could be where this topic is presented.

Ms. Mitchell stated that she would let the HPC know when she hears about a resolution or planned ceremonies to recognize Dr. Rennie Brantz.

Ms. Mitchell stated that on a Staff level, they are in the preliminary stages of the signs and panels for Dana Folk Way. She asked the HPC to consider how they would like to proceed with the interpretative panel's plaque. She added that these signs and panels would honor and recognize Dana Folk and Ice House Alley. She noted that this topic is on the HPC's pending task list.

Commission Member Smyth asked if there had been a discussion about using the brick walls in the Dana Folk Way alley for interpretative panels for other things in the Town. Ms. Mitchell responded that the interpretative plaques we have in mind would be attached to the building. She said the property owner would need to approve something attached to their building. She added that Staff and the Downtown Boone Development Association (DBDA) are working together on the Dana Folk Way. She noted that the DBDA has talked about making the alleyway a part of public art programming. She said it would be a functional space, but she did not necessarily know if the space would be for interpreting other things in the Town.

Vice-Chair Bond supported using the alleyway from King Street into Howard Street to see public art. Commission Member Smyth suggested the use of murals in the alleyway, and he asked how the murals would possibly affect the HPC. Ms. Mitchell explained that if a mural is added to the alleyway and privately funded on private property, it would trigger a Certificate of Appropriateness (COA) process that the HPC would review in a quasi-judicial setting. She said if the mural is Town-funded or on a Town-owned building, it would be reviewed in an advisory capacity by the HPC. She referred to the Appendix D standard regarding the portion for Town-funded or on a Town-owned building:

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

11.4 Historical markers, interpretive signage, and public art that is either (i) located on property owned, controlled or maintained for public use by the Town within a historic district or within the boundaries of a publicly-owned landmark or (ii) funded in whole or in part by the Town must be approved by Town Council and shall be exempt from the COA process.

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

Ms. Mitchell provided the example for the HPC of the last public art installation being the Doc and Merle Watson mural, which was Town-funded and HPC conducted an advisory review in February of 2022.

Ms. Mitchell added that Ms. Lane Moody, Downtown Boone Development Coordinator, is contacting the Downtown Boone property owners and managers to inform them about the Dana Folk Way project that was Town Council directed and that the HPC is working on it. She added that she and Ms. Moody would keep the HPC informed on the project's progress.

HPC MEMBER UPDATES

Vice-Chair Bond informed the HPC that the scheduled Watauga County Historical Society presentation of the Boone Cemetery that was to be presented by Dr. Eric Plaag at the Watauga County Public Library in December was rescheduled to January 25, 2024, at 5:30 p.m.

FEBRUARY ADVISORY SESSION MATERIAL

Ms. Mitchell confirmed with the HPC members that the following items would be on the February advisory meeting agenda: Staff Update on the HPC Chair Position, Staff Update on the H.W. Horton Building Local Landmark Designation Report, Jones House Local Landmark Designation Report Update by Ms. Riley Ziegler, continued discussion on Stoneman's Raid, Staff Update on R.L. Clay (Rivers) House Local Landmark Designation update, and possible Staff Updates on the Boone Cemetery Interpretative Panels and Dana Folkway Update.

She further confirmed a brief discussion of the Stoneman's Raid topic under Other Discussion at the Quasi-Judicial meeting on January 9, 2024.

ADJOURNMENT

Commission Member Carter made a motion, seconded by Commission Member Smyth, to adjourn the meeting at 4:22 p.m.

Vote: Aye – All

Nay – None

The motion passed.

Bettie Bond, Vice-Chair

Marlene Crosby, Board Secretary

BOONE HISTORIC PRESERVATION COMMISSION
Local Landmark Designation Report, Second Rough Draft

The John Walter Jones House

**604 West King Street,
Boone, NC 28608**



**Prepared by...
January 2nd, 2023**

**Cover Image: The south exterior of the John Walter Jones House, August
2023, image courtesy of Riley Ziegler**

Local Historic Landmark Designation Report
Jones House
Boone, Watauga County, North Carolina

I. General information

1. *Common and Historical Property Names*

John Walter Jones House

2. *Physical Address or Location*

604 W King St, Boone, NC 28607

3. *Tax Parcel Identification Number (PIN)**

2900-89-5144-000

4. *Current Owner(s) Name(s)*

Town of Boone

5. *Current Owner(s) Mailing Address(es)*

6. *Appraised Value of the Property (a copy of the most recent tax card will suffice)*

7. *Date of Construction*

The John Walter Jones House was originally built in 1908. After the death of John Walter Jones, his wife, Mattie, added an expansion to the rear of the home. It is unknown when this expansion occurred.

8. *Historical Significance*

Areas of Significance: Criterion B: Association with John Jones

Criterion C: Architecture

Period of Significance: 1908-1925

II. Brief Statement of Significance

The John Walter Jones House exterior, one of the oldest surviving, residential, Queen Anne-influenced properties in Downtown Boone, has remained largely unchanged since its initial construction in 1908. It was built as a family home for Dr. John Walter Jones, one of Boone's first physicians. The house is significant at the local level under Criterion B because of its association with John Walter Jones (in Boone from 1876 to 1925). Under Criterion C, the house is significant for its representation as one of the last standing houses from the first decade of the 20th Century in Boone.

The Jones House retains an impressive amount of historical integrity, given its change in hands throughout the years and its loss of many acres on the original property. The house retains its original form and appearance, sans an addition added by the wife of Dr. Jones. In select cases where new materials have been added, the materials match the original foundation of the house. While there are also important interior elements that are reflective of the Jones House's period of significance, damage to some of these elements has had an adverse impact on their integrity. While these interior elements are noted here for their historical importance, the proposed local landmark designation applies only to the exterior elements of the building.

The property to be designated includes the entirety of the exterior of the Jones House, including the two large, historic, sugar maple trees that date to the American Civil War period and occupy the bluff over King Street at the extreme south end of the property and the house itself.

III. Architectural Description

The Jones House is positioned to the east of Grand Boulevard and overlooks King Street from the north. It is a classic example of a Queen Anne-influenced structure brought about during the Colonial Revival. It is a cube-shaped home featuring projecting bays on three sides and an added extension to the rear. A pyramid-shaped roof with gables to the sides and front covers the top of the building. The extension of

the house is not covered by the same pyramidal roof but by a gabled roof. The exterior of the house is clad in horizontal wood weatherboard and the roof is constructed of asphalt shingle not thought to be original to the house.

There are two entrances to the home: a door on the south first-floor elevation and a door on the north first-floor elevation. One-over-one, double-hung sash wooden windows decorate the south, east, north, and west first and second-floor elevations. One of the most notable alterations to this home is the extension to the north elevation. Based on photographs of the home found in Digital Watauga's Mazie Jones Levenson Collection, we can estimate this expansion was built sometime between 1925 and 1930.¹ As Mrs. Jones frequently housed boarders after the death of her husband, it was most likely added to accommodate these boarders.

The Jones House originally was sited on six acres of land. However, due to expansions made to King Street, the Jones House is now seated on a one acre lot with many features scattered across the lawn. The lawn at the south of the house features iron-clad gates that extend across the extreme south end of the property. Two plastic picnic tables can be found at the southeast and east sides of the house. Two large, historic, sugar maple trees dating to the American Civil War period occupy the bluff over King Street at the extreme south end of the property. These trees were previously part of a group of six, but have since been cut down to two due to poor health of the other trees and reductions made to the property. To maintain the health of the trees, wires have been added to the two remaining trees to support the larger branches. A quarried stone and mortar retaining wall separates the property from the sidewalk along King Street. The lot on which the Jones House resides steeply rises about six feet above the retaining wall before leveling off.

¹ Digital Watauga Team. *Mazie Jones Levenson Collection*. Digital Watauga, 2023



The Jones House in the snow, after the cutting back of the embankment for the widening of King Street. It is hard to tell if the embankment has been cut back yet in this image. 1939. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project.

The first-floor elevation at the south of the house features a semi-circular wooden porch enclosed by wooden railings that present turned spindles for decoration. This railing has been cut at the sides to allow the removal for live outdoor music and locks in place with metal latches. A double staircase constructed of wood allows access to the east end of the porch. The staircase is enclosed by wooden railings and hosts a center wooden railing, neither of which are thought to be original to the house. Six wooden column posts serve as support for the roof. The porch itself sits on a red brick structure that has been covered by white lattice. This brick is not original. It was replaced in August 1985, matching the original brick both in color and dimension. The first-floor bay features a large, wooden one-over-one double-hung sash window divided unevenly from top to bottom to provide a better view from the parlor. It is centered by two single, one-over-one, double-hung sash wooden windows on either side. A paneled wooden door flanked by another single, one-over-one, double-hung sash wooden window, provides entrance to the east of the house. The wood door features three small vertical

panels at the bottom and two horizontal panels above and below a square glass opening. The door frame features indents for the number 124 which has since been painted over but remain visible.

The west elevation features two single, one-over-one, double-hung sash wooden windows on both elevations on the projecting bay, which shows water damage that has since been repaired and painted. The gable extending over these windows is notably off-center and includes a single, one-over-one, double-hung sash wooden window, as well as painted wood shakes underneath the gable. North of the projecting bay, the secondary elevation of the house features a single, one-over-one, double-hung sash wooden window. The first floor, on the other hand, features four wooden one-over-one, double-hung sash windows lined in a row. Hooks lined above these windows suggest a previous porch, possibly original to the home, that no longer exists. It is unsure exactly what these hooks may have held, but the best guess is an awning to provide outdoor shade.



Earliest known image of the full Jones House. A notation on the back says "about 1910", but this is probably too early. Standing on the front porch looks to be Mattie with a young Mazie, so possibly 1915 or 1916. Note the open porch on the back of the house and the barn in the east yard. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project.

Another noticeable feature of the front west side of the home is a passageway leading through the bushes to what is now the Mast General Store. This branch of the general store wouldn't open until 1988, though there is nothing noted in the documentation about the Jones House that suggests this addition existed at the house's creation. It's unsure when and why this passage was added.

The north end of the house is most likely an extended addition made by Mrs. Jones after the passing of her husband. It features a shed roof portico supported by columns. The second floor presents two single, one-over-one, double-hung sash, wooden windows. These windows do not fall in line with the overarching gable above them. The gable features a single, one-over-one, double-hung sash at center and painted wood shakes underneath. At the lower elevation, the north end of the house features a wooden door capped by a transom in the center of the first elevation. To the east of this entrance is a concrete accessibility ramp extending towards the parking lot located at the rear of the house. To the west, there's a a wooden storage area not original to the house.

The east elevation features a projecting bay in the center of the elevation, covered by an off-centered gable that features a single, one-over-one, double-hung sash, wooden window, and painted wood shakes underneath. The bay features three wooden one-over-one, double-hung sash, wooden windows on both the first and secondary elevations, flanked by a single, one-over-one, double-hung sash, wooden window on either side that serves as stairwell windows. To the southeast corner of the first elevation is a single, one-over-one, double-hung sash, wooden window.

IV. Historical Background

The Jones House is significant at a local level for its use in the modern day as a cultural center and as one of Boone's few remaining examples of pre-WWI architecture. It also retains added significance for its association with Dr. John Walter Jones, a prominent physician in the town of Boone and a native of Alleghany County, North Carolina. Dr. Jones moved to Boone after attending Chattanooga College of Medicine. He intended to practice medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families. It would be through the Blackburn family that Dr. Jones would meet his wife, Mattie Mae Blackburn.

Dr. Jones and Mattie Blackburn were married in May 1907. At this time, the newlywed Jones couple began their search for a place to build their home. They would come to select six acres near Boone's commercial district, eventually revealed to be one of the oldest sites in Boone, to build their home. The site had previously been occupied by a member of the Green family.² It had also been home to George N. Folk, a local lawyer.³

Building materials for the house were obtained through the bartering of materials for medical services. The Watauga Democrat⁴ reported that the house was quickly completed and that Dr. and Mrs. Jones intended to move into their newly constructed home during April of 1908. After Thomas Blackburn's move to Hickory, Dr. Jones had taken over the practice they had started together. This successful practice is what funded Dr. Jones' changes to the home to subscribe to new trends and needs. Some of these additions included technology such as running water, an ice house, a barn, and a stable (following the purchase of livestock).⁵ Dr. Jones also invested in electricity as soon as was available. Dr. and Mrs. Jones would go on to raise two children in this home.⁶

In 1924, Dr. Jones became ill with what would be diagnosed as pneumonia. He was taken to Knoxville, Tennessee to receive treatment, but would ultimately end up

² John Preston Arthur. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915.

³ Ibid.

⁴ The Watauga Democrat. April 28, 1908.

⁵ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

⁶ Ibid.

dead on January 14, 1925.⁷ Sales of portions of the six-acre lot of the Jones House began as early as 1920. This wasn't enough to keep the family afloat, however. Following the death of her husband, Mattie Jones began taking in boarders.⁸ She would continue this practice well into the 1960s, when she became unable to handle the household chores involved with running a boarding house. The Jones House property would continue to decrease in size, with one of the most important sales being that of two and a half acres behind the house in 1939.

In the 1930s, the Jones family began to go their separate ways. John Jones, Jr. joined the Navy and died in 1938 following a failed operation. Mazie Jean completed her bachelor's degree at Appalachian State Teaching College and then pursued her graduate degree at other institutions. Eventually, she and her husband, Harold Levenson, would live in Greensboro, North Carolina. The Jones House continued to be used by Mr. and Mrs. Levenson as a summer home after Mattie Jones moved to a nursing home in Greensboro.⁹

The Town of Boone purchased the home in 1983 in hopes of slowing rapid development in Boone's commercial downtown district. Several restrictions were placed on the house by Mazie Levenson, including the requirement to use the property as a cultural or historic center or park. Since then, restoration work has been completed on the house to help maintain its historic integrity. The Jones House now serves as a host for a variety of events, including music festivals on the front lawn and an art gallery inside the building.

IV. Historical Significance

The John Walter Jones House is significant at the local level under Criterion B for its association with John Walter Jones, one of Boone's first physicians who was a part of Boone from 1876 to 1925. A native of Alleghany, Jones moved to Boone after attending

⁷ The Watauga Democrat. January 15, 1925.

⁸ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

⁹ Ibid.

Chattanooga College of Medicine. He practiced medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families at that time¹⁰, from the early 1900s until his death in 1925.

Jones purchased the six acres of land on which the home resides in 1907; construction was completed shortly after in 1908.¹¹ Originally, Jones ran his practice out of his home until he later moved to a professional office above the Mast General Store.¹² When Thomas Blackburn moved to Hickory, Jones took over the practice they'd built together which allowed him to earn enough to make improvements to the home. These improvements, such as running water and electricity, helped modernize the home. Some might argue that Jones' office is the most obvious and direct representation; given that the office no longer stands with a maintained historic integrity¹³, the John Walter Jones House is the most obvious and direct representation of Jones' life and influence within the Town of Boone, thus justifying its designation as a local historic landmark based on their association with John Walter Jones.

The Jones House is also significant under Criterion C for its representation of the domestic architecture of historic Downtown Boone during the late nineteenth and early twentieth centuries and its distinction as the only true Queen Anne-style home remaining in Boone. There are a variety of homes in Boone that contain Queen Anne-style elements; one such example is the Frank A. Linney House¹⁴, noted for its wraparound porch. belonging to Frank Linney in the late nineteenth century. However, homes such as the Linney House aren't considered "true" Queen Annes, as these features were later improvements to the pre-built original structure. Other homes in the Queen Anne style, such as the Green Park Inn in Blowing Rock, are not within the downtown district of Boone. The Jones house is a true Queen Anne-style home in the

¹⁰ John Preston Arthur. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915.

¹¹ *The Watauga Democrat*. April 28, 1908.

¹² Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

¹³ Watauga County Records: Deed Books 47-308 qne 48-519

¹⁴ Eric W. Plaag. *Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT*. Boone, NC: Boone Historic Preservation Commission. February 2021.

heart of downtown Boone in that it was originally built with features such as spindles, front-facing gables, and bay windows and maintains these features today.¹⁵

A few major adaptations were made to the Jones house after its initial construction, including an addition to the back of the home by Mattie Jones after her husband's death. These major adaptations were done tastefully. Each was constructed using materials original to or similar to those included in the home. As a whole, the home maintains exterior historic integrity in terms of design, architecture, materials, feeling, and association. The house appears largely as it did at the time of Jon Walter Jones's death and retains most of its original materials.

V. Property Included in the Local Landmark Designation

The property to be designated includes the parcel containing the John Walter Jones House, which incorporates one acre of land divided from King Street by a retaining wall and the Queen Anne-style house residing there. The house has undergone minimal exterior alterations in the years since it was sold to the Town of Boone and overall maintains its historic integrity.

VI. Bibliography/Source Citations

Arthur, John Preston. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915. Reprinted. Easley, SC: Southern Historical Press, 1976.

Dorsey, Rosalie. "The Old Timey: Interview with Mazie Jones Levenson". Mountain Living, 1973.

Mazie Jones Levenson Collection. Digital Watauga Project

National Register of Historic Places Inventory. *Jones House Nomination Form*.

National Register of Historic Places Continuation. *Historic and Architectural Resources of Watauga County, North Carolina ca. 1763-1972*. 1986.

¹⁵ Ibid.

Pezzoni, J. Daniel, ed. *The Architectural History of Watauga County North Carolina*. Boone, NC: Watauga County Historical Society, 2009.

Plaag, Eric W. *Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, North Carolina, Final Report*. April 2021, (Boone, NC: Carolina Historical Consulting, LLC, 2021)

Plaag, Eric W. *Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT*. Boone, NC: Boone Historic Preservation Commission, February 2021.
Revised September 2021.

The Watauga Democrat. 28 April 1908

The Watauga Democrat. January 15, 1925.

The Watauga Democrat. Boone, Watauga County, N.C., 12 Feb. 1925. Chronicling America: Historic American Newspapers. Lib. of Congress.
<<https://chroniclingamerica.loc.gov/lccn/sn82007642/1925-02-12/ed-1/seq-7/>>

The Watauga Democrat. (Boone, Watauga County, N.C.), 05 March 1925. Chronicling America:
Historic American Newspapers. Lib. of Congress.
<<https://chroniclingamerica.loc.gov/lccn/sn82007642/1925-03-05/ed-1/seq-7/>>

VII. Photographs

Riley Ziegler took the attached photos while surveying the property in August 2023



































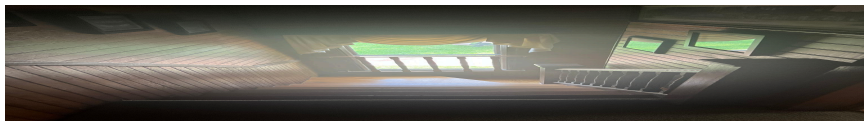














































>>Draft Version 1.1 Stoneman's Raid: Skirmish and Occupation of Boone, from Vardell 010224

- Adapted from Eric's version 1.0
- Footnotes and word count omitted in this draft for ease of text revision

Draft text follows <<

Stoneman's Raid: Skirmish and Occupation of Boone

In the last months of the Civil War, about 6000 of Union Maj. Gen. George Stoneman's Cavalry entered North Carolina through Tennessee, en route to Virginia with orders to "dismantle the country" in an effort to cut off retreat routes for Confederate forces led by Gen. Robert E Lee, who were at that time engaged in battles with Gen Ulysses S. Grant's Union forces in eastern Virginia.

On the morning of March 28, 1865, a detachment of the Twelfth Kentucky Union Volunteer Cavalry led by Maj. Myles Walter Keogh surprised Watauga Home Guard troops assembled at the James W. Councill House, which stood on the post office site in front of you. Home Guard forces briefly returned fire, then fled northeast toward Howard's Knob before surrendering. Home Guard casualties included two killed, five injured, and 68 captured, along with 40 horses. Jacob Mast Councill, a noncombatant, was also killed. Union forces reported no casualties. In the aftermath, Union troops burned the Boone Jail and looted the Watauga County Courthouse, located just west on the present site of the Linney House.

On April 6, 400 additional Union troops from Colonel George W. Kirk's Second and Third North Carolina Mounted Infantry occupied Boone over the next few weeks, often ransacking private homes for forage. The Civil War ended, on April 9th, with the surrender of Confederate forces at Appomattox Court House in Virginia.

Five Union soldiers died of disease while stationed in Boone; three of them are buried in the Boone Cemetery, half a mile southeast. At least thirteen of the volunteer Union troops who occupied Boone Were Watauga County natives, one of whom, William Riley Horton, was Black. Union forces recruited another five residents at Boone before moving on.

Stoneman's Raid Marker project update from Vardell 01/02/04

Initial goals

- Read through the large pile of recommended historical information and determine what is relevant specifically to Stoneman's Raid, Boone, and the immediate area.
- Of that information, determine what is necessary to tell a compelling story within the parameters set by the HPC and CWT program.
- What of that information is historically accurate, and in alignment with current scholarly or professional standards. <I am not a professional historian, nor am I qualified to determine this>
- Produce draft text, 275 words maximum, (including main text and any captions, sidebars, or quotes), and any appropriate pictures, maps, or diagrams.

Some interesting information and observations for context,

- "Stoneman's Rain" was conducted by thousands of US soldiers who covered hundreds of miles of territory over several states over many weeks.
- Stoneman's raid was initially conceived as a complement to Gen Sherman's planned sweep through the south. Sherman was to begin in Chattanooga, and under his doctrine of "total war", burn his way through Atlanta, then to the sea in Savannah. Stoneman would have led his calvary in a ride of destruction covering the areas of North and South Carolina, and southern Virginia that Sherman's army was not expected to reach.
- What actually happened was by the time Stoneman had gathered the horses and men necessary, Shernan was already in Georgia and about to cross into South Carolina.
- Stoneman's orders were altered. His new assignment was to
 - move quickly from his base in eastern tennessee to cut off possible escape routes for the expected retreat of Lee's forces in Virginia, and to deny them territory or supplies in case they try to regroup in the mountains or foothills
 - Avoid combat, and destroy infrastructure and supplies, and reduce the will of the populace to resist, and the ability of the Confederate Army to resupply.
 - Liberate the Union prisoners at the Confederate POW camp in Salisbury
- So what was Boone's role in all of this?
 - Boone occupies a strategic location close to and between several gaps (Deep Gap and others), and passes through the blue ridge mountains. The union wanted to secure these areas to prevent the movement of Confederate troops.
 - In Boone, there were three waves of Union soldiers.
 - The first that arrived from the west were hundreds (if not close to a thousand) Union Cavalry, who surprised the Confederate Home Guard, who were gathered* near the present courthouse. Someone in the Home Guard, probably accidentally, fired, and the Calvary charged. The Home guard was not remotely prepared. Many broke and ran, but some retreated and took up positions in the house where the post office now stands. The gathered Home Guard fired a volley, and the Union Cavalry returned fire. Other Calvary ran down and/or captured the fleeing Home Guard. The Union Cavalry secured the area and I assume set watch and detained some locals. Stoneman would arrive and spend the night in one of the council familie's houses. Another would be used as a field hospital. The Cavalry's horses were set to pasture where the Rec Center athletic fields now are.
 - The Mounted Infantry show up (also from the west) soon after to resupply the calvary (who leave to raid more territory), take control of the Confederate prisoners (who are sent to Ohio), and occupy Boone.

- Regular infantry arrive to relieve the mounted troops. The arrived from
 - Several Home Guard died or were wounded. Either during or after the skirmish.
 - The Union occupied Boone for some time after that. The war had officially ended, but fighting continued for some time. I have not found details about this yet.
- The people in the mountain counties of North Carolina were not particularly pro confederate, and many men either hid from the eventual mandatory conscription imposed by the Confederate government, or fled over the mountains into Tennessee.
- One of the Tennessee Volunteer Cavalry units that participated in the Stoneman's Raid was made up of natives of western NC, including Watauga and surrounding counties who had crossed the mountains to join the Union Army. They knew the area, and often the people and politics involved. They would let their fellow soldiers know were staunch confederates, and who were union sympathizers, and they would direct forces accordingly.
- Because Almost all available Confederate forces were either with Gen Lee, or reacting to Sherman's path of destruction through GA and SC, there would be little to no resistance to Stoneman's fast moving Union Cavalry.
- The Calvary was the vanguard of Stoneman's raid. Each soldier was issued less than a hundred rifle cartridges, sword, uniform, distinctive heavy riding cloak and a few days rations. Also four horseshoes, and nails. No packs or baggage train. They would resupply from the land, or when resupplied by the Union Mounted Infantry (who were following)

Best Practices and Sign Style Guide, copied from the Civil War Trails Program application

WHAT MAKES A GOOD CIVIL WAR TRAILS SITE/SIGN

- Are you standing where the event took place? If not, can you see the historic location from the proposed site?
- Why is the visitor standing here?
- Is the site welcoming?

TEXT SPECIFICATIONS/RECOMMENDATIONS.

- Sign text should be 275 words maximum, including main text and any captions, sidebars, or quotes.
- Submitted in Microsoft Word
- Whenever possible, start with a sentence that places the sign in context for the reader: ie.,
 - "You are standing in the heart of 19th-century Staunton ..." or "Early in the afternoon of November 23, 1862, the river in front of you was filled with celebrating Union sailors" •
 - Use active voice: For example: "The cavalrymen charged the artillery battery." is preferable to: "The artillery battery was charged by the cavalrymen."

MEDIA, IMAGES

- Images should be 300ppi or better.
- Civil War Trails does not pay for image rights.
- Images that are not from a public domain source may be used with permission of the owner.
- Credits for images should be included: ie., "Courtesy Library of Congress" or "Courtesy Dana B. Shoaf Collection."

GENERAL BEST PRACTICES

- With a limit of 275 words, consider showing troop movements on a map.*
- Does the sign fuel your imagination?
- Does it give the reader a sense of place?
- Does it make you look up?
- Does the stakeholder group who helped write the sign represent your entire community?
- Is the site ADA compliant?

From <https://www.civilwartrails.org/membership.html>

STONEMAN'S RAID

On this spot on March 28, 1865, a large number of mounted 12th Kentucky Vols, a cavalry detachment from Gen. George Stoneman's Tennessee Union Army, which was invading North Carolina from Eastern Tennessee, entered Boone, surprised and routed a small contingent of Confederate conscripts designated as a Home Guard. The Guard were gathered at the James W. Councill house (sited where the Post Office now stands, directly in front of you). The Guard briefly opened fire, suffered casualties, and several began to run. Union calvarymen chased them down, killed two, wounded five, captured 68 along with 40 horses, burned the Boone jail, and looted the Watauga County Courthouse. A Union man also shot Jacob Mast Councill, a noncombatant. Stoneman's forces, which included at least 13 Union sympathizers from this county and many other native Appalachians from Tennessee and Kentucky, reported no casualties. (One Union soldier, William Riley Horton, was Black and a native of this county.) 400 more Union troops -- Col. George W. Kirk's 2nd and 3rd NC Mounted Infantry -- poured into Boone on April 6 and stayed for several weeks, "foraging" for food and provisions among the locals. General Stoneman himself briefly requisitioned the Councill house for his headquarters. The foraging and the killing of Jacob Councill long embittered local Confederate families.

Five Union soldiers died of disease while stationed in Boone; three of them are buried in the Boone Cemetery, half a mile southeast.



Image(s) Requested



Ebenezer E. Henry (1826–1917)

Captain Myles Keogh

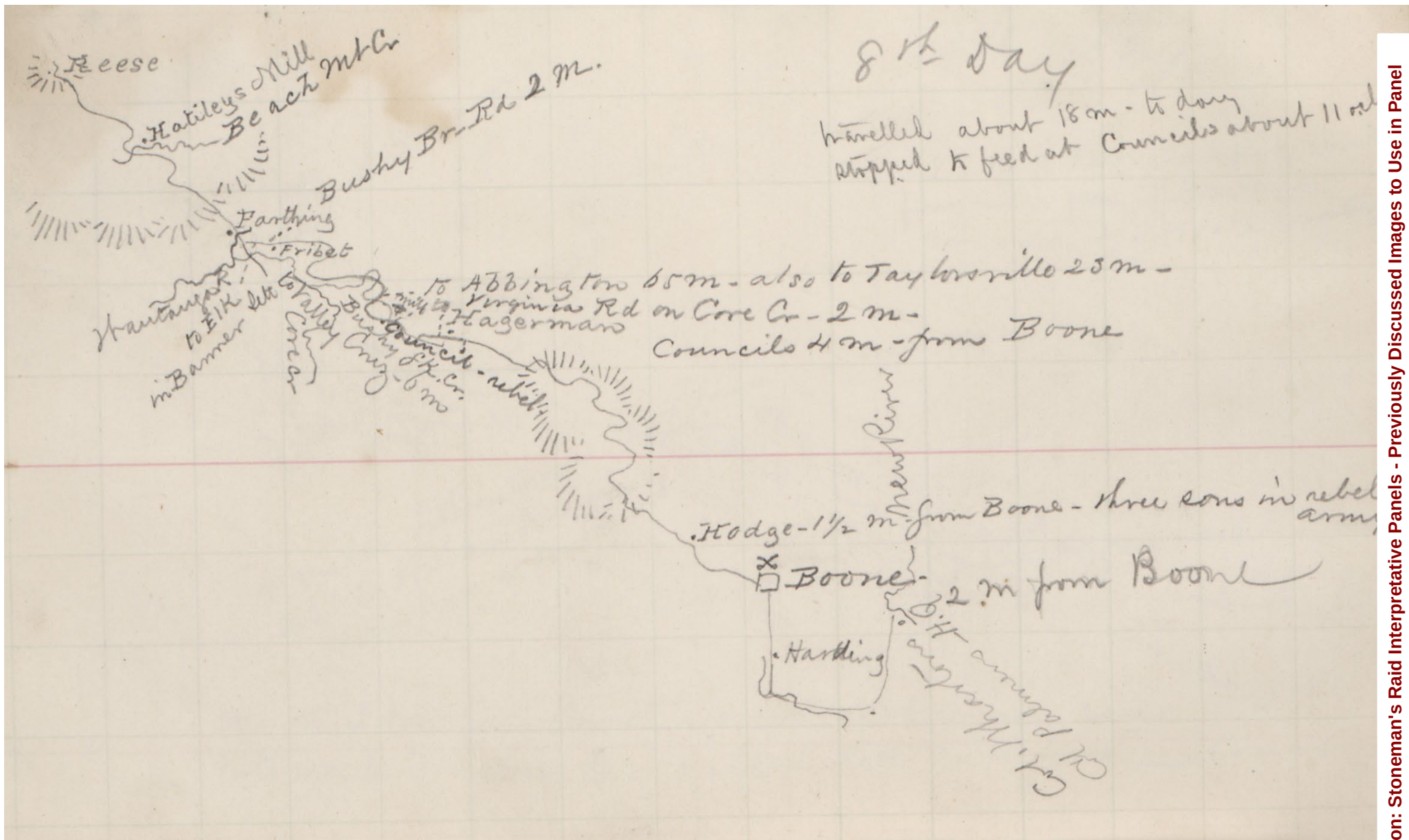
1868-1870

Collodion wet plate negative

4 1/4 x 3 1/16 in.

Amon Carter Museum of American Art, Fort Worth, Texas

P1978.122.1.241



Angelo Wiser map showing Stoneman's route from Beech Mountain to Boone, March 28, 1865]

Caption: Sgt. Angelo Wiser's map of Stoneman's route from Beech Mountain to Boone. Image courtesy of the Library of Congress.



Civil War Trails, Inc.
P.O. Box 1862
Williamsburg, Virginia 23187

CivilWarTrails.org

757-378-5462

Civil War Trails, Inc., is a 501(3)(c)
not-for-profit educational corporation.

Adding a Site to the Civil War Trails (CWT) Program

STEP 1: Submitting Your Application

The following will be provided by the applicant:

- Proposed text of no more than 275 words, see page 5.
- Media to be included on the sign, see page 5. (photographs, sketches, draft maps, etc).
- List of community stakeholders that contributed to the text (including contact information).
- Sponsor and property owner forms, pages 3 and 4.
- Explanation of significance of proposed site. Why is the guest standing here?

STEP 2: Review by CWT Staff and Board

- CWT reviews the proposed content and media.
- The CWT team returns an edited text to the applicant and stakeholders.
- After applicant and stakeholders approve final text, the CWT team will move to design.
- The final design/layout is provided to the applicant and stakeholders as a PDF file for minor feedback/edits.

Best Practices

Civil War Trails puts the traveller in the footsteps of history. Is the reader standing where the event took place?

With a limit of 275 words, detailed troop movements can be streamlined by drafting them onto a map. Please include a rough draft of any maps that might be necessary for your panel.

STEP 3: Final Steps

- Once the PDF is approved, the CWT team schedules the installation.
- Prior to the installation, the applicant calls in utilities marking at the proposed site.
- CWT installs and coordinates any DOT work necessary.
- CWT updates all relevant fulfillment pieces to reflect the new site.
- CWT helps coordinate a press release after the installation.

Maintenance Procedures

STEP 1: Partner informs the Civil War Trails (CWT) team of needed maintenance

- Partner provides current image of CWT sign/site in question, as well as a description of the needed work.
- For signs needing revised content, partner provides suggested new text Including:
 - Proposed new text of no more than 275 words or line edits to current text
 - New media to be included.
 - List of community stakeholders consulted, including contact info.
- Partners update sponsor and property owner forms, pages 3 and 4.

STEP 2: Content Review

- The CWT team reviews the proposed updates.
- The CWT team returns comments to partner.
- After partner approves revised text, the CWT team designs the new panel.
- The final design/layout is provided to the applicant and stakeholders as a PDF file for minor feedback/edits.

Perks of Membership

The annual CWT membership fee covers both maintenance and marketing.

Maintenance requests cover both the interpretive and directional signage.

STEP 3: Final Steps

- Once the PDF has been approved, the CWT team schedules maintenance.
- Prior to the site visit, the partner calls in utilities marking at the proposed site (if the sign is being moved).
- CWT performs required maintenance.
- CWT updates all relevant fulfillment pieces to reflect any changes.
- CWT helps coordinate a press release after the work is complete.

Membership Form

(Please type or print neatly)

LOCATION INFORMATION

Name of Proposed Sign(s):

Location (physical address, GPS, and/or landmarks):

SPONSOR INFORMATION FOR INITIAL COSTS (\$3,000)

INITIATING ORGANIZATION

PRIMARY CONTACT (NAME)

ADDRESS

PHONE

EMAIL

SIGNATURE

DATE

SPONSOR INFORMATION FOR ANNUAL MEMBERSHIP FEE (\$200)

MEMBER ORGANIZATION

PRIMARY CONTACT (NAME)

ADDRESS

PHONE

EMAIL

SIGNATURE

DATE

I understand that should membership lapse, Civil War Trails, Inc. retains the right to remove/edit infrastructure associated with this project.

Property Owner Agreement

(Please type or print neatly)

Permission is hereby granted this _____ day of _____, 20____, by:

to *Civil War Trails, Inc.*, and its contractors to enter upon that portion of my/our land to install and/or maintain sign(s) as part of the Civil War Trails program. I/we understand that I/we will be contacted prior to said installation and that I/we will have the final authority as to the marker’s placement and location.

I/we understand that *Civil War Trails, Inc.*, or its contractors will maintain those sign(s) as long as it remains on my/our property, is sponsored, and that the sign(s) will be moved or removed by the *Civil War Trails* team at anytime in the future if so requested by me/us or my/our successors or *Civil War Trails* should the sign sponsor/membership lapse.

TITLE OF SIGN

LANDOWNER SIGNATURE

DATE

LANDOWNER ADDRESS

LANDOWNER PHONE

EMAIL

INITIATING ORGANIZATION SIGNATURE

DATE

INITIATING ORGANIZATION ADDRESS

INITIATING ORGANIZATION PHONE

EMAIL

SIGNATURE OF SPONSOR/MEMBER

DATE

EXECUTIVE DIRECTOR, CIVIL WAR TRAILS

DATE

Communication: Civil War Trails Marker Program Information and Panel Examples (Tabled Discussion on Stoneman's Raid)



Sign Style Guide

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GENERAL BEST PRACTICES

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- Does it give the reader a sense of place? Does it make you look up?
- Does the stakeholder group who helped write the sign represent your entire community?
- Is the site ADA compliant?

Text Guidelines

Civil War

(not War Between the States, etc.)

African American and Black

are both acceptable

Battle of Gettysburg, etc.

(Capitalize "B")

Siege of Chattanooga, etc.

(Capitalize "S")

Capt., Col., Lt., Maj., Pvt., Lt. Col.

are the proper use

Gen. is the proper use for any rank of general

Eastern Theater, Western Theater, etc.

C.S., Confederate, Southern

(not Rebel, unless in a quote)

U.S., Federal, Northern

(not Yankee, unless in quote)

U.S. Colored Troops

first reference, **USCT** thereafter



CAUGHT IN THE CROSSFIRE



Shrivers' Home Becomes Sharpshooters' Nest



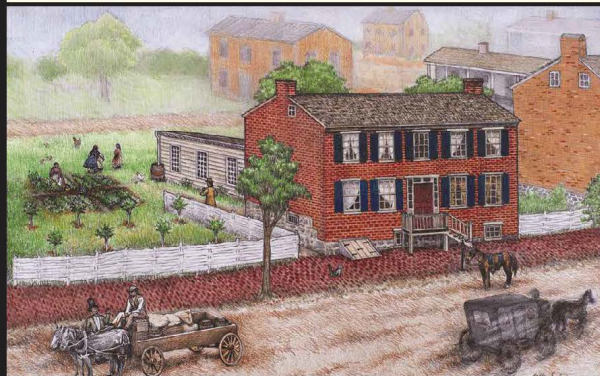
Imagine having to flee your home because the largest battle of the Civil War roared onto your doorstep. That is exactly what happened to Hettie Shriver and daughters, Sadie (5) and Mollie (3). George and Hettie Shriver moved into this new home in 1860, where he planned to establish his new business: Shriver's Saloon & Ten Pin (Bowling) Alley. War, however, soon pulled George away when he joined the Union Cavalry in 1861.

On July 1, 1863, as thousands of retreating Union troops rushed by here, Hettie sought safety at her parents' farm for herself, Sadie,



George Shriver, Hettie, and daughters Sadie and Mollie.

All images courtesy Shriver House Museum



In 1863, the Shriver House had an open yard to the south offering Confederate sharpshooters a clear view of Cemetery Hill. Today, the south side of the house is pocked with Union bullet strikes.

Mollie, and young neighbor, Tillie Pierce. As they passed through Evergreen Cemetery, Tillie wrote Union troops warning they were "in great danger of being shot by the Rebels." After a frightful three-mile trek, they arrived at the Jacob Weikert farm, which sits at the base of Big and Little Round Tops.

Confederate sharpshooters, meanwhile, occupied the Shrivers' home, knocking holes through the south attic wall to fire on their adversaries. Eyewitnesses reported Union gunfire killed at least two sharpshooters in the attic. Hettie returned home on July 7 to find her house in shambles.

"My native townsmen ... had suddenly thrust upon them the most gigantic battle of modern times. They ... were totally unprepared for such an unthoughtof [sic] experience."

—Tillie Pierce, neighbor

Tour the Shriver House to learn how the family was affected by the Battle of Gettysburg. During an award-winning restoration, ammunition, medical supplies, and bloodstains were discovered in the sharpshooters' nest in the attic.

CONFEDERATE ESCAPE

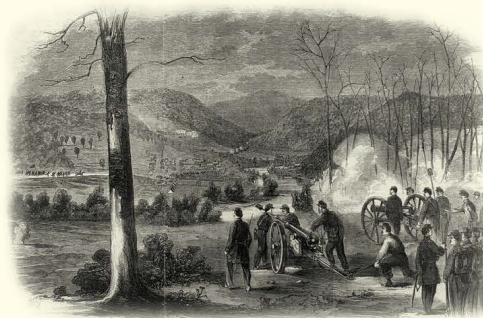


Union Troops Enter the Town



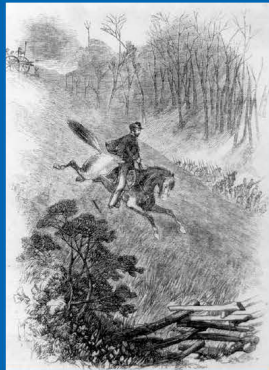
You are standing in the epicenter of the battlefield. Federal artillery shells rained down on this spot, and two Union infantry charges were converging here. Col. Dumont's 1,400 troops thundered across the bridge to your left just as another 1,600 soldiers under Col. Benjamin F. Kelley raced into town on your right.

The two columns planned to trap Porterfield's Confederate troops in Philippi.



Union artillery continues to bombard Philippi as infantrymen attack the town from the left.

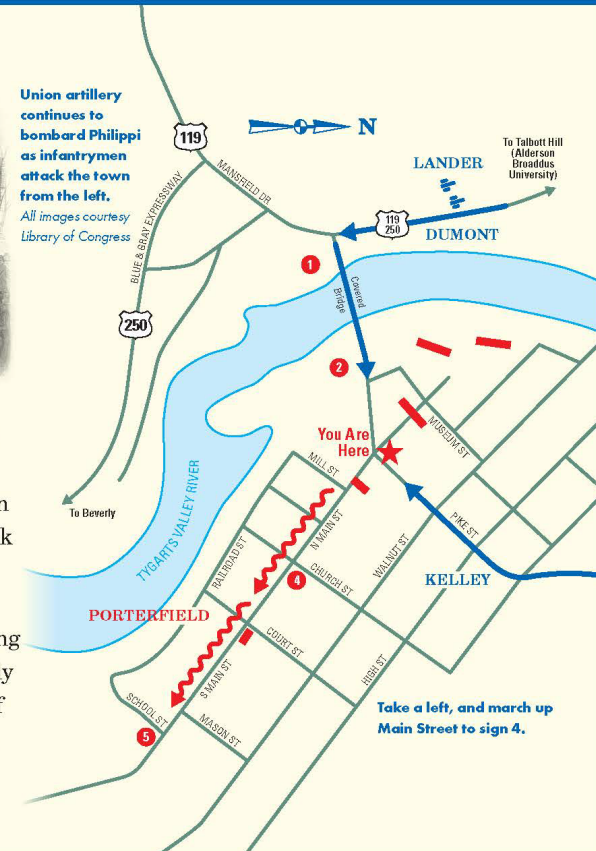
All images courtesy Library of Congress



LANDER'S DARING RIDE
Col. Frederick Lander was on Talbott Hill with the Union artillery. When he saw Gen. Kelley arrive in the wrong location, Lander spurred his horse down the steep hill in front of you and dashed up Main Street to Kelley, who had already been shot. Lander then chased down and captured the man who wounded Kelley. The story of Lander's daring ride at Philippi soon found its way to Northern papers.

Kelley's troops took a train east to Thorton, to act as if they were leaving the area. His men were supposed to arrive on the east end of town to cut off the Confederate escape route, but took a wrong road and arrived here instead.

Virginia infantryman James E. Hall remembered the "shells fell thick and fast among us, wounding a few. Col. Porterfield immediately ordered a retreat." Porterfield saw an avenue of escape, ordering his Confederates to retreat to Beverly down Main St. Their pell-mell escape was dubbed the "Philippi Races."





FAITH DURING WAR



A Jewish Seder in the Wilds



At the top of the hill here a community came together to help Jewish soldiers keep their faith in the midst of war. In early April 1862, Pvt. Joseph A. Joel and 20 other Jewish soldiers in the 23rd Ohio Infantry asked Col. Rutherford B. Hayes, a future president, for relief from duty to observe the upcoming holiday of Passover. The request was granted, but they still had the arduous task of preparing for the week-long holiday.

Many of the items needed to observe Passover were not readily available in West Virginia or in a military camp. The regimental sutler, possibly G.W. Forbes, was also Jewish and was able to retrieve the soldiers' order of Matzos from Ohio. The soldiers were surprised to find the sutler had slipped prayer books and Haggadahs into the boxes of unleavened



Star of David, excavated from a 1862 Union camp at Stafford Heights in Virginia
Courtesy Robert Marcus



Pvt. Joseph A. Joel
Courtesy Rutherford B. Hayes Presidential Library & Museums

A PROPER PLATEFUL

Each Seder dinner item symbolizes a part of the story recounting the Hebrews' liberation from Egypt. For example, Charoset, a sweet relish meant to symbolize the clay the enslaved Hebrews were forced to make into bricks. Here is the soldiers' menu.

TRADITIONAL MENU	ADAPTATIONS
Matzos	Matzos
4 cups of wine	Cider
Shulchan Orech - Passover feast	Cooked Chicken
Beitza - roasted eggs	Roasted Eggs
Zeroa - lamb shank bone	Whole Lamb
Maror/Chazeret - horseradish	Ramps (assumed)
Karpas - parsley	Ramps
Charoset - sweet relish	A brick



A sutler token from G.W. Forbes of the 23rd Ohio Infantry
Courtesy Robert Marcus

bread. With these gifts in hand, the soldiers decided to build a log hut and forage for the symbolic foods and supplies to hold their Seder, a ceremonial dinner that marks the beginning of the Passover holiday.

The dinner occurred on April 14, and Joel recounted his experience in the March 3, 1866,

issue of the *Jewish Messenger*, saying, "there is no occasion in my life that gives me more pleasure and satisfaction than when I remember the celebration of Passover of 1862."

"There, in the wild woods of West Virginia, away from home and friends, we consecrated and offered up to the ever-loving G-d of Israel our prayers and sacrifice."

—Private Joseph A. Joel

WHAT'S IN A NAME?



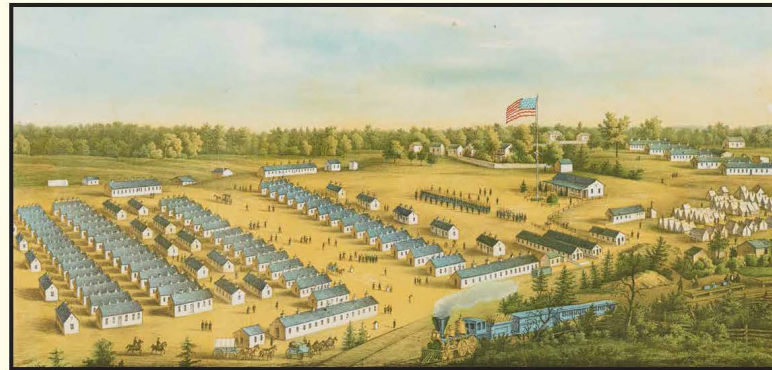
Parole's Civil War Origins



You are standing in the midst of what was a sprawling, noisy, and congested camp of Union soldiers who were actually “paroled” Confederate prisoners. The concept of parole meant that soldiers captured in battle were sent back to their side after taking an oath not to fight until they had been exchanged for an equal number of enemy troops.



The photographer of this soldier stamped his name and studio on the back: “L.L. Winner, Camp Parole Station,”
Courtesy Dan Toomey

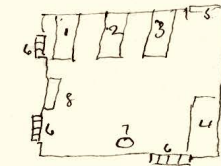


An 1864 depiction of the third Camp Parole, built on this location. You are standing where the large flagpole is located. The camp had 60 wooden barracks to hold 7,000 men, 20 kitchens, three large storehouses, a hospital, and various other buildings and tents. Most of the men held here were from New England and Middle Atlantic states.

Courtesy The Huntington Library

Beginning in 1862, three increasingly larger parole camps were established in the area. The first two were on the U.S. Naval Academy Property and St. Johns College and the third and largest was placed at this location in August 1863. The sprawling camp held thousands of paroled prisoners, and hundreds of Union soldiers and African Americans administered the camp.

The system of parole and exchange was eliminated by 1864, and the camps disassembled when the war ended. The name Camp Parole remained attached to the community that grew here. Parole was annexed to Annapolis in 1951, its unique name an echo of its Civil War origins.



One Room

- 1, 2, 3 + 4. beds
- 5 door
- 6 windows
- 7 Stove
- 8 tables

3 Is my bunk

In December 1864, Lt. John W. Sturtevant sketched his barracks room at Camp Parole. His bunk is labeled “3.”

Courtesy Special Collections, University of Maryland Libraries

A BOOST TO FREEDOM

Many formerly enslaved and free African American worked at Camp Parole in support positions. When Camp Parole was closed, many of these former employees used the lumber and other materials from the disassembled camp to construct homes for their families. They eked out a living as farmers and tradesmen during the difficult transition to freedom. Parole's first U.S. Post Office opened in the 1920s with a female African American postmistress.

CUSHING'S NEW RIVER RAID



USS Gunboat Ellis



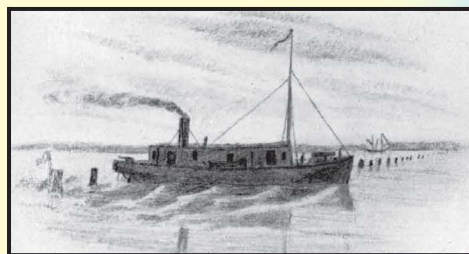
Early in the afternoon of November 23, 1862, the river in front of you was filled with celebrating Union sailors. They had just completed a successful and unopposed raid on Jacksonville. Little did they know, the action had alerted local Confederate forces and their luck was about to turn.

As part of the U.S. Navy's blockading efforts, Lt. William B. Cushing was stationed at the mouth of the New River in the fall of 1862.

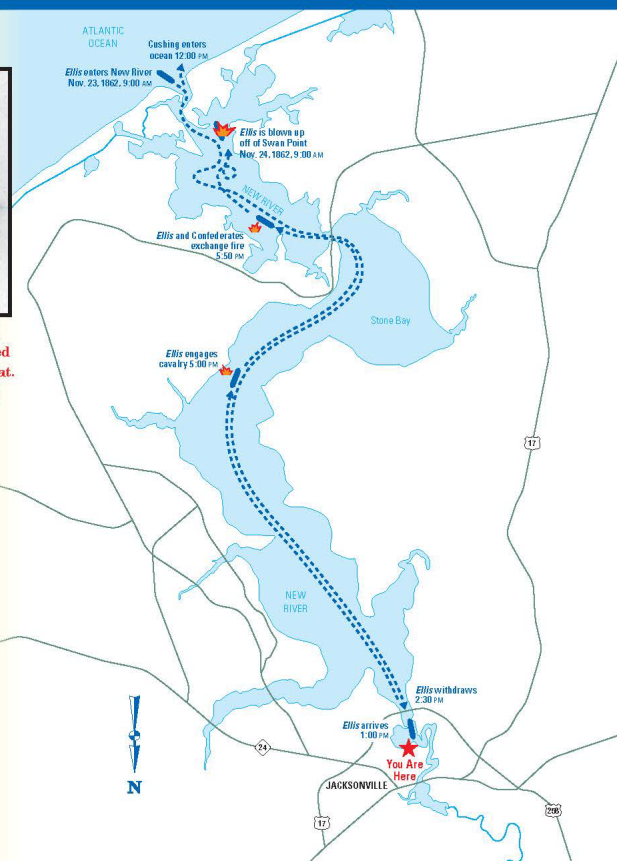
On the morning of November 23 the young, enthusiastic Lt. took his single gunboat, USS *Ellis*, and "somewhat exceeding the letter of his instructions" began an attack on Jacksonville, sinking an enemy schooner just after entering the New River. On arriving in Jacksonville, Cushing's landing party occupied the town, and seized important war materials.

By early afternoon, Cushing's sailors had also captured two blockade runners in port. Excited, but slowed by their prizes, Cushing's small fleet steamed back down the New River. Their getaway was spoiled a few hours later when Confederate cavalry, alerted to their presence, began firing at the *Ellis* from the shoreline. While Cushing was able to escape this attack, it was only one of many to come before he could reach the ocean.

After several Cavalry attacks before nightfall, Cushing's sailors were forced to spend the night on the river. To make matters worse the *Ellis* ran aground repeatedly. As the sun rose the next day Confederate shore batteries zeroed in, and the *Ellis* exploded at 9 A.M., leaving Cushing to retreat with only his captured prizes.



USS *Ellis* began its career in 1861 as gunboat CSS *Ellis*, one of the "mosquito fleet" guarding the North Carolina coast. It was captured at Elizabeth City on Feb. 10, 1862, and converted to a Union gunboat. Drawing from Charles F. Johnson's *The Long Roll, 1861-1869* (1911).



Jessica Mitchell - R. L. Clay House - HPO Comments

From: "Brantley, Kristi" <kristi.brantley@dncr.nc.gov>
To: Jessica Mitchell <Jessica.Mitchell@townofboone.net>
Date: 1/4/2024 4:57 PM
Subject: R. L. Clay House - HPO Comments
Cc: "Cathey, Jennifer" <jennifer.cathey@dncr.nc.gov>
Attachments: WT0530_HPO Comments.pdf; WT0530_DESIGNATION CONFIRMATION.docx

Jessica,

Attached is a copy of a letter written in response to the proposed designation of the R. L. Clay House, 150 Clay House Dr., Boone, Watauga County. Please share a copy with your Commission Chair.

Also attached is a copy of the designation confirmation form for the property. If the ordinance is adopted to designate the property, please return a completed copy of the confirmation form to me with the date the ordinance was adopted.

I have copied Restoration Specialist Jennifer Cathey. Jennifer can offer technical advice regarding restoration and/or repairs. She can be reached at jennifer.cathey@dncr.nc.gov or [828-250-3113](tel:828-250-3113).

Architectural Survey Coordinator Beth King reviewed the report and offers the following comments:

The report needs a strong statement about what aspects of the property are landmarked, i.e., outbuilding, stone retaining walls and other features, specimen tree, Boone monument, etc. and also whether the interior of the house is part of the designation. The complexity of this property could be a headache for the commission in the future without a stronger statement about what is and isn't part of the designation.

I just wanted to add to Beth's comments regarding a more specific statement of what is included in the designation: If the interior is included in the designation, NC GS § 160D-947(b) requires specific features and nature of commission's jurisdiction over those features be included in the ordinance:

"The landmark designation shall specify the interior features to be reviewed and the specific nature of the commission's jurisdiction over the interior."

Thank you for the opportunity to review this report.

Best,

Kristi

***Please note:**

As of 7/13/2023, my email address changed to kristi.brantley@dncr.nc.gov

Kristi Brantley

CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: [\(919\) 814-6576](tel:9198146576)
kristi.brantley@dncr.nc.gov

109 East Jones Street | 4617 Mail Service Center | Raleigh, NC 27699-4617

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And don't forget your Ws! Wear. Wait. Wash.

WEAR a face covering.

WAIT 6 feet apart from other people.

WASH your hands often.

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

January 4, 2024

Jessica Mitchell
Long Range/Special Projects Planner
Town of Boone, NC

Via email: Jessica.Mitchell@townofboone.net

RE: Proposed Designation of the R. L. Clay House, 150 Clay House Dr., Boone, Watauga County.

Dear Ms. Mitchell:

Thank you for the report we received on the proposed designation of the R. L. Clay House, 150 Clay House Dr., Boone, Watauga County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the R. L. Clay House is of special local significance because of its association with the Rivers family, an influential family in the history of the Town of Boone. It is also of special local significance because of its architecture. The Colonial Revival influenced house was built circa 1933, using native stone.

We have shared recommendations with staff to include some additional information. With these minor additions we feel the report will provide the Boone Historic Preservation Commission and the Town Council adequate information to determine if the property has the requisite special significance for landmark designation.

Local landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance of the property would be subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq.*).

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Boone Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the R. L. Clay House. Please contact me at 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a large, sweeping initial 'K' and a long, horizontal flourish at the end.

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

Boone Historic Preservation Commission
Local Landmark Designation Report

R. L. Clay House
(Rivers House)



Prepared by Ellie McCorkle
with assistance from the
Boone Historic Preservation Commission
July 2023, Final Draft

R. L. Clay House (WT0530)

I. General Information

- A. Common and Historical Property Names
 - 1. R. L. Clay House (Ca. 1933-1945)
 - 2. R. C. Rivers House (Ca. 1945-Present)
- B. Physical Address or Location
 - 1. 150 Clay House Dr., Boone, NC 28607
 - a. North (primary) elevation faces Rivers Street
- C. Tax Parcel Identification Numbers (PIN)
 - 1. PIN: 2900-78-3934-000
 - 2. PIN: 2900-69-9070-000
 - 3. PIN: 2900-79-0308-000
- D. Current Owner Name
 - 1. The current owner is the Town of Boone and has been since the donation of the house and related properties beginning in 1998. There was a life tenancy included with the house deed, but this person left the house permanently in 2011 and no longer survives. It has been uninhabited since and used for storage.
- E. Current Owner Mailing Address(es)
 - 1. 567 West King Street, Boone, NC 28607
- F. Appraised Value of the Property (2022)
 - 1. PIN 2900-78-3934-000: Total value \$682,200. Land value is \$55,300 and building value is \$626,900.
 - 2. PIN 2900-69-9070-000: Land value is \$821,100.
 - 3. PIN 2900-79-0308-000: Land value is \$108,600.
- G. Date of Construction
 - 1. House: Circa 1933
 - 2. Garage: Before 1940 (perhaps 1933)
- H. Historical Significance
 - 1. Criterion B: Association with Significant Person(s), 1945-1998
 - 2. Criterion C: Architectural Significance, 1933-1940

The original report drafted by Ellie McCorkle was substantially revised and edited into this final version by the following members of the Boone Historic Preservation Commission: Elizabeth Bond, Eric Plaag, James Sharp, Charles Watkins, and Riley Ziegler.

The 1950 cover image of the R. L. Clay House, taken from the northeast, is used courtesy of the Palmer Blair Collection, Digital Watauga Project.

II. Brief Statement of Significance

The R. L. Clay House is proposed for designation as a local historic landmark due to its high level of local significance for its association with several members of the Rivers family who were influential in the history of the Town of Boone. Members of the Rivers family resided in and owned the home for more than 50 years as they operated and published the local newspaper, the *Watauga Democrat*. R. C. Rivers, Jr., ran the *Watauga Democrat* for 42 years, 30 years of that while residing in this home. Rachel Rivers-Coffey, the granddaughter of R. C. Rivers, Sr., and daughter of R. C. Rivers, Jr., was raised in the home before she took over the *Watauga Democrat* following her father's death in 1975 and continued to run the paper until 1994. She and her husband Paul Armfield Coffey donated the property to the Town of Boone in 1998.

The R. L. Clay House is also locally significant for its architecture. The one and a half-story R. L. Clay House with its subdued, Colonial Revival influences was constructed using native stone and completed circa 1933. Its use of native stone is an early local example of a popular trend that accelerated with the Works Progress Administration (WPA) funding of the construction of other Colonial Revival, native stone buildings during the mid to late 1930s. Also included as a contributing resource in this designation is the two-story, native stone garage to the southeast of the home, which was likely constructed simultaneous to the house and certainly before 1940. There is a prize sugar maple tree, "Baby," that straddles two of the parcels within the boundary to the northwest of the R. L. Clay House. At the northeast end of the boundary is Rivers Park, a stone monument area built in 2005 containing a reconstruction of historic Daniel Boone Monument that originally stood several hundred yards to the southeast. The parcels proposed for designation continue to provide historic context for the close relationship the Rivers family had to the town and community of Boone.

Three of seven legal parcels in this vicinity that are owned by the Town of Boone are proposed for designation, all three of which were associated with the Rivers family from at least the mid 1940s. The Town of Boone acquired all three parcels through donations by Rachel Rivers-Coffey and/or Paul Armfield Coffey. This is not all of the land once associated with the property, as some of the original Clay and Rivers holdings were either subdivided or sold off, then developed by private individuals and companies. The other four nearby parcels owned by the Town are either noncontiguous to the boundary parcels or not historically associated with the Rivers family.

III. Architectural Description

The R. L. Clay House is a one and a half-story, side-gabled home with a native, cut stone exterior, and it features subdued, Colonial Revival influences. It is three bays wide and built to face north, toward present-day Rivers Street. The house sits perpendicular to another street historically known as South Water Street (recently renamed Burrell Street). Access to the property is via a long, circuitous driveway, known as Clay House Drive, located off of Moretz Drive to the southeast. The property retains a one and a half-story, two-bay garage that also features a native, cut stone exterior. This garage is located at the end of Clay House Drive and just southeast of the house. Walkways, outside stairwells, retaining walls, and curbing throughout the property are also of native, cut stone and are apparently part of the original

landscaping plan. The roof of the house, until recently, was composed of asbestos shingles designed to resemble slate, but these were probably not original. These shingles were removed in 2015 and replaced with more traditional asphalt shingles.

The north (front) façade of the R. L. Clay House features an irregular, front-gabled porch entrance that is reached by stone steps with stone cheek walls. The entrance to the porch features a flat arch lintel with a gothic-style light above, and the interior of the porch includes a stone bench on the east side of the porch with two rectangular window openings on either side of the porch. Wood weatherboard was used for the interior porch ceiling. The main entrance features a twelve-light, wooden door that is protected by an aluminum screen door. This entrance, while intended as the front door to the home, is no longer used for interior access by the Town of Boone. Immediately to the east of the porch is a prominent, exterior chimney of native stone with alternating steps that narrow the chimney as it rises. There is a pale, stone diamond in the center of the chimney, an architectural detail that is continued throughout the design of the home, interior and exterior. The chimney includes a pronounced concrete cap with brick piers at its four corners. Further to the east of the chimney and porch on the first floor is a double set of six-over-six, double-hung sash windows with a wooden surround, aluminum storm windows, and stone sills. Beyond this to the east, the first floor of the north elevation opens to a square, interior porch with stone flooring and walls as well as a wooden weatherboard ceiling. This is all anchored to the footprint of the house by a stone column at the northeast corner of the porch.

The porch includes one wooden doorway along the interior south wall at the southwest corner of the porch, with another similar door at the same corner along the west wall of the porch. This west wall entrance is currently used as the main entrance by the Town of Boone. Both doors are covered with aluminum screen doors. To the north of the second door, still on the west wall of the porch, is a single, six-over-six, double-hung sash, wooden window with a wooden surround, a stone sill, and an aluminum storm window protecting it. A gothic light fixture hangs at the center of this interior porch space; some of the glass panels in this fixture are broken and missing.

Visible under each window grouping on the north elevation are two basement-level vents. The west side of the north elevation has a triple bay of six-over-six, double-hung sash, wooden windows with wooden surrounds and a stone sill. All three are covered with aluminum storm windows. The second floor of the north elevation features two projecting, symmetrically spaced, gabled dormers, each clad in weatherboard on their sides and what appear to be shingles on the gable fronts. This shingle material may be of asbestos that has since been painted. The dormers include prominent cornice returns with double sets of six-over-six, double-hung sash, wooden windows with wooden surrounds and aluminum storm windows over them. Small vents are visible just below the apexes of these dormer gables.

The first floor of the west elevation, reading from north to south, is primarily of native stone and includes a single, six-over-six, double-hung sash, wooden window with an aluminum storm window covering. A short distance to the south is an identical window. Near the center of the elevation, but offset slightly to the south, is a smaller, double window group of six-over-six, double-hung sash, wooden windows with a wooden surround, stone sill, and aluminum storm window coverings. A short distance to the south of this is a single window that is otherwise

identical to those found in the double window grouping. Just above this window, the south end of the gable roofline abruptly evens out to accommodate an enclosed porch that includes another double set of windows identical to those at the center of the west elevation, with a small amount of the same asbestos shingle treatment visible between the tops of the windows and the roofline, while the bulkhead below the windows is parging over an unknown material (possibly concrete block). At ground level are three basement vents with stone lintels and stone window wells. The second floor of the west elevation includes a double set of the windows at an intermediate size between the small and large examples found elsewhere on the west elevation, but otherwise identical in their design and treatment. This set is centered underneath the west gable. The roofline of the west gable includes an aluminum, boxed soffit that sports an oddly shaped cornice return at the northwest corner of the house and at no other corner.

The south elevation of the house is irregularly shaped. Reading from west to east, the first floor of the south elevation is dominated by the three-season enclosed porch that runs nearly to the center of the back of the house. This porch continues the previously described, parged bulkhead treatment, with a centered, four-light door with an aluminum storm door over it; this door is flanked by double sets of windows like those found on the west elevation of this porch. For reasons that are not clear, the roofline of this porch steps down near its junction with a second-floor window, perhaps in an effort to not block that window. The east return wall of this rear porch repeats the asbestos shingling for a short distance below the roof slope, with the bulkhead treatment taking up the whole east return wall. At its base is a set of stone steps with a stone stairwell wall leading down to a basement door with an aluminum storm door. This door is not visible from the interior of the basement, indicating that it leads to a separate storage space under the home. Above this, along the main body of the house, is a double set of large, six-over-six, double-hung sash, wooden windows with a wooden surround, stone sill, and aluminum storm windows. Above this, the second floor of the main block of the house reads as a wide dormer. At its center is a medium-sized, double window grouping otherwise identical to those found elsewhere with a single window of similar size just to the west, over the stepped-down porch roof. A much smaller window, also otherwise identical, is visible to the east of this centered, double window group. This wide dormer features wooden weatherboard on the west and east sides of the dormer. A stone interior chimney rises from a high point of the south-facing roof at a junction with the west side of the south dormer, while another interior chimney rises from the east side of the south-facing roof, separated by a short distance from the south dormer.

Back at the first floor level is another projection at the southeast corner of the house, with a small, single, one-over-one, horizontal light, wooden window with a stone sill and aluminum storm window over it on the west elevation of this projection. A large, single window like most of the others on the house is centered on the south elevation of this southeast projection. Along this south elevation of the house about ten feet from the back of the house is a long, stone retaining wall that runs parallel with the house to a set of stone steps with a stone cheek wall and an iron railing just beyond the southwest corner of the house. This retaining wall continues a short distance, parallel with the west elevation of the house.

The first floor of the east elevation, moving from south to north, includes a large window like those found elsewhere, followed a short distance to the north by a large, double window group like those found elsewhere. A short distance to the north of this is a set of stone steps with stone

cheek walls on each side and an iron railing along the top of the north cheek wall. This set of steps leads to the aforementioned open, interior porch at the northeast corner of the house. The second floor of the east elevation features a medium-sized, double set of windows identical to those on the west elevation, centered just below the gable. A boxed, aluminum soffit terminates in prominent cornice returns at both ends of the roofline. Leading away from the porch steps is a cut stone pathway, with the iron railing continuing along its length. This terminates at a step down to the asphalt driveway of Clay House Drive, which is itself bounded on its west and south sides by a low, stone retaining wall.

At the southeast end of this driveway is a detached, front-gabled, one and a half-story, two-car garage of cut stone. Its north elevation includes two symmetrically spaced, garage bay doors of vertical wood slats, with a large, six-over-six, double-hung sash, wooden window with wooden surround and stone lintel centered beneath the gable. The roofline includes an aluminum, boxed soffit that terminates in prominent cornice returns. The west and east walls of the garage are essentially featureless stone while the south elevation, which is built partially into the grade, includes a set of wooden steps rising to the upper level of the garage, which is accessed via a wooden door with a deep wooden surround. The roofline on this gable end also includes an aluminum, boxed soffit that terminates in prominent cornice returns.¹

There is a low, creekstone retaining wall along the sloping edge of the north portion of the property, facing Rivers Street. The wall was likely more prominent when first constructed but has since been obscured by overgrowth and has partially collapsed. It appears to have been placed to aid in landscaping for the rhododendrons that grow along its top.

On the northeast corner of the larger parcel (2900-69-9070-000) being designated there is a monument and small park, Rivers Park, that is included in the proposed boundary. The monument feature, known as the Daniel Boone Monument (WT0567), is a stone obelisk with a pinnacle of either parged stone or concrete, capped by a rough stone finial; together, they stand approximately 25 feet tall. This monument is a replica of one built twice before and originally meant to denote where a cabin once stood that local legend alleges may have been inhabited seasonally by Daniel Boone in the late eighteenth century.² Commemorative tablets from the original monument are mounted within the base of the present iteration of the obelisk. Surrounding the monument is a native stone, circular wall, bisected by entries at the east and

¹ Almost the entirety of this architectural description is taken, with minor adjustments, from Eric W. Plaag, et al, "Comprehensive Architectural Survey of Downtown Boone, North Carolina," (Boone, NC, February 2021), 97-101, <http://www.townofboone.net/DocumentCenter/View/1334/Comprehensive-Architectural-Survey-of-Downtown-Boone-North-Carolina-2021>.

² The original version of this monument stood on the north side of the intersection of Stadium Drive and Rivers Street, near the present Daniel Boone and Dogs statue. This original version was composed of rough-cut, stone blocks with a pyramidal cap of concrete that tapered in a phallic, pyramidal spearpoint. In 1968, the monument was deconstructed and moved approximately 50 yards to the east to a point just northeast of the former location of Justice Hall dormitory, just southeast of Stadium Drive, where it was reconstructed in April 1969. This reconstruction used entirely different materials and was proportioned differently in terms of overall height and the proportions of its cap. This version was demolished in 1994. After rescuing the original engraved tablets from the original monument, the Town of Boone reconstructed the monument at Rivers Park in 2005. For more on this feature, see Plaag, "Comprehensive Architectural Survey," 101-02, from which much of the description in this note is taken.

west ends. Portions of the south portion of the perimeter wall are stepped with the terrain, and all elements of the wall are capped by a concrete slab. Additional commemorative plaques are adhered to the south portion of the perimeter wall.

No significant archaeological features are known to be on the property at this time.

Integrity

The association between this property and the Rivers family is undivided and uninterrupted during the period of significance and more broadly during their lifetimes until the property was transferred to the Town of Boone for its protection in the late 1990s. The house and garage have never been moved and are still associated with much of the original acreage the Rivers family would have enjoyed while residing at the property. The design of both the residence and the garage is original and still retains the original features that make both buildings architecturally significant. The alteration of the south porch of the residence from an open to an enclosed porch appears to have occurred during the 1970s, and while the materials used for this porch do not match the stonework of the rest of the house, this is a relatively minor change to the tertiary elevation of the house, so the impact on material and design integrity is minimal. The exterior cladding materials of both the home and the garage are original and in good condition, and they continue to reflect the workmanship of the home's skilled mason, John L. Hickerson (see significance section). The roof was replaced recently on both the house and the garage, but the materials selected generally match the appearance of the original materials. The aluminum storm windows are not original to the home and are in fair condition; this reversible application serves to protect the original windows that are still in place. As far as setting, much of the property is still characterized by the thick forest that remains to the north and west of the home, and "Rachel's Meadow," a bowl-shaped feature to the west and southwest of the home, still retains its topography. Taken together, the landscape and building resources of the property continue to convey the historic feeling of the 1930s, when the home was first built, and the 1940s through the 1990s, when members of the Rivers family resided here. As the home, garage, and surrounding landscape have remained largely unchanged, excepting the south porch of the house, there is little that detracts from the integrity of the property and its building resources.

Boundary Justification

The proposed boundaries of the designation follow the surveyed boundaries for all listed parcels: 2900-78-3934-000, 2900-69-9070-000, and 2900-79-0308-000.³ These parcels include the house, the garage, a portion of the drive leading to the house and garage (Clay House Drive), the Daniel Boone Monument/Rivers Park, land along the ridgeline to the north and northwest of the house, "Rachel's meadow," and "Baby," the North Carolina state champion sugar maple. The combined acreage for the boundary amounts to 9.54 acres of the original 13 to 15 acres associated with the home under the Riverses's ownership. While this does not include all of the property that was once associated with the Rivers family during the Rivers occupancy, it does include all pertinent

³ Rachel Rivers-Coffey and Armfield Coffey to Town of Boone, 28 October 1998, Book of Record 480, Page 494; Rachel Rivers-Coffey and Armfield Coffey to Town of Boone, 28 October 1998, Book of Record 480, Page 496; and Armfield Coffey, personally and as Executor of the Estate of Rachel Rivers-Coffey, to Town of Boone, 26 January 2000, Book of Record 553, Page 297 (Tract III). All references are from the Watauga County Register of Deeds.

buildings associated with the home and its human inhabitants, and the associated parcels are contiguous, making for an uninterrupted boundary. The proposed boundary parcels surrounding the home and garage provide context for understanding the use of the property by those who lived in the home during its historically significant periods in the mid-twentieth century.

The first of these parcels, 2900-78-3934-000, contains the R. L. Clay House, the garage, and part of Clay House Drive. It totals 0.26 acres. The second parcel, 2900-69-9070-000, is located to the northeast, north, west, and south of the house parcel and contains Rivers Park, the reconstructed Daniel Boone Monument, and what was once the horse pasture (“Rachel’s Meadow”) for the horses owned by Rachel Rivers-Coffey. It totals 8.15 acres. This parcel and/or the third parcel slightly to the northwest (2900-79-0308-000) contains “Baby,” a champion sugar maple registered with the North Carolina Register of Big Trees.⁴ This last parcel contains 1.13 acres.

In total, there were seven parcels historically associated with the Rivers family in this vicinity. The smaller parcel to the southeast (2900-78-3881-000) was donated to the Town of Boone by Paul Armfield Coffey in 2004. This parcel originally contained the small frame house that appears to have been the original R. L. Clay House that previously stood on the 1933 Clay House site but was moved in late 1932 to make way for construction of the newer stone residence.⁵ This house was burned and then demolished by the Town of Boone on May 30, 2015, as part of a firefighting training exercise after attempts to sell or relocate the house failed.⁶ Because the Rivers family did not control this parcel until 1984, it is not included in the designation boundary. Three other parcels (2900-69-6458-000, 2900-69-4353-000, and 2900-69-8483-000) to the west and northwest do not adjoin the parcels proposed for designation or were not originally part of the Rivers holdings; they are thus excluded from the proposed boundary.

IV. Historical Background

John L. Hickerson (ca. 1889-1938)

Completed in 1933, the R. L. Clay House was the work of a prominent, Black stonemason and contractor, John L. Hickerson (ca. 1889-1938), a Yadkin County native who relocated to Boone about 1920. He was married to Sallie Shearer Hickerson and had no children. In October 1930, Hickerson and his wife took out a deed of trust along with two of his wife’s family members on the lot at the northwest corner of present-day Church Street and North Street, although this property originally appears to have been purchased by the other three parties in 1924, without Hickerson’s participation, suggesting that this was the Shearer residence where Hickerson lived

⁴ Direct access to “Baby” is prohibited by the presence of a tall, aluminum, decorative fence around the base of the tree, and aerial GIS maps with parcel lines place the fenced area around the tree on both parcels (9070 and 0308).

⁵ “Local Affairs,” *Watauga Democrat*, 1 Jun 1933: 5.

⁶ Josiah Clark, “‘Nearly Once-in-a-Lifetime Opportunity’ for Public to Watch House Burning Last Saturday,” *High Country Press*, 1 June 2015, online, <https://www.hcpress.com/front-page/boone-fire-department-burns-down-old-white-house-at-rivers-park-to-demonstrate-the-dangers-of-house-fires-in-a-nearly-once-in-a-lifetime-opportunity.html>.

with his wife and in-laws following their marriage.⁷ Little else has been documented about Hickerson's private life.

Hickerson built the R. L. Clay House for Robert Luther "R. L." Clay (1889-1945) in 1933, and it's likely that his work also included the stone garage on the property, given that the stonework there closely resembles the stonework found on the house.⁸ Hickerson was considered "renowned for his masonry work throughout Boone in the 1920s and 1930s."⁹ A single-family dwelling built of native stone by a local, Black mason was not unusually notable in North Carolina at the time, as there were many non-White laborers engaged in the building trades throughout the state during the early twentieth century. Hickerson, however, is the only Black brick mason listed in the 1930 US Census for Watauga County, North Carolina, suggesting that he possessed a unique set of skills among his Black peers for that time period.¹⁰ In particular, the local press noted Hickerson for the quality of his work and for leading his own team of laborers, indicating that he would have been in high demand by those who could afford to create such homes during the Great Depression.¹¹ In June 1934, a year after Hickerson completed the R. L. Clay House, "Mr. Ed Luttrell of Shulls Mills [was] erecting a nine-room stone dwelling.... J. L. Hickerson [was] taking care of the masonry." Hickerson also apparently teamed with a prolific local White contractor, Wiley Gordon "W. G." Hartzog (1885-1976), as the primary brick or stone mason on a number of local projects during the 1920s and 1930s.¹² Hickerson was also credited with completing the masonry work on "almost all the newer brick structures of the town," including the First Baptist Church auditorium (WT0611, 1936), the Rivers Printing Company Building (WT0585, 1937), the second Newland Hall dormitory on the Appalachian

⁷ Etta Shearer and Lola Shearer, J. L. Hickerson and Sallie Hickerson, to John E. Brown and J. M. Hodges, 30 October 1930, Deed of Trust Book 39, Page 57; and A. E. South and Mae Bell South to Ella Shearer, Lola Shearer, and Sallie Shearer, 11 March 1924, Deed Book 31, Page 486. A frame house is visible at this location in a 1950 aerial image (Pal-Bla-02-002) by Palmer Blair but no longer stands today. This image is visible at <http://digitalwatauga.org/items/show/6030>.

⁸ "Real Estate Trade Active: Many Building Projects," *Watauga Democrat*, 29 June 1933: 1; "Local Affairs," *Watauga Democrat*, 1 June 1933: 5; and "John Hickerson Dies on Sunday," *Watauga Democrat*, 13 October 1938: 1.

⁹ Plaag, et al, "Comprehensive Architectural Survey," 50.

¹⁰ See Ancestry.com, "Watauga County, North Carolina," *1930 United States Federal Census*, [database online], (Provo, UT: Ancestry.com Operations, Inc., 2002). The 1930 Census listed dozens of Black laborers in Watauga County, most described as being odd jobbers of farmers. There was also a large contingent of Black laborers from the Watauga County State Prison Farm who were apparently leased out as construction workers. None of these other individuals, however, appear to have possessed sufficient training and experience to have been labeled as a skilled mason.

¹¹ The most prominent White masons working in Watauga County during the 1930s were probably Earl, Clarence, and Leslie Lyons, three contractors with deep roots in Watauga County. See Eric Plaag, "Watauga County Historical Society Announces the Lyon Brothers as Next Inductees to the WCHS Hall of Fame," *Watauga County Historical Society*, 30 June 2022, online, <https://www.wataugacountyhistoricalsociety.org/blog-1/2022/7/1/watauga-county-historical-society-announces-the-lyons-brothers-as-next-inductees-to-the-wchs-hall-of-fame>. For an account of a laborer who worked for Hickerson, see "Leroy Kirkpatrick, Sr., 1910-1993," *Junaluska: Oral Histories of a Black Appalachian Community*, Edited by Susan E. Keefe, (Jefferson, NC: McFarland and Company, 2020), 68.

¹² "Much Building Now Going on in County," *Watauga Democrat*, 14 June 1934: 1.

State Teachers College campus (masonry in 1938, completed in 1939), and the Appalachian Theatre (WT0609, 1938).¹³

The R. L. Clay House in an Architectural Context

The R. L. Clay House was built in 1933 of native stone, a material that was not readily available in Boone until after the arrival of the Linville River Railway in October 1918.¹⁴ Before the mid-1930s, few private homes were constructed using native, cut stone, and the few stone buildings that did exist in Boone prior to 1933 tended to be constructed from stacked fieldstone in mortar or roughly cut fieldstone. Two such Boone buildings were the Advent Christian Church (WT0577, 1926), constructed from native graystone, and the original Linney Law Office (WT0587, 1923), featuring stacked “surface rock.”¹⁵ Institutional building schemes also occasionally incorporated stone construction, such as the 1928 project to build several cottages at the Grandfather Orphans Home in Banner Elk.¹⁶ Another such project just outside Watauga County was a four-story, native stone hospital built in Banner Elk in 1930 by the same people who constructed stone buildings on the Lees McRae campus in 1926.¹⁷ As a residential building material, however, native stone appears to have been used somewhat rarely in single-family dwellings before the mid 1930s. Among the few early examples were a handful of summer cottages built at Blowing Rock in 1913 and Ben Smith’s bungalow built near Appalachian State Teachers College in 1927, better known as the Bushnell Cabin (WT0522). Another example was Dr. R. C. Ellis’s summer home built on Orchard Street (WT0546) in 1927 by local contractor Will Hodges. Another such home was the Howard Miller House (WT0509) on Delmar Street, presumed to have been built about 1930. None of these examples rivals the R. L. Clay House in size or architectural sophistication.¹⁸

The construction of the stone residence for R. L. Clay in 1933, however, marked the beginning of a new and popular trend that continued throughout the middle and late 1930s. In the summer of 1934, for example, single-family, stone dwellings were being built in the Boone area for Professor J. A. Williams near the Appalachian State campus, R. T. Greer on Boone Trail

¹³ “David Horton,” *Junaluska*, 107. B. G. Teams was the contractor on the Rivers Printing Company building, suggesting that Hickerson was subcontracted to lay the brick. See Plaag, et al, “Comprehensive Architectural Survey,” 110-11; and “John Hickerson Dies on Sunday,” *Watauga Democrat*, 13 October 1938: 1.

¹⁴ For a history of the Linville River Railway, see John R. Waite, *The Blue Ridge Stemwinder*, (Johnson City, TN: Overmountain Press, 2003).

¹⁵ The Advent Christian Church is frequently attributed incorrectly to 1920; it was actually completed in 1926. See “Advent Christian Church to Open,” *Watauga Democrat*, 19 August 1926: 1. Regarding the Linney Law Office, see “Local Affairs, Town and County,” *Watauga Democrat*, 6 December 1923: 5. For all survey-referenced properties, see the survey files listed by number, which are held by the NC State Historic Preservation Office in Asheville, NC.

¹⁶ “Banner Elk News,” *Watauga Democrat*, 19 July 1928: 1.

¹⁷ “New Hospital at Banner Elk Is Near Completion,” *Watauga Democrat*, 24 July 1930: 1.

¹⁸ “Blowing Rock in Brief,” *Watauga Democrat*, 1 May 1913: 2; and “The Tattler,” *Watauga Democrat*, 7 July 1927: 5. Smith built the Bushnell Cabin using stone quarried from a mountain a short distance away on Highway 105; no mortar is visible in the stonework. Regarding the Ellis summer house, see “Local Affairs,” *Watauga Democrat*, 4 August 1927: 4. The Ellises spent just one summer in the house after its completion, then routinely rented it out and stayed at the W. H. Gragg House on Gragg Street as boarders in subsequent summers. See “Local Affairs,” *Watauga Democrat*, 10 July 1930: 5. Regarding the Howard Miller House, the property was actually sold by J. E. and Nannie Edmisten to Charles and Bettie Lou Wilfong in 1951 (Deed Book 70, Page 161), with no predecessor deed listed or found, long before Miller’s ownership. Its construction date has not been independently verified.

Highway (now US 421), Charles T. Zimmerman in Daniel Boone Park (224 Grand Blvd.), James E. Holshouser, Sr., (WT0544) in Daniel Boone Park, Owen Wilson on the western end of King Street, and H. L. Lyons near the Lovill House at the west end of Boone.¹⁹ Of these, the Holshouser house is probably most analogous to sophistication and size to the R. L. Clay House and was built a year later. It features stone quarried from Shulls Mill; this stone is not cut to provide a flat finish, as at the R. L. Clay House, and instead features boulders that provide a distinctly different appearance. The house also includes unusual Gothic-style features.²⁰ Ernest Banner of Banner Elk is credited as the mason for this home.

Other stone homes quickly followed during the 1930s. The W. Ralph Winkler House (WT0515) on Blowing Rock Road also features stone masonry and is attributed to Midas Wheeler as stone mason in 1936. Unfortunately, numerous additions and alterations have destroyed the architectural integrity of this property. That same year, Wheeler was also reportedly the stone mason for the construction of the W. F. Miller House on Cherry Drive (WT0539). This home is smaller than the R. L. Clay House, and additions to the house in the late twentieth century have adversely impacted the integrity of the property. In 1937, Guy Hunt reportedly had his home built on Orchard Street (WT0547), with the masonry conjecturally attributed by the surveyor to the Lyons brothers. The Hunt house compares favorably with the R. L. Clay House but appears to postdate its construction. About 1938, yet another stone home with a rock garage was completed nearby for Herman W. Wilcox on present-day Wallace Circle (WT0548). Unfortunately, several late twentieth-century additions have marred the integrity of this property.

The popularity of stone construction in domestic architecture aligns with the introduction of the Works Progress Administration programs of the mid-1930s, which were designed to ease the effects of the Great Depression. In Boone and Watauga County, four schools of stone construction were completed using WPA funding in 1937 alone, and at least six other stone buildings were completed for the local community, county government, and the Appalachian State Teachers College in Boone in 1938 and 1939.²¹ Stone buildings were perceived as especially desirable during this period because they were “not only durable but absolutely fire-proof.”²² Institutional buildings, such as the United States Post Office in downtown Boone (WT0049, 1939), the Courthouse Annex building on North Water Street (WT0607, 1939), various school buildings throughout Watauga County, and about a dozen single-family, faculty homes constructed at Appalachian State Teachers College (WT0529, ca. 1938-1940), less than a mile east of the R. L. Clay House, were of stone construction, indicating a ready supply and relatively easy access to the material in large quantities in the later 1930s after government programs allowed for massive mining of stone for buildings.²³ All of those faculty homes were moved or destroyed as the Appalachian State University rapidly expanded after 1967, decreasing

¹⁹ “Much Building Now Going on in County,” *Watauga Democrat*, 14 June 1934: 1; and “Work on Dwelling to Start,” *Watauga Democrat*, 9 August 1934: 8. Midas Wheeler was the stone mason on the Zimmerman property.

²⁰ On construction of the Holshouser residence, see “Much Building Now Going on in County,” *Watauga Democrat*, 14 June 1934: 1, 4.

²¹ “Ellerbe Lauds School Projects,” *Watauga Democrat*, 22 October 1936: 1; and “26,000 Allotted to Local College,” *Watauga Democrat*, 24 February 1938: 1.

²² “Lees-McRae Institute Opening at Banner Elk,” *Watauga Democrat*, 16 September 1926: 1.

²³ “Faculty Homes are Completed,” *Watauga Democrat*, 20 October 1938: 8. The homes were completed in stages from 1938 to 1940.

or otherwise destroying their architectural integrity as significance representations of stone, domestic architecture at Boone during the Depression era.

Local lore has spread the belief that many of these stone buildings constructed from the early 1930s to 1940 were made using the stone moved to create the nearby Blue Ridge Parkway. Construction on the Parkway began in 1938, years after the construction of many of these buildings. Furthermore, the portion of the Blue Ridge Parkway nearby to Boone did not begin construction until after World War II and was not completed until the mid-1980s. Nevertheless, the mistaken belief that these stone homes were built using stone quarried from the construction of the historic scenic route persists.

The 2021 Downtown Boone Historic Resources Survey listed several native stone buildings, all of which were commercial buildings except for the R. L. Clay House. The Cook-Nichols Motor Company Building (WT0603), which eventually burned in 1996, and the Duncan Motor Company Building (WT0887) were both completed in 1940.²⁴ The Boone Bus Station (WT0612) was also a W. G. Hartzog project, but its native stone façade was completed in 1946. Following demolition of the entire building in 2011 after its acquisition by Appalachian State University, ASU officials promised to “rebuild” the façade as a curtain wall, allegedly using the original stones in a pattern that mimicked the original design and door and window openings. Close analysis, however, supports recent contentions that there is considerable doubt that the extant stones are the original stonework that comprised the façade of the original bus station.²⁵ Beyond these later examples of stone construction in Boone, native stone can also be seen in various appurtenant structures and landscape objects around downtown Boone, mostly in retaining walls, sheds, and steps that lead to house sites, many of which no longer stand.

Additional Historic Context, R. L. Clay (1889-1945)

Robert Luther “R. L.” Clay, for whom the R. L. Clay House was originally built in 1933, was a native of Avery County, having moved to Watauga County after the Linville River Railway was built in the late 1910s.²⁶ He worked at the Shulls Mill station as an agent until he moved to Boone in the 1920s, where he remained working with the railway. The Clays did have a home in Boone before the native stone house was built, as there are reports of Mrs. Clay entertaining the Friday Afternoon Club in her home in May of 1931.²⁷ This original home was a simple, wood-frame farmhouse that was a commonplace type of residential construction in the early twentieth century in Boone. The first home was moved from the present R. L. Clay House site a short distance to the southeast in order to make space for the native stone building, possibly as part of an agreement between the Clays and Poly C. Wyke, who owned those lots. After a default by the Wykes, the former Clay house and the land surrounding its location were sold to Esther Boone, who was R. L. Clay’s sister-in-law, in 1940.²⁸ Boone remained in that home for more than four

²⁴ Plaag, et al, “Comprehensive Architectural Survey,” 165, 329.

²⁵ Plaag, et al, “Comprehensive Architectural Survey,” 190-92.

²⁶ “Brief Illness Proves Fatal to R. Luther Clay,” *Watauga Democrat*, 29 March 1945: 1.

²⁷ “Friday Afternoon Club with Mrs. R. L. Clay,” *Watauga Democrat*, 21 May 1931: 5.

²⁸ Watauga Building and Loan Association to Esther Boone, 27 July 1940, Deed Book 52, Page 518.

decades. The original Clay home was, unfortunately, destroyed by the Town of Boone in a fire exercise in 2015.²⁹

In 1933, Clay, his wife Annie Stansbury Clay, and his daughters moved to Greensboro so Clay could work with the Internal Revenue Department, now known as the Internal Revenue Service (IRS). As this move happened, the stone house was being completed by a local Black brick mason and contractor, John L. Hickerson (ca. 1889-1938).³⁰ It is likely that Clay also had the separate, two-car garage built at about the same time to the southeast of the home, given that the stonework closely resembles that found on the house.³¹ Rather than residing full-time in the new home at Boone, the Clays maintained the house as a summer and weekend residence for the family. Mrs. Clay would entertain in the home regularly while she and her daughters were in town, based on multiple *Watauga Democrat* articles regarding the Friday Afternoon Club during the 1930s and 1940s.³² In 1943, Clay was promoted to the Field Division Chief in the Greensboro office of the IRS. When Clay was in residence in Boone, he was an active Free Mason and Shriner. He was a member of the Boone Methodist Church, where he served as the Sunday school superintendent for two years and as steward for many more. While in Greensboro, Clay was a member of the West Market Street Methodist Church.³³

The promotion in 1943 appears to have influenced the Clay family's decision to abandon the house at Boone. In December 1944, Clay and his wife sold the house property and some of the surrounding land to Robert Campbell "R. C." Rivers, Jr. (1899-1975), and his wife Bonnie Jean Lewis Rivers (1910-1991).³⁴ Shortly thereafter, Clay died from complications following an operation to remove his appendix in 1945. He was survived by his wife and five daughters.³⁵

The R. L. Clay House in the Context of the R. C. Rivers, Jr., Family

Robert Campbell Rivers, Sr. (1861-1933), was born in Tennessee and moved to Boone at some point before 1888, marrying Sarah Locke "Sallie" Jurney (1861-1924) in 1892. They had three children, R. C., Jr., being the eldest surviving son. In 1889, Rivers, Sr., purchased the *Watauga Democrat*, the local paper that had flopped after its first fall edition in 1888, from Joseph Spainhour and John S. Williams. Rivers initially had a noteworthy partner in this purchase—Daniel B. Dougherty—but Rivers bought out his partner later that year. Rivers continued to print the paper as the mouthpiece of the local Democratic Party and run the printing business until his death in 1933.³⁶ Following his death, the business passed to R. C. Rivers, Jr., via inheritance. R.

²⁹ "Local Affairs," *Watauga Democrat*, 1 June 1933: 5; Plaag, et al, "Comprehensive Architectural Survey," 97; and Clark, "Nearly."

³⁰ "Brief Illness Proves Fatal to R. Luther Clay," *Watauga Democrat*, 29 March 1945: 1; and Plaag, et al, "Comprehensive Architectural Survey," 50.

³¹ The garage is visible in a 1940 aerial image taken for the Department of Agriculture. This image is not yet published and available online but is held as part of the Watauga County Agricultural Extension Aerial Images Collection, Digital Watauga Project.

³² For one example, see "Alice Stansbury Taylor Circle Holds Meeting," *Watauga Democrat*, 4 July 1935: 5.

³³ "Brief Illness Proves Fatal to R. Luther Clay," *Watauga Democrat*, 29 March 1945: 1.

³⁴ R. L. Clay and Annie S. Clay to R. C. Rivers and Bonnie Jean Rivers, 22 December 1944, Deed Book 58, Page 308.

³⁵ "Brief Illness Proves Fatal to R. Luther Clay," *Watauga Democrat*, 29 March 1945: 1.

³⁶ "History of the Watauga Democrat," *Watauga Democrat*, 3 January 2012, updated 11 August 2014, online, <https://www.wataugademocrat.com/aboutus/history-of-the-watauga-democrat/article>.

C. Rivers, Jr., was responsible for the growth of the *Watauga Democrat* during the middle twentieth century, and he acquired both the *Blowing Rocket* and the *Avery Journal* during his tenure as editor and publisher, significantly expanding the influence of the Rivers Printing Company, Inc. Rivers, Jr., was also a member of the Board of Directors of Northwestern Bank of Boone, Vice President of the Watauga Savings and Loan, a member of the Board of Directors of the North Carolina Press Association, and director of the Journalism Foundation at UNC Chapel Hill. He was also a very influential political operative, serving as a delegate to the 1944, 1952, 1956, and 1960 National Democratic Conventions. Politically, he is probably best known as one of the “Dirty Dozen” who stood for the Democratic Party nomination of John F. Kennedy. Rivers’s comments on the assassination of John F. Kennedy were published in the *Watauga Democrat* and entered into the *Congressional Record* by Senator Sam Ervin.³⁷

Rivers, Jr., and his wife Bonnie Jean Rivers had four children in total: Lucinda Jane Rivers (1935-2017), two children born between 1939 and 1940 who were unnamed and did not survive infancy, and Rachel Ann Rivers (1943-1999). Having lived in the apartment above the brick Rivers Printing Company shop located at what is today 747 West King Street since its construction in 1937, the Rivers family realized in 1945 that they could relocate to the R. L. Clay House just down the street and still be close to the business.³⁸ Following their purchase of the Clay House, the Riverses also purchased surrounding land that significantly increased their holdings. In 1968, Rivers then used the Rivers Printing Company to purchase additional lands to the northwest and west of the property, presumably as a buffer to their existing property, since he immediately flipped the land to himself. Then, in 1984, Bonnie Jean Rivers secured the Esther Boone lands that lay to the southeast of the house.³⁹ Bonnie Jean Rivers continued to live in the R. L. Clay House following the death of her husband in 1975, and it is believed that she stayed live there until her death in 1991.⁴⁰

From an early age, both Jane and Rachel Rivers showed a keen interest in journalism, but it was Rachel’s interest that survived into adulthood. Born at the Hagaman Clinic on King Street in downtown Boone in 1943, Rachel—initially named Bobbie Jean Rivers—was an accomplished equestrian from a young age. She was frequently seen riding her pony Patsy along King Street, typically feeding the parking meter in front of the Rivers Printing Company building or elsewhere along her journeys after tying up Patsy to the meter. She began writing for the *Watauga Democrat* at the age of eleven and completed her high school education at Appalachian

³⁷ “Publisher R. C. Rivers, Jr., Dies; End Brought to Unique Career,” *Watauga Democrat*, 24 April 1975; and “Watauga Newspaperman Is Dead,” *Winston-Salem Journal*, 24 April 1975: 21.

³⁸ “Hands Across the State,” *Watauga Democrat*, 21 July 1938: 4.

³⁹ See R. L. Clay, et al, to R. C. Rivers and Bonnie Jean Rivers, 1 January 1945, Deed Book 59, Page 214; Lala Clay Rolfe and Shelley R. Rolfe to R. C. Rivers and Bonnie Jean Rivers, 21 February 1945, Deed Book 58, Page 406; Luther Moretz and Maggie Moretz to R. C. Rivers, Jr., and Bonnie Jean Rivers, 20 August 1945, Deed Book 60, Page 127; P. W. Moretz and Alice Moretz to R. C. Rivers and Bonnie Jean Rivers, 1 May 1947, Deed Book 63, Page 334; P. W. Moretz to R. C. Rivers and Bonnie Jean Rivers, 28 April 1948, Deed Book 67, Page 41; Joe Williams and Laura Ruth Williams to Rivers Printing Company, Inc., 14 April 1962, Deed Book 89, Page 437; Joe Williams and Laura Ruth Williams to Rivers Printing Company, Inc., 5 August 1968; Deed Book 103, Page 419; Rivers Printing Company, Inc., to R. C. Rivers, Jr., 26 November 1968, Deed Book 110, Page 17; Esther S. Boone to Eddie A. Caudill, 10 April 1984, Deed Book 246, Page 724; and Eddie A. Caudill and Shirley N. Caudill to Jean L. Rivers, 27 April 1984, Deed Book 246, Page 727.

⁴⁰ “Publisher R. C. Rivers, Jr., Dies; End Brought to Unique Career,” *Watauga Democrat*, 24 April 1975.

High School—now Chapell-Wilson Hall (WT0564)—before earning a journalism degree at the University of Missouri. Rachel returned to work for the *Watauga Democrat* full-time in 1965, serving as both a writer and a photographer. Shortly thereafter, she married Paul Armfield Coffey (1934-2007), whom she probably knew from growing up in Boone, but with whom she also worked at the *Democrat*, where Coffey served as a journalist and photographer. Rachel reportedly worked an average of 70 hours per week during this period, by which time the operations of the Rivers Printing Company included two other newspapers, the *Blowing Rocket* and the *Avery Journal*. She also published two novels in the 1970s: *A Horse Like Mr. Ragman* (1977) and *The City Man* (1978).⁴¹

Following the death of R. C. Rivers, Jr., in 1975, Rachel and Armfield inherited the *Watauga Democrat*, the Rivers Publishing Company, and the other papers under its banner. They continued to run the company for the next two decades, eventually selling it to the owners of the *Bristol Herald-Courier* in 1994. Rachel also served as president of the North Carolina Press Association in 1994 and 1995. Today, the various papers and other media operations are owned by Jones Media, who acquired those concerns in 2002, and the *Watauga Democrat* remains the oldest continually operating business in Watauga County.⁴² Outside of her journalistic and writing pursuits, Rachel was also an influential and active participant in numerous cultural programs and initiatives in Boone and Watauga County. She helped found the Doc and Merle Watson Mountain Folk Art Museum in Cove Creek and the first Firefly Festival in Boone, served on the Watauga County Hospital Board and its Foundation Board, helped found the Watauga Humane Society, and was a prominent leader in her service with the boards of Historic Boone and the Watauga County Community Foundation. One of her most lasting contributions was her vigilant and persistent efforts to preserve the historically Black and White sections of the Boone Cemetery (WT0055). She and her husband also sponsored a professorship in creative writing at Appalachian State University shortly before her untimely death in 1999.

Following the death of her mother, Rachel Rivers-Coffey acquired most of the Rivers family land and held it for only a few years until she and her husband began conveying it to the Town of Boone in October 1998, along with the adjacent Esther Boone lands (not part of the designation boundary) acquired by Bonnie Jean Rivers in 1984 and bequeathed to Armfield Coffey in 1993.⁴³ As a condition of conveying these lands to the Town of Boone, Rachel and Armfield

⁴¹ Eric Plaag, "Watauga County Historical Society Announces Rachel Rivers-Coffey as Next Inductee to the WCHS Hall of Fame," 23 July 2022, Watauga County Historical Society, online, <https://www.wataugacountyhistoricalsociety.org/blog-1/2022/7/23/watauga-county-historical-society-announces-rachel-rivers-coffey-as-next-inductee-to-the-wchs-hall-of-fame>. See also "Publisher R. C. Rivers, Jr., Dies; End Brought to Unique Career," *Watauga Democrat*, 24 April 1975.

⁴² "History of the Watauga Democrat," *Watauga Democrat*, 3 January 2012, updated 11 August 2014, online, <https://www.wataugademocrat.com/aboutus/history-of-the-watauga-democrat/article>; and Brad Hodges, "Former Newspaper Publisher Dies after Falling from Horse: Rachel Rivers-Coffey Was Long-Time County Civic Leader," *Watauga Democrat*, 25 August 1999.

⁴³ Executrix's Deed in Distribution, Rachel A. Rivers-Coffey to Rachel A. Rivers-Coffey and Jane Rivers Krida, 23 December 1993, Book of Records 272, Page 585; and Executrix's Deed in Distribution, Rachel A. Rivers-Coffey to Rachel A. Rivers-Coffey, 23 December 1993, Book of Record 272, Page 579. Rachel and Armfield briefly surrendered their interest in part of the land to Jane in 1993—see Rachel A. Rivers-Coffey and Paul Armfield Coffey to Janes Rivers Krida, 31 December 1993, Book of Record 273, Page 244. Jane then transferred the land to a trust in her name before selling (or donating) it to the Appalachian State University Foundation in 1997. ASU returned

included a life estate to Rachel Rivers-Coffey and to Jim Butler, a family friend, during their lifetimes, as well as restrictions to the property and its future use by the Town of Boone. These restrictions read, “The Grantee may use said property only for the following purposes:... 1. Recreational purposes. 2. Green space 3. The Installation of utility lines; provided however, that all lines must be installed underground, and in such a way as to cause a minimum disturbance to the natural environment. 4. Flood mitigation. 5. A wildlife sanctuary. 6. Historical Purposes.”⁴⁴ Jim Butler, who resided in the home at the time of its donation to the Town, passed away in 2011, leaving the home empty as it sits today.⁴⁵

The R. L. Clay House is probably the best surviving resource with the highest degree of integrity in Watauga County associated with the Rivers family. The original Rivers “Old Home Place,” located at the southeast corner of King Street and Water Street in downtown Boone, was demolished in 1959.⁴⁶ The Rivers Printing Company Building (WT0585) does still stand and was the workplace for R. C. Rivers, Jr., and Rachel Rivers-Coffey for several decades. Nevertheless, changes to the original windows (now metal, with different sash and light details) and dramatic changes to both the rear elevation and the interior of the building (where no signs of the original printing operations survive) have reduced the overall integrity of the Rivers Printing Company Building in comparison to the high level of integrity of the R. L. Clay House.

Historical Significance

The R. L. Clay House possesses special significance at the local level for its association with members of the Rivers family, specifically Robert Campbell “R. C.” Rivers, Jr., and Rachel Rivers-Coffey, who were prominent figures in the publishing industry in Boone throughout the twentieth century. As consecutive editors and publishers of the *Watauga Democrat*, Boone’s

the land to Rachel in 1999. For this convoluted deed history, see Jane Rivers to Jane Rivers, Trustee of the Jane Rivers Living Trust Agreement, 13 December 1995, Book of Record 354, Page 410; Jane Rivers, Trustee of the Jane Rivers Living Trust Agreement to Appalachian State University Foundation, Inc., 17 December 1997, Book of Record 438, Page 124; and Appalachian State University Foundation, Inc., to Rachel Rivers-Coffey, 25 February 1999, Book of Record 507, Page 170. For the transfer of the house and garage parcel, as well as the parcel containing Rachel’s Meadow, to the Town of Boone, see Rachel Rivers-Coffey and Armfield Coffey to Town of Boone, 28 October 1998, Book of Record 480, Page 494; and Rachel Rivers-Coffey and Armfield Coffey to Town of Boone, 28 October 1998, Book of Record 480, Page 496. For the parcel fronting on Poplar Grove Road, which Armfield conveyed to the Town after Rachel’s death, see Armfield Coffey, personally and as Executor of the Estate of Rachel-Rivers Coffey, to the Town of Boone, 26 January 2000, Book of Record 553, Page 297. Armfield also acquired the old Esther Boone lands to the southeast of the house, which are not part of the designation boundary, in 1993, and he later donated these lands to the Town of Boone in 2004. See Rachel A. Rivers-Coffey, Executrix under the Last Will and Testament of Bonnie Jean L. Rivers, to Paul Armfield Coffey, 23 December 1993, Book of Record 272, Page 591; and Paul Armfield Coffey to Town of Boone, 12 March 2004, Book of Record 980, Page 689.

⁴⁴ Rachel Rivers-Coffey and Armfield Coffey to Town of Boone, 28 October 1998, Book of Record 480, Page 494. Similar language appears in the Esther Boone property conveyance to the Town, with the exception that the old Boone house could be torn down, and the lot could be used for “free, unmetered parking for park users.” See Paul Armfield Coffey to Town of Boone, 12 March 2004, Book of Record 980, Page 689.

⁴⁵ Anna Oakes, “Boone to Consider Uses for Property Near Rivers Street,” *Watauga Democrat*, 12 March 2012, online, https://www.wataugademocrat.com/news/boone-to-consider-uses-for-property-near-rivers-street/article_ca471d55-6394-58b2-8a82-d68129b847bb.html. This article includes an image showing the proximity of the Boone house to the property proposed for designation.

⁴⁶ Rob Rivers, “King Street,” *Watauga Democrat*, 5 November 1959: 4.

primary local newspaper since 1888, and owners of the Rivers Publishing Company for 61 years from 1933 to 1994, they dominated and controlled Boone’s most significant news media outlet for generations. R. C. Rivers, Jr., was responsible for the growth of the Rivers Printing Company outside of Boone, with the acquisition of both the *Blowing Rocket* and the *Avery Journal* during his publishing tenure, and he transformed the *Watauga Democrat* from an eight-page weekly publication to one that averaged 40 pages twice per week at the time of his death. His principal residence from 1945 to 1975 was the R. L. Clay House. Following his death in 1975, his daughter Rachel—who was raised in the R. L. Clay House—took over at the *Watauga Democrat* as editor and publisher and continued to own and operate the Rivers Printing Company with her husband Armfield Coffey until 1994. Their donation of the house parcel and several parcels of surrounding land in 1998 and just after Rachel’s death was critically important to the property’s long-term, ongoing preservation.

Built in 1933, the R. L. Clay House also possesses special significance in architecture at the local level as an unusually early, domestic example of architecturally sophisticated, native stone construction in Boone. This masonry work was completed by John L. Hickerson (ca. 1889-1938), a prominent Black mason and contractor in Boone and Watauga County from about 1920 until his death in 1938. He remains the only documented Black mason in Watauga County working during that period. The R. L. Clay House and its nearby garage remain intact and largely unchanged since their construction in 1933. The integrity and sophistication of the masonry work are exemplary when compared to other stone structures from the period of significance in downtown Boone. While not part of this proposed designation, even the interior floor plan of the R. L. Clay House appears to be largely unchanged from its original design.

V. Supporting Documentation

Appendix A: Digital Photography

Appendix B: Site Plan, Boundary Map, and Tax Map

Works Cited

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- , "Watauga County Historical Society Announces the Lyon Brothers as Next Inductees to the WCHS Hall of Fame." Watauga County Historical Society: 30 June 2022. Online. <https://www.wataugacountyhistoricalsociety.org/blog-1/2022/7/1/watauga-county-historical-society-announces-the-lyons-brothers-as-next-inductees-to-the-wchs-hall-of-fame>.
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- Waite, John R. *The Blue Ridge Stemwinder*. Johnson City, TN: Overmountain Press, 2003.
- Watauga County Agricultural Extension Aerial Images Collection, Digital Watauga Project.
- Watauga County Register of Deeds.
- Watauga Democrat*.
- Winston-Salem Journal*.

Appendix A: Digital Photography

All photographs were taken by Eric Plaag on July 25, 2023.



NC_WataugaCounty_RLClayHouse_0001.JPG

Clay House Drive, looking northwest



NC_WataugaCounty_RLClayHouse_0002.JPG

Moretz Drive, looking west toward Boone house site



NC_WataugaCounty_RLClayHouse_0003.JPG

Moretz Drive, looking north toward Rivers Park



NC_WataugaCounty_RLClayHouse_0004.JPG

R. L. Clay House, looking west from Clay House Drive



NC_WataugaCounty_RLClayHouse_0005.JPG
 R. L. Clay House and Garage, looking southwest from Clay House Drive



NC_WataugaCounty_RLClayHouse_0006.JPG
 R. L. Clay House, looking west



NC_WataugaCounty_RLClayHouse_0007.JPG
 R. L. Clay House and Garage, looking south



NC_WataugaCounty_RLClayHouse_0008.JPG
 R. L. Clay House entrance detail, looking southwest

Communication: R.L. Clay (Rivers) House Local Landmark Designation Report - Report Sent to SHPO (Update on R.L. Clay (Rivers) House)



NC_WataugaCounty_RLClayHouse_0009.JPG

R. L. Clay House entrance detail, looking south



NC_WataugaCounty_RLClayHouse_0010.JPG

R. L. Clay House entrance detail, looking southwest



NC_WataugaCounty_RLClayHouse_0011.JPG

R. L. Clay House, looking south



NC_WataugaCounty_RLClayHouse_0012.JPG

R. L. Clay House, looking south



NC_WataugaCounty_RLClayHouse_0013.JPG
 R. L. Clay House, looking southeast



NC_WataugaCounty_RLClayHouse_0014.JPG
 R. L. Clay House, looking east



NC_WataugaCounty_RLClayHouse_0015.JPG
 R. L. Clay House, looking east



NC_WataugaCounty_RLClayHouse_0016.JPG
 R. L. Clay House, looking east



NC_WataugaCounty_RLClayHouse_0017.JPG
 R. L. Clay House, looking northeast



NC_WataugaCounty_RLClayHouse_0018.JPG
 R. L. Clay House, looking north



NC_WataugaCounty_RLClayHouse_0019.JPG
 R. L. Clay House, looking northeast



NC_WataugaCounty_RLClayHouse_0020.JPG
 R. L. Clay House, looking north

Communication: R.L. Clay (Rivers) House Local Landmark Designation Report - Report Sent to SHPO (Update on R.L. Clay (Rivers) House)



NC_WataugaCounty_RLClayHouse_0021.JPG

R. L. Clay House, looking north



NC_WataugaCounty_RLClayHouse_0022.JPG

R. L. Clay House, looking northwest



NC_WataugaCounty_RLClayHouse_0023.JPG

R. L. Clay House, looking northwest



NC_WataugaCounty_RLClayHouse_0024.JPG

R. L. Clay House, looking northwest



NC_WataugaCounty_RLClayHouse_0025.JPG

R. L. Clay House, east porch detail, looking northwest



NC_WataugaCounty_RLClayHouse_0026.JPG

R. L. Clay House, east porch detail, looking northwest



NC_WataugaCounty_RLClayHouse_0027.JPG

R. L. Clay House, east porch walkway with Clay House Drive, looking southeast



NC_WataugaCounty_RLClayHouse_0028.JPG

R. L. Clay House, looking southwest



NC_WataugaCounty_RLClayHouse_0029.JPG
 R. L. Clay House Garage, looking southwest



NC_WataugaCounty_RLClayHouse_0030.JPG
 R. L. Clay House Garage, looking south



NC_WataugaCounty_RLClayHouse_0031.JPG
 R. L. Clay House Garage, looking southeast



NC_WataugaCounty_RLClayHouse_0032.JPG
 R. L. Clay House Garage, looking east

Communication: R.L. Clay (Rivers) House Local Landmark Designation Report - Report Sent to SHPO (Update on R.L. Clay (Rivers) House



NC_WataugaCounty_RLClayHouse_0033.JPG

R. L. Clay House Garage, looking northeast



NC_WataugaCounty_RLClayHouse_0034.JPG

R. L. Clay House Garage, looking north



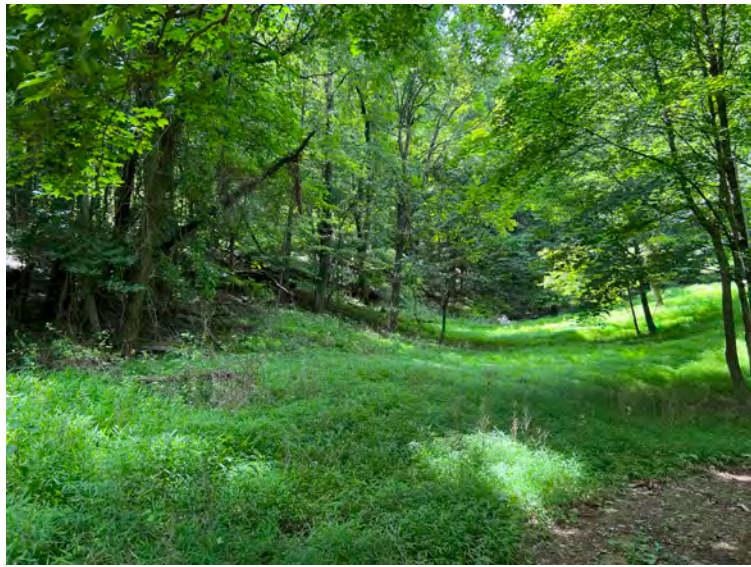
NC_WataugaCounty_RLClayHouse_0035.JPG

R. L. Clay House Garage, looking west



NC_WataugaCounty_RLClayHouse_0036.JPG

"Rachel's Meadow," looking northwest



NC_WataugaCounty_RLClayHouse_0037.JPG
 "Rachel's Meadow," looking west



NC_WataugaCounty_RLClayHouse_0038.JPG
 "Baby" with perimeter fence, looking northwest



NC_WataugaCounty_RLClayHouse_0039.JPG
 "Baby" with perimeter fence, looking southeast



NC_WataugaCounty_RLClayHouse_0040.JPG
 "Baby" interpretive signage, looking southeast



NC_WataugaCounty_RLClayHouse_0041.JPG

Southwest side of "Baby" perimeter fence, looking southeast toward house site (not visible)



NC_WataugaCounty_RLClayHouse_0042.JPG

Daniel Boone Monument at Rivers Park, looking northwest



NC_WataugaCounty_RLClayHouse_0043.JPG

Daniel Boone Monument at Rivers Park, looking west



NC_WataugaCounty_RLClayHouse_0044.JPG

Northeast side of Rivers Park, looking northwest

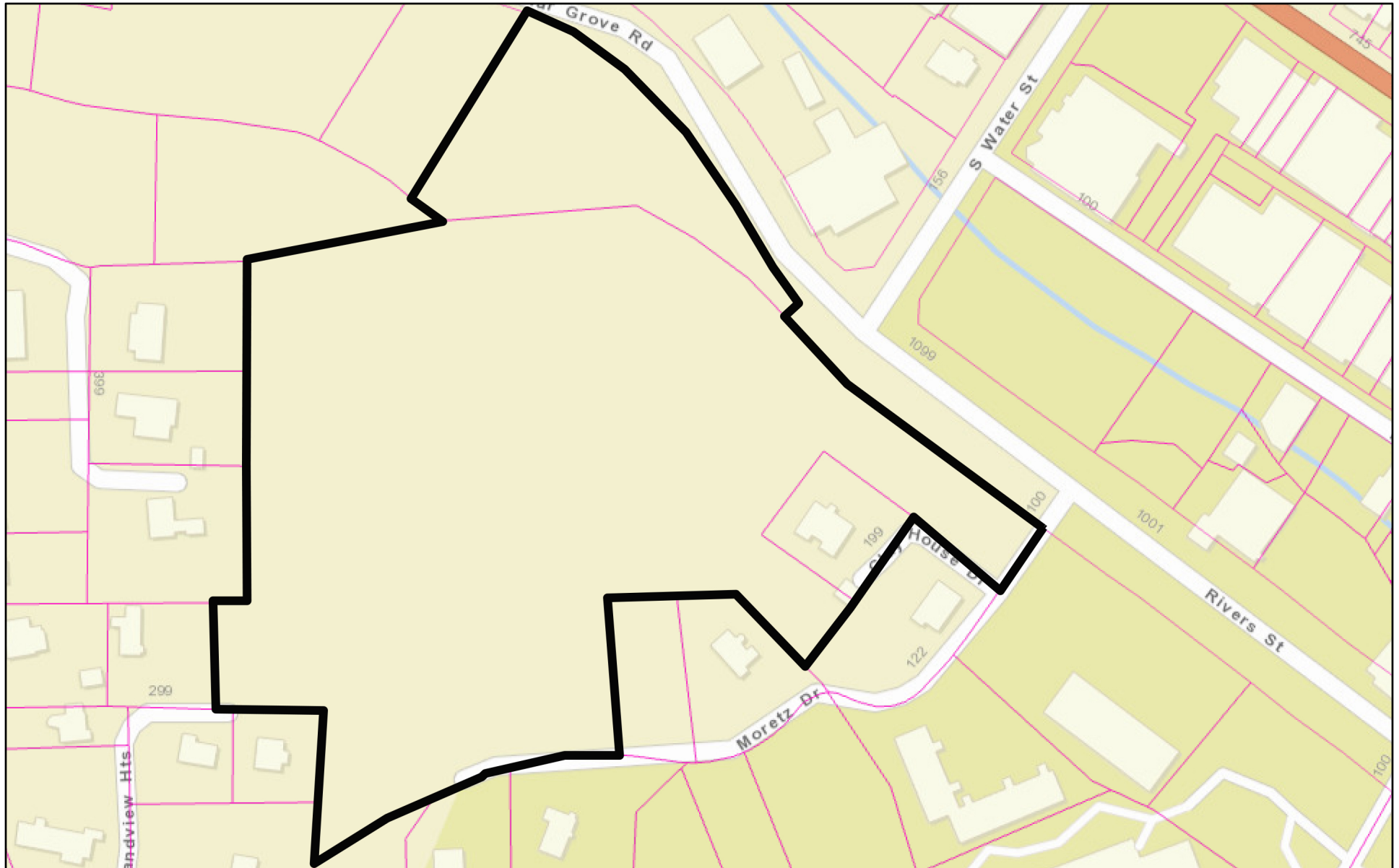


NC_WataugaCounty_RLClayHouse_0045.JPG
Daniel Boone Monument at Rivers Park, looking southeast



NC_WataugaCounty_RLClayHouse_0046.JPG
Daniel Boone Monument at Rivers Park, looking east

Local Historic Landmark Boundary Map

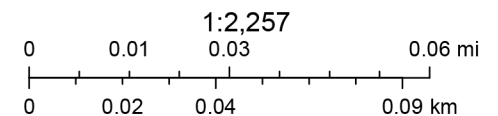


12/1/2023, 12:40:34 PM

-  Parcels
-  Local Historic Landmark Boundary

WT0530 RL Clay House
150 Clay House Drive
Boone, Watauga County, NC

Map created by Eric Plaag
Carolina Historical Consulting, LLC
December 1, 2023



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NC Center for Geographic Information and Analysis (NCCGIA), NC

North Carolina State Historical Society

Local Historic Landmark Site Plan

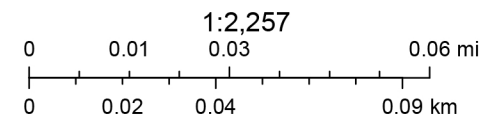


12/1/2023, 12:40:34 PM

-  Parcels
-  Local Historic Landmark Boundary

WT0530 RL Clay House
150 Clay House Drive
Boone, Watauga County, NC

Map created by Eric Plaag
Carolina Historical Consulting, LLC
December 1, 2023



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NC Center for Geographic Information and Analysis (NCCGIA), NC

North Carolina State Historical Society

Packet Pg. 141

Parcel

ParID
Tax Year
SITUS Address
City, State, Zip
Unit #
Unit Description
NBHD
Class
Land Use Code
Living Units
CAMA Acres
Zoning
Map #

Jan 1 Values

Land Value.	821,100
Building Value	0
=====	=====
Appraisal Total	821,100
Exemptions or Exclusions	821,100
Land Deferred Value	
	=====
Taxable Total	0

Owner Mailing

Tax Year	2023
Sequence Number	0
Owner Number	1161496
Owner	BOONE TOWN OF
Mailing Address	567 W KING ST
City, State, Zip	BOONE NC 28607

Legal Description

Township	05 - BOONE
City Code	
Jurisdiction (Tax Code District)	MS1 - MUNICIPAL SERVICE DIST
Unit Desc	
Unit #	
Book	480
Page	496
Legal Desc 1	RIVERS HOME
Deeded Acres	8.15

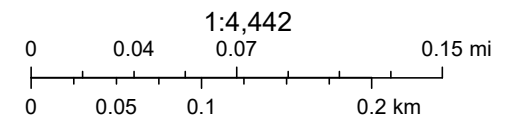
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29-OCT-98	480	496		0	

Watauga County Auditor



December 1, 2023

R. L. Clay House (WT0530), Boone, Watauga County, North Carolina
Tax Map for Parcel 2900-69-9070-000



Parcel

ParID
Tax Year
SITUS Address
City, State, Zip
Unit #
Unit Description
NBHD
Class
Land Use Code
Living Units
CAMA Acres
Zoning
Map #

Jan 1 Values

Land Value.	55,300
Building Value	626,900
=====	=====
Appraisal Total	682,200
Exemptions or Exclusions	682,200
Land Deferred Value	
	=====
Taxable Total	0

Owner Mailing

Tax Year	2023
Sequence Number	0
Owner Number	1161496
Owner	BOONE TOWN OF
Mailing Address	567 W KING ST
City, State, Zip	BOONE NC 28607

Legal Description

Township	05 - BOONE
City Code	
Jurisdiction (Tax Code District)	MS1 - MUNICIPAL SERVICE DIST
Unit Desc	
Unit #	
Book	
Page	
Legal Desc 1	RIVERS HOME
Deeded Acres	0.26

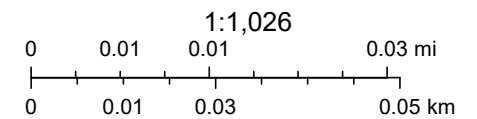
Sale Date	Book	Page	Sale Price	Grantor	Grantee
29-OCT-98	480	494		0 COFFEY, RACHEL RIVERS AND ARMFIELD	JIM BUTLER LIFE ESTATE

Watauga County Auditor



December 1, 2023

R. L. Clay House (WT0530), Boone, Watauga County, North Carolina
Tax Map for Parcel 2900-78-3934-000



Parcel

ParID
Tax Year
SITUS Address
City, State, Zip
Unit #
Unit Description
NBHD
Class
Land Use Code
Living Units
CAMA Acres
Zoning
Map #

Jan 1 Values

Land Value.	108,600
Building Value	0
=====	=====
Appraisal Total	108,600
Exemptions or Exclusions	108,600
Land Deferred Value	
	=====
Taxable Total	0

Owner Mailing

Tax Year	2023
Sequence Number	0
Owner Number	1161496
Owner	BOONE TOWN OF
Mailing Address	567 W KING ST
City, State, Zip	BOONE NC 28607

Legal Description

Township	05 - BOONE
City Code	
Jurisdiction (Tax Code District)	C02 - BOONE
Unit Desc	
Unit #	
Book	553
Page	297
Legal Desc 1	LOTS 167-173\ R F GREENE SUB
Deeded Acres	1.13

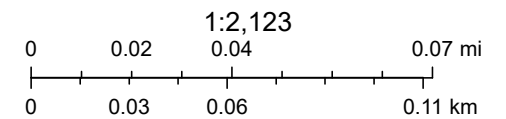
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Watauga County Auditor

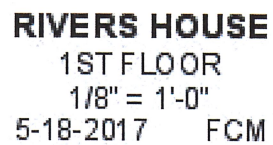


December 1, 2023

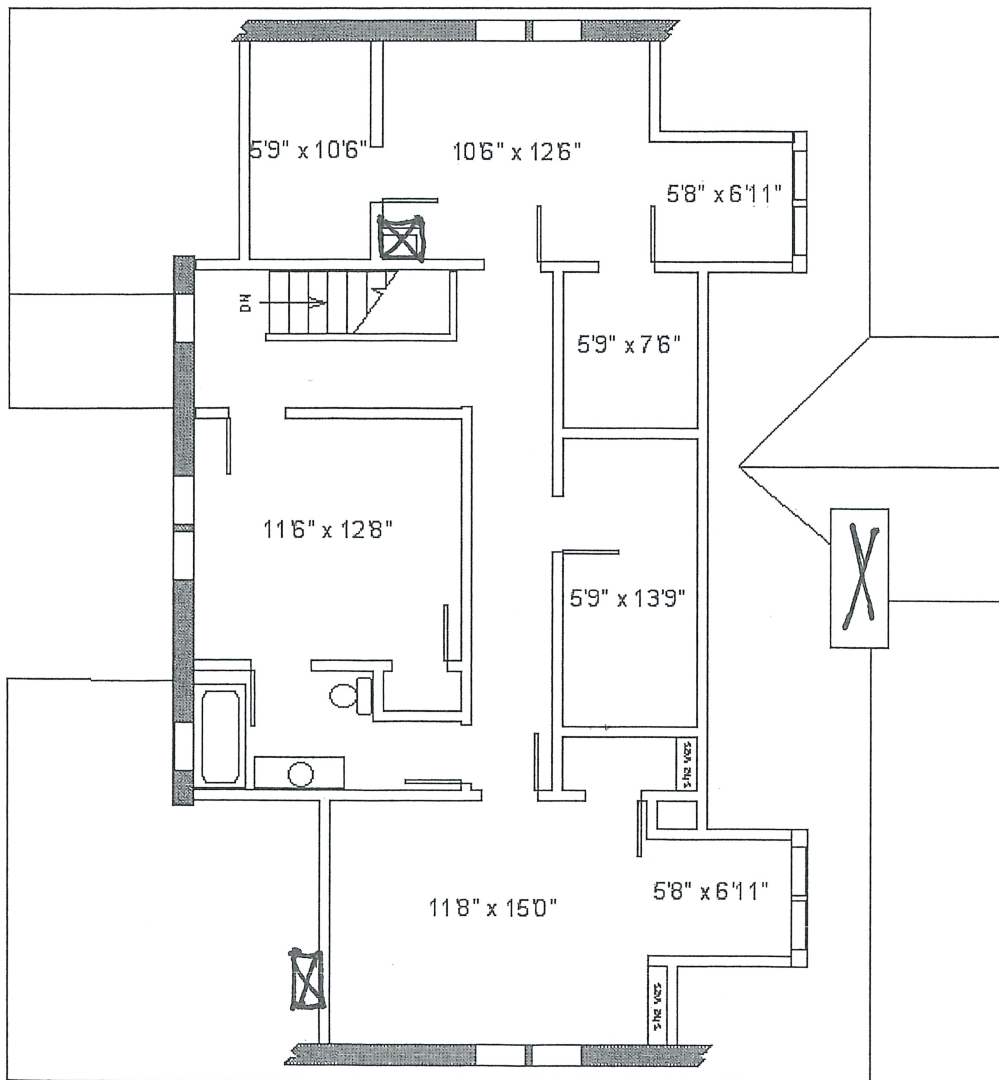
R. L. Clay House (WT0530), Boone, Watauga County, North Carolina
Tax Map for Parcel 2900-79-0308-000



Communication: R.L. Clay (Rivers) House Local Landmark Designation Report - Report Sent to SHPO (Update on R.L. Clay (Rivers) House



WT0530 R. L. Clay House
150 Clay House Dr.
Boone, Watauga County, NC



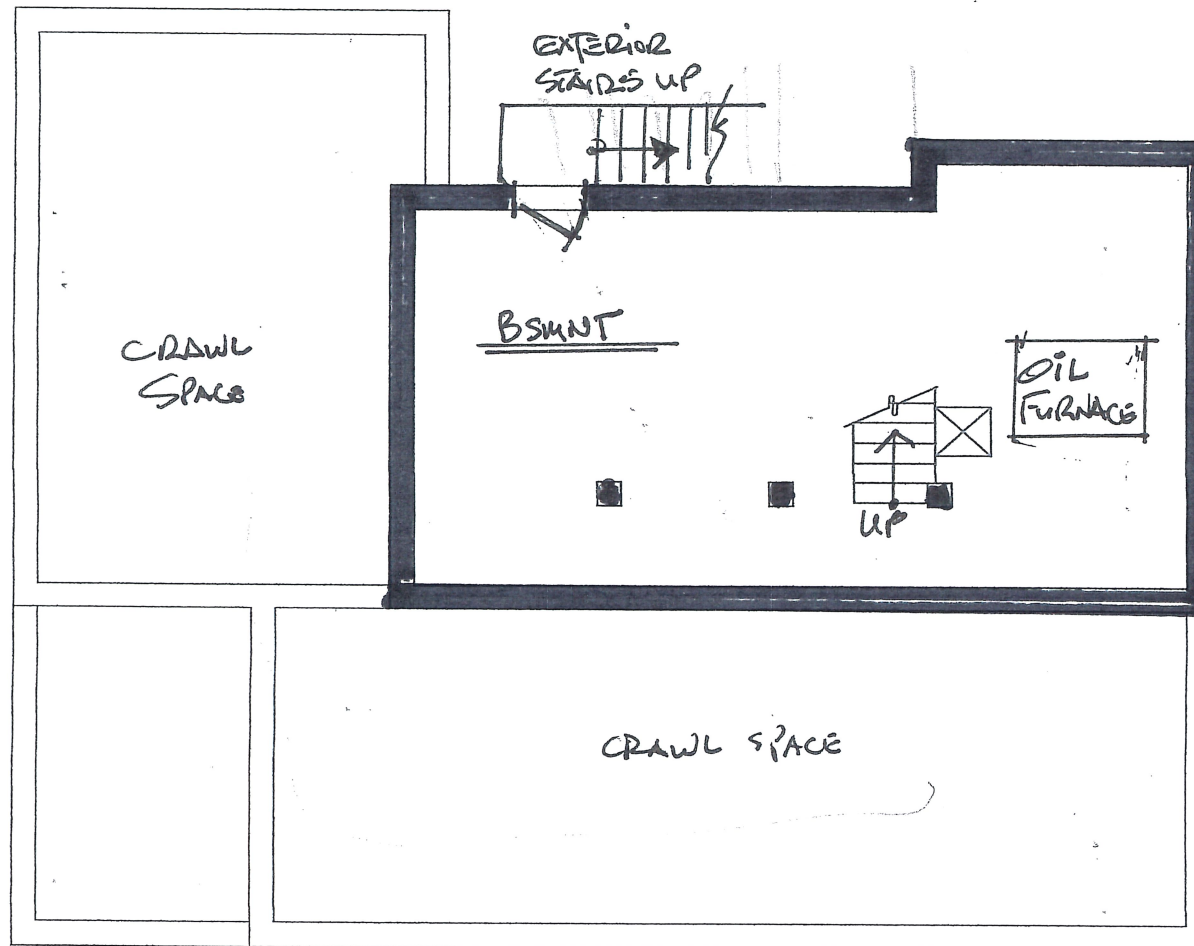
RIVERS HOUSE

2ND FLOOR

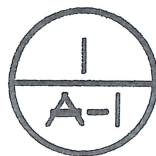
1/8" = 1'-0"

5-18-2017 FCM

WT0530 R. L. Clay House
150 Clay House Dr.
Boone, Watauga County, NC



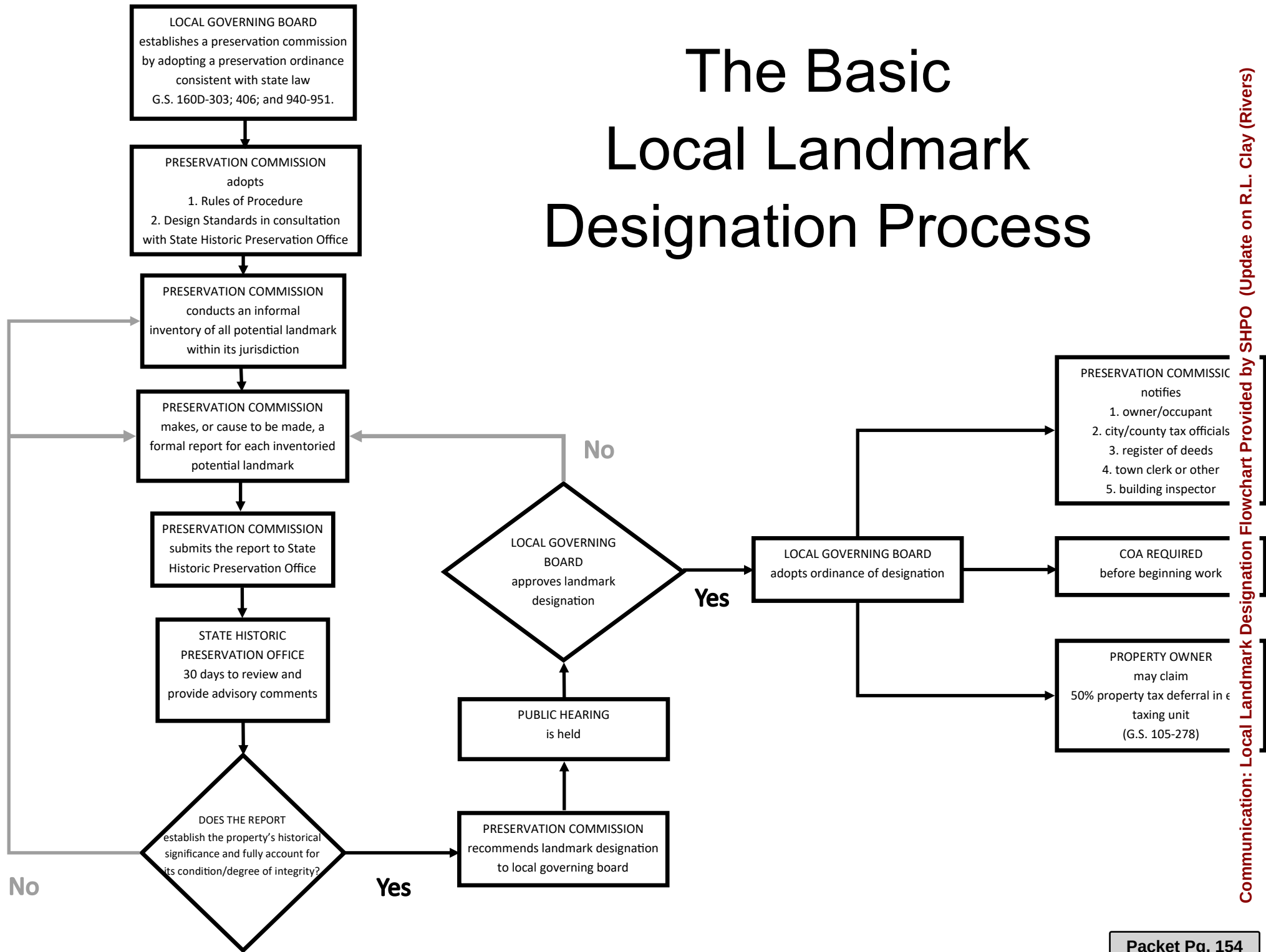
Appalachian Architecture, P.A.
703 W. King Street, Suite #201
Post Office Box 179
Boone, NC 28607



BASEMENT PLAN

03/10/21
1/8" = 1'-0"

The Basic Local Landmark Designation Process



ToB - Statement of Conformity (SoC) Reporting for HPC



Planning & Inspections Department
680 W. King Street, Suite C, Boone, NC 28607
Phone: (828)-268-6960 | Email: planning@townofboone.net
Web: townofboone.net/pi

File Date	Application Number	Project Name	Permit Type	Permit Use	Location	Status	Issuing User
21-Sep-23	23-0370	Rams Rack - Statement of Conformity	Zoning	Statement of Conformity	877 W KING ST	Approved	Michael James
14-Dec-23	23-0629	Southend Brewing Co - Statement of Conformity	Zoning	Statement of Conformity	747 W KING ST	Approved	Michael James
2 Permits							