



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, April 9, 2024

3:00 PM Planning and Inspections Conference Room

- I. 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).**
- II. 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.**

III. Call to Order

IV. Adoption of Agenda

V. Approval of Minutes

February 6, 2024 HPC Advisory Meeting Minutes

March 5, 2024 HPC Advisory Meeting Minutes

March 12, 2024 HPC Pre-Application Workshop Meeting Minutes

VI. Public Comment

VII. Update on H.W. Horton Building Local Historic Landmark Designation Update - SHPO Review and Response

State Historic Preservation Office - Review Letter for H.W. Horton Building Local Landmark Designation Report

State Historic Preservation Office - Email of Review Letter for H.W. Horton Building Local Landmark Designation Report

State Historic Preservation Office - Email of Additional Comments for H.W. Horton Building Local Landmark Designation Report

Local Historic Landmark Flowchart Provided by SHPO

VIII. Jones House Local Historic Landmark Designation Report Update

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

IX. Stoneman's Raid Interpretative Panel

Revised Draft of Stoneman's Raid Interpretative Panel (3 Draft Versions)

Civil War Trails Marker Program Information and Panel Examples

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

X. Boone Cemetery Interpretative Panels - Draft Design Update

Boone Cemetery Interpretative Panels - Draft Design for Panels 1 and 2

XI. Staff Updates

Boone Cemetery Update

Resolution for Former HPC Member Chuck Watkins - Scheduling on Town Council Agenda

Statement of Conformity Report

Statement of Conformity Report (as of March 27, 2024)

XII. Other Discussion

XIII. Adjournment

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
FEBRUARY 6, 2024, 3:00 p.m.
Planning & Inspections Department & WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

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

Council Liaison: Virginia Roseman

Town Staff in Attendance:

Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Advanced Planning Specialist, Brenda Henson-Board Secretary and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Riley Ziegler-Former Commission Member, Mark Freed-Director of Cultural Resources

CALL TO ORDER

Vice-Chair Bond called the Boone Historic Preservation Commission meeting via WebEx to order at 2:59 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.

Council Liaison Roseman joined the meeting in person at approximately 3:33 p.m.

TOWN ATTORNEY DISCUSSION INVOLVING ADVISORY CONSULTATION WITH POTENTIAL COA APPLICANTS

Ms. Allison Meade, Town Attorney, explained that she and the Staff wanted to discuss with the HPC members the possibility of having pre-application consultations when requested by the applicants. She said this would occur before applying for a Certificate of Appropriateness (COA). She stated this would allow an applicant to appear before the HPC members in an informal way to seek advice or direction on how they might proceed with a proposed case.

Ms. Meade said that previously, she and staff had thought that the HPC members should not have these types of consultations because they could be considered ex parte discussions in advance of a quasi-judicial hearing, which are generally not appropriate. However, substantial desire and need for them had become clear, and there were a number of other jurisdictions that had similar pre-application opportunities for prospective applicants to engage with HPC members as well as staff. She felt comfortable with the policy change, so long as applicants signed a waiver specifically acknowledging and waiving any arguable impairment of their due process rights vis a vis a subsequent COA hearing. She said we would try to be very clear with applicants that the fact they have met with the HPC members does not guarantee anything; it is just a courtesy for the applicant to help ease the COA process. Experience with the COA process thus

far demonstrated that applicants had little interest in fighting or drawing the cases out; they just wanted to know what they needed to provide for approval.

Commission Member Smyth and Vice-Chair Bond agreed with Ms. Meade that a pre-application consultation would be helpful for the reasons she stated. Vice-Chair Bond pointed out that the consultations reduce the time spent reviewing the case by the applicant hearing various options that help support their case.

Ms. Meade asked the HPC members to let her know if they had any concerns regarding possibly having a pre-application consultation with the applicants. She also asked the HPC members and Ms. Jane Shook, Director of Planning and Inspections, about the potential workload because the applicant or the Staff might need to locate photographs and identify the applicable standards. She said any question regarding the relevant standards should be presented to the HPC members to discuss what might be applicable. She stated the applicant should come to the consultation prepared to provide some proposal or alternative proposal. She said it was inappropriate for an applicant to go to a consultation and state they were demoing a building and wanted to rebuild it and ask the HPC members what they wanted it to look like.

Ms. Shook explained that there would not be a full staff report at the consultation because a full application would not be available with the details the Staff usually would receive. She pointed out that the Staff still does not have access to the image library yet to pull photographs. She added that some applicants might be looking for direction on how some of the standards have been interpreted in the past. Further, she explained that the applicant might hope to work out potential issues when the staff and HPC members interpret the standards differently before they submit their application. She said that the HPC members and Staff could determine from the applicant's information if they are proposing a renovation, new construction, or a demolition. She said the applicant may have specific or general questions, and the Staff will try to prepare with the information they have.

Vice-Chair Bond stated that the consultation would not be an applicant requirement. Commission Member Smyth indicated that it would be helpful for the HPC members to know what might be coming before them at some point for their review. He added that reviewing the standards and figuring out how they apply them takes some time. Commission Member Williamson told Ms. Meade he would like to see the draft agreement she mentioned earlier in the meeting. Ms. Meade stated that she had yet to draft the draft agreement because she and Ms. Shook wanted to discuss it with the HPC members first.

Ms. Meade noted that depending on the information the applicant prepares in advance, we may have to adjust how we handle it. She confirmed with Ms. Shook that the applicants wanted to speak with the HPC members before filing a COA application.

Ms. Shook explained that before the adoption of the historic district, the Staff did a lot of the pre-application consultations. After the first few cases, she said we decided we shouldn't have them, and they stopped. She stated that applicants are still interested in having them. She said when the meetings began regarding the rewriting of Appendix D, this topic was discussed again, and they discussed how to bring it back up. She stated that recently someone expressed interest in possibly appearing before the HPC members and Staff in March, and she decided to bring this topic to the HPC for discussion. She needed to clarify the information to be brought to the meeting.

Ms. Meade suggested the HPC members and Staff try the pre-application consultation and see how it goes. Based on what is learned at this meeting, she and the HPC members and Staff can further discuss it and be more specific about requirements.

Commission Member Williamson asked Ms. Shook to describe her reasoning when the Staff decided they may have needed to have a pre-application consultation. Ms. Shook responded because it was technically quasi-judicial, and one of the staff members had learned that other jurisdictions had done this type of consultation before hearing a case, and it seemed like a good idea. She said it was adopted before it was put into practice, and after a couple of cases, we decided to reconsider them because they were quasi-judicial. She told the HPC members that it seemed the applicant and the board appreciated having a pre-application consultation. She added that the Staff was trying to figure out the right thing to do.

Commission Member Smyth stated that his concern would be what type of training or knowledge the HPC members need before meeting with the applicants. He said the HPC members would need to ensure they don't imply or promise something to the applicant during the consultation. Ms. Meade responded that this is why a strong draft agreement would be necessary and suggested making a statement beforehand that clarifies it in the opening quasi-judicial meeting script.

Commission Member Smyth supported the idea of the pre-application consultations because it should help streamline the COA process and help ease some of the potential confusion.

Ms. Shook asked Ms. Meade if she would need to be present at the pre-application consultations. Ms. Meade responded that it would be beneficial for her to attend these consultations until HPC members and staff become more grounded through trial and error in the consultation process and to help articulate the standards.

Ms. Shook asked Ms. Meade if the pre-application consultations should not be held on the advisory meeting agenda. Ms. Meade responded that by keeping the consultations separate from the quasi-judicial hearings and emphasizing that this is a different role and does not affect COA decisions, she said the consultations should at least start on the advisory meeting agenda. Ms. Shook asked Ms. Meade if it worked for her to attend these meetings. Ms. Meade responded that to the extent that the HPC members are willing to accommodate these matters and have her first on the agenda, she can attend them.

Ms. Shook asked Ms. Meade if the Staff needed to limit the time to 30 minutes for a person to discuss their matters in an advisory meeting. Ms. Meade agreed that 30 minutes should be the maximum time for discussion. Ms. Meade asked the HPC members for their feedback on limiting the time. Commissioner Member Smyth said it was good to set a limit, but if the HPC members want to continue discussing it, they can decide during the meeting. Ms. Meade said it would be essential to keep the time limit under control because the HPC members have other agenda topics to discuss at their advisory meetings.

Commission Member Smyth asked the Staff if the HPC members would receive information in the meeting packet regarding the applicant's topic for discussion. Ms. Shook responded that some thought would have to be put into how much information could be in the packet without crossing the line into the quasi-judicial part of the process. Vice-Chair Bond said at least the type of project could be disclosed along with some of their concerns, standards that might be applied, location of the property, and possibly photographs. She said they should be made aware of the information available to them, like Digital Watauga. Ms. Shook stated that as we feel out this new process, we will become more aware of the minimum amount of information needed for the advisory meetings to be productive.

Vice-Chair Bond asked Ms. Shook if the pre-application consultation topic could be added to the March 5 advisory meeting agenda. Ms. Shook said someone is already interested in having a consultation at that meeting. Vice-Chair Bond suggested that at the March advisory meeting, the HPC discuss the consultation process and the draft agreement that Ms. Meade and Staff would create, then have the first consultation meeting at another advisory meeting. Ms. Shook confirmed with Ms. Jessica Mitchell, Advanced Planning Specialist, that there will not be a quasi-judicial meeting on March 12 because there are no cases. Ms. Meade confirmed that instead of having a quasi-judicial meeting on March 12, it would be a second advisory meeting for that month. She stated that she could be available for that March 12 advisory meeting. It was the consensus of the HPC members to have the first pre-application consultation on March 12.

Ms. Meade asked the Staff if they remembered the other jurisdictions that had the pre-application consultations. Ms. Shook responded that Ms. Christy Turner, Residential Zoning and Sign Administrator, had done that research. Ms. Mitchell said she would try to find this information for Ms. Meade. Ms. Meade said it would be helpful to see that information. She added that it is important to ensure the applicant is doing the work, which should differ from the work for a pre-COA meeting for Staff.

Ms. Shook pointed out that the General Statutes require the COA to follow the quasi-judicial process, which causes us to handle it differently than any other process. She added this is why it is important to work on making this process successful within legal bounds.

Ms. Shook stated that the Staff would inform the people wanting a consultation that the HPC members and the Staff are considering having a consultation meeting on March 12 but will not fully decide until the March 5 advisory meeting. Ms. Meade added that we will have the draft waiver for the people to agree to by March 12.

Ms. Meade and Ms. Shook left the meeting at approximately 3:22 p.m.

APPROVAL OF MINUTES

Commission Member Smyth made a motion, seconded by Commission Member Williamson, to approve the December 12, 2023, meeting minutes as written.

Vote: Aye – All
Nay – None

The motion passed.

Commission Member Smyth made a motion seconded by Commission Member Carter to approve the January 2, 2024; meeting minutes as written.

Vote: Aye – All
Nay – None

The motion passed.

PUBLIC COMMENT

No individuals requested the opportunity to speak during public comment.

JONES HOUSE LOCAL LANDMARK DESIGNATION REPORT UPDATE

Ms. Mitchell referred to packet page 33 and welcomed Former Commission Member Riley Ziegler to the meeting via Webex. She pointed out that the draft report in the meeting packet is based on the comments she received over the last few months. She explained to the HPC members that in considering the HPC's future action, would be a recommendation for approval for Staff to send the draft report to the Town Council and, upon Town Council's approval, send it to the State Historic Preservation Office (SHPO) to begin their review process for the local landmark designation. She further explained that the HPC members do not necessarily need to make a recommendation at this meeting because Ms. Ziegler needs more time to complete the draft report.

Ms. Ziegler stated that she had included most of the recommended changes in the draft report. Still, she had edits to make to be more specific about what Dr. Eric Plaag wanted. She stated that she emailed Dr. Plaag the current draft and is awaiting his feedback. She hoped to provide the HPC members with the final draft report by next month's advisory meeting. She had researched dates for when the Jones House changed hands, when the mini-golf course was there, and when the Jones's started taking in boarders. She noted that she was unsuccessful in finding those dates, but Dr. Plaag is helping her with them. She stated that Dr. Plaag has suggested that she move some of the paragraphs around so that the next draft may look different.

Vice-Chair Bond referred to packet page 41 and the second paragraph. She was intrigued by this statement about the passageway, "It's unsure when and why this passage was added." Ms. Ziegler noted that she had gone through newspapers to find information about the passageway, and she and Dr. Plaag had agreed that there was no purpose for the passageway so far. It might be better to remove this statement. Vice-Chair Bond agreed that removing that statement would be clearer if no information is found to support it.

Vice-Chair Bond referred to packet page 41 and the second paragraph. She read this paragraph aloud and asked Ms. Ziegler if this site was an empty lot at that time or if residences were located there. Former Commission Member Ziegler responded that before Dr. Jones owned it, multiple things were on the property, including a schoolhouse on a portion of the lot, but she recalled that the area where they built the house was an empty lot.

Vice-Chair Bond referred to packet page 42, the third paragraph, and the last sentence. She suggested that this sentence read, "Dr. and Mrs. Jones would raise two children in this home." and in the fourth paragraph and the second sentence to read, "He was taken to Knoxville, Tennessee to receive treatment, but died on January 14, 1925."

Vice-Chair Bond referred to packet page 43, the second paragraph, and the last sentence regarding Mattie Jones moving to a nursing home in Greensboro. She asked when Mattie Jones passed away.

Council Liaison Roseman joined the meeting in person at approximately 3:33 p.m.

Ms. Ziegler replied that Mattie Jones passed away around 1976. Vice-Chair Bond suggested this information be added to the end of the second paragraph on packet page 43. She noted that the photographic work in the draft report was very well done.

Ms. Mitchell asked Ms. Ziegler if she wanted further comments from the HPC members on the draft report. Ms. Ziegler said she would accept further comments but is focusing on Dr. Plaag's remarks. Ms. Mitchell stated that the Staff would include her final draft report on the agenda for the March advisory meeting.

Ms. Ziegler left the meeting at approximately 3:43 p.m.

TABLED DISCUSSION ON STONEMAN'S RAID

Ms. Mitchell explained to the HPC members the difference in the separate documents listed on the agenda, including working drafts by Commission Members Smyth and Williamson, and the images with citations previously discussed in December 2023 by Former HPC Chair Plaag, which the HPC members decided then to continue using those images. The last item she explained was the Civil War Trails (CWT) program information that included the application and other paperwork for Staff to complete and provided examples of panels that the CWT program has done before. She added the examples can be used as a reference. Commission Member Smyth asked Ms. Mitchell to show these examples to the HPC members at some point for discussion. Ms. Mitchell said the HPC members' discussion ended in January at the next steps for this historical marker.

Commission Member Smyth discussed using the Best Practices and Sign Style Guide and What Makes a Good Sign. Vice-Chair Bond noted that more discussion was needed regarding the Stoneman's Raid historical marker in front of the Watauga County Court House because that marker and the marker that the HPC is working on are two different signs. Commission Member Smyth explained that Stoneman's Raid was the cavalry from Tennessee that came upon the Boone Guard assembled at the current courthouse's location. Ultimately, there were two locations where the raid occurred: one was at the current courthouse and the other one at the Council House, which is now the location of the Downtown Boone Post Office. Commission Member Smyth illustrated on the whiteboard a concept of a map that would include a simple Downtown Boone map with streets that showed where the troops came through town, how it could have a "You are Here" label, and could include where the horses were placed at night. He said half of the troops went to Deep Gap to defend that area. He stated the troops were only in this area for about 24 hours. He suggested having a larger map that would include the more significant movement of activity, such as where Sherman and Lee's troops came through the area.

Vice-Chair Bond pointed out that much of this proposed information could eventually be put on a QR code. Ms. Mitchell said the HPC members had discussed using a mounted QR code and referencing the courthouse sign. She mentioned that the CWT program might have some information on maps, and she would try to contact Mr. Drew Gruber, CWT Program Executive Director, about it.

Commission Member Smyth referred to using the map and image with Captain Myles Keogh, and Council Liaison Roseman pointed out that the image was an opaque overlay and could take away from some of it. Ms. Mitchell noted that she had encountered the same issue with the Boone Cemetery interpretative panels. She suggested asking the CWT program people if they would also allow a modified version overlay to be used with the original.

In conclusion, Commission Member Smyth suggested having the Angelo Wiser map, a smaller map showing the raid in Boone with an overlay, and a larger map to reveal the whole story. Ms. Mitchell explained that the HPC members are to finalize the proposed text and include the agreed-upon images. The CWT works on the design of it, and she thought it might be helpful to provide a conceptual idea. She would contact the CWT program, let them know of the HPC's discussion on maps, and see if they could provide any resources.

Ms. Mitchell referred to the map on packet page 93 and noted that we have the citation for Stoneman's Route from Beech Mountain to Boone, March 28, 1865, from the Library of Congress and that more information might be found from that source.

Ms. Mitchell referred to packet page 95 and explained the process and steps the HPC members and staff should follow when adding a site to the CWT program.

Ms. Mark Freed, Director of Cultural Resources, left the meeting at approximately 3:58 p.m.

Ms. Mitchell estimated that when the HPC members were ready to send the proposed text and maps to the CWT program for their review, the Staff would first present it to the Town Council to give them an update on the progress the HPC has made on it and coordinate on the financial part of it. At the 2024 Planning Retreat, she informed the Town Council that the Stoneman's Raid Interpretative Panels would be carried over to the next fiscal year budget, so it could potentially be discussed at the 2024 Budget Retreat. She added that the Watauga County Historical Society preliminarily agreed to pay \$750.00 of the \$3,000.00 cost per panel. She said the Town would have to cover the rest of the amount for the panels. She pointed out another cost, which is a \$200.00 annual fee with the CWT program. She reminded the HPC that the annual fee is for maintenance, such as correcting panel language if needed, and for CWT to advertise it in their brochures. She noted that the CWT program would include wording that draws people to look at the marker.

Vice-Chair Bond talked about the timing of the CWT program Stoneman's Raid marker being placed at about the same time as the North Peak Trail would be going from Boone and over Elk Knob, as well as the Downtown Boone Historic Walking Trail. Commission Member Smyth asked if the "You are Here" would be helpful on some of the other signs in town.

Ms. Mitchell pointed out that the draft text would need to be reworked and asked the HPC members how they wanted to pursue it. Commission Member Smyth said that he and Commission Member Williamson could continue to work on reducing the word count to 275. He asked if the words in the captions were

included in the word count. Council Liaison Roseman confirmed from the packet information that the text consists of all text in caption, sidebars, quotes, and punctuation. She added that words inside a box with an image do not count toward the word count. Ms. Mitchell pointed out that the citation caption must be included on the image of Captain Keogh because of receiving that image from the museum source.

Vice-Chair Bond noted that the HPC members would review the revised draft at the March advisory meeting. Commission Member Smyth asked if elements of the panel would be colorized and if they wanted to include the Stoneman's Raid banner and overcoats from one of the resources he found. He suggested using a QR code to put information they might reduce from the text. Ms. Mitchell suggested saving some time in the process by keeping additional material separate that can, over time, be added to the Town website so they could finish up the proposed marker text. She said the Staff can build a subpage on the HPC page for the additional information. She suggested not using the words QR code in the proposed marker text. Commission Member Smyth said a second sign could be beside the marker to add more information, and Vice-Chair Bond suggested adding a link to provide more details. Council Liaison Roseman asked about the current word count, and Ms. Mitchell noted that Commission Member Williamson had 238 words in his draft. Council Liaison Roseman and Commission Member Smyth agreed that bullet points would be helpful in the proposed text.

Commission Member Williamson referred to packet page 91, his draft of the proposed text, and he asked the HPC members for their feedback on the next to the last sentence in the first paragraph; he read, "General Stoneman himself briefly requisitioned the Council House for his headquarters. The foraging and the killing of Jacob Council long embittered local Confederate families." He stated that this information was outside the provided draft text, but it was taken from interviews he had conducted in the 1970s with Gordon Winkler and the elder Mr. Mast. He explained that he had given all his interview notes to a reporter who used only some of the information he had shown him. He stated that this information was not in a history book; he added it to the draft text because it was information that he knew about this history, which is part of the tension. Council Liaison Roseman stated her suggestion not to include those two sentences in Commission Member Williamson's draft, and Commission Member Smyth agreed with Council Liaison Roseman. Ms. Mitchell stated that as we learned by gathering research on the Boone Cemetery Interpretative Panels, it was necessary to have the documentation to back up everything that is stated.

Commission Member Smyth noted that at some point, there should be some sign about the occupation of Boone, which is a separate topic for future discussion. Vice-Chair Bond agreed that would be a future topic of conversation to capture that time and history. There was consensus from the HPC members for Commission Members Smyth and Williamson to continue to work on the proposed text.

DISCUSSION OF RESOLUTION FOR FORMER COMMISSION MEMBER CHUCK WATKINS

Ms. Mitchell reminded the HPC members that Former Chair Plaag had suggested that the HPC prepare a resolution for Former Commission Member Watkins. Commission Member Smyth agreed to the HPC working on this resolution. Commission Member Williamson suggested including Former Commission Member Watkins's time as the Director of the Museum and said that Vice-Chair Bond knew the most

about him of the current HPC members. Vice-Chair Bond volunteered to work with Ms. Mitchell on the resolution. Ms. Mitchell said she could provide a copy of a recent resolution for working on this resolution. It was the consensus of the HPC members for Vice-Chair Bond and Ms. Mitchell to work together on this resolution.

UPDATE ON R.L. CLAY (RIVERS) HOUSE LOCAL LANDMARK DESIGNATION - SHPO

Ms. Mitchell referred to packet pages 105 through 107 and explained the difference in the separate documents listed on the agenda. She noted an email from SHPO with updated information about the review letter regarding the proposed designation of the property, comments about the designation report for the HPC members to review, and the designation confirmation form for the property. She explained the meeting packet included the draft report that was sent to SHPO for their review and a flowchart from SHPO of the landmark designation process. She referred to packet page 154 and expounded on “The Basic Local Landmark Designation Process” flowchart that it is for the HPC to decide if the report establishes the property’s historical significance. Further, the HPC is to decide whether to recommend or not recommend designation based on the SHPO’s comments. She said that SHPO is suggesting some edits to the designation report, and she asked the HPC members to voice any differences they see from SHPO’s comments on the report. She explained that the HPC considers the report to be fine as it is, and the HPC would want to recommend landmark designation; the motion would need to include that and why the HPC feels that way.

Ms. Mitchell contacted SHPO and asked for specific suggestions regarding their comments in the email, which included that the report needs a strong statement about all aspects of the property or landmarks. She added that their comments suggest being clearer about what is and isn't part of the designation of the property and if there are any specific interior features. She said that on report pages seven and eight, there is a section called Boundary Justification 115 and 116, and she thought this section covered the out parcels that were designated. She contacted Ms. Kristi Brantley at SHPO and discussed the information in the Boundary Justification section. She added that Ms. Brantley suggested that in considering future Commissions, to reference the information in the General Information section, which can be copied and pasted from the Boundary Justification section. Ms. Mitchell said the HPC members could discuss the best place to put the information for future reference of what is being designated, like the house, wall, garage, outbuilding, monument, and tree.

Ms. Mitchell referred to packet page 125, talked about a reference to the interior of the house, and read aloud the last sentence in paragraph two, “While no 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.” She stated that the SHPO is suggesting that this sentence be made clearer and that the interior is not part of the designation of the property. She explained that the SHPO meant that in reference to a future Commission or Staff, they could interpret what this Commission indicated in the designation.

Commission Member Smyth asked if the property is designated or just the bounds of the property containing the specified items. He questioned if the designation limits what can be done with the property. Ms. Mitchell explained that once the property is designated, Appendix D standards would have

to be considered for any proposed work on the property, and it would be subject to the Statement of Conformity or Certificate of Appropriateness processes for minor or major work to the property.

Council Liaison Roseman asked if Rachel's Meadow was being considered part of the designation, and Ms. Mitchell said it was part of the second parcel for designation. Council Liaison Roseman wondered if it would tie the Town's hands to do things on the property. Ms. Mitchell stated that it would restrict what was allowed in terms of what was allowed in the standards. She explained that for previous historic landmark properties, the HPC chose UDO Article 8 and Appendix D as the standards for the property. She briefly reminded the HPC of the previous conversation regarding Appendix D revisions to include landmark properties within the revised Appendix D. She said it would cause the Town to go through a process if they wanted to do things on the property. Further, she stated that the Commission needed to decide which standards to apply to this property with the landmark designation.

Ms. Mitchell explained to the HPC that their next steps would be to make a recommendation for the R.L. Clay (Rivers) House to be a local landmark designation. Then, Staff would prepare for a joint Public Hearing and Planning Commission meeting to consider historic landmark designations as a zoning map amendment to the property. Additionally, she added that the Secretary of the Interior's Standards for Rehabilitation have also applied to landmark properties. Council Liaison Roseman asked about the proposal for this property; Ms. Mitchell responded that the property is not currently in the historic district, but if it is designated as a local historic landmark with Appendix D standards applied, it would have to go through the process under the historic district standards.

Commission Member Smyth asked if the HPC has a role in reviewing Rachel's Meadow. Ms. Mitchell responded that the HPC would have to look at the property's period of significance. She added that if the property became a local landmark, the HPC would have to look at its integrity. Vice-Chair Bond stated that today she received a can of film from Phil McGuire that was labeled Downtown Boone 1938 that she would share with Digital Watauga. She added that it would be easy to work with the integrity of that property. She said the focus so far has been on the house. She asked why we call it the Clay House rather than the Rivers House. Ms. Mitchell stated some information in the early research named it the Clay House. Vice-Chair Bond was all right with the Clay House name, but she did not know anyone who would see that house as the Clay House.

Ms. Mitchell asked if the HPC was interested in modifying the report or leaving it as it is following the SHPO's comments. It was suggested to copy and paste from the Boundary Justification section two sentences that include the parcel numbers:

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

Ms. Mitchell suggested adding this information to the General Information as item I. Statement of Property Designation, adding that the interior of the house and garage outbuilding is not included.

Ms. Mitchell stated that SHPO does not need to review the draft report again if the HPC members make changes because, after the public hearing and following Town Council approval, SHPO would see the final version of the report.

Ms. Mitchell reminded that they would need to make a motion to recommend or not recommend the designation of the property as a local historic landmark. She suggested that the HPC members discuss what standards would apply to the property. She reminded the HPC of what has been previously done for a local historic landmark property, UDO Article 8 and Appendix D, and then broadly used the Secretary of the Interior's Standards for Rehabilitation.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Commission Member Smyth, to recommend local historic landmark designation to begin the process for a public hearing, regarding the discussed standards for the property, and to agree to make the discussed changes following the comments from SHPO.

Vote: Aye – All
Nay – None

The motion passed.

STAFF UPDATES

Ms. Mitchell referred to packet page 155 and updated the HPC members on the Statement of Conformity Report; she stated one project from September 2023 and one from December 2023. She noted that these are open projects in the permitting system and are assigned to Mr. Mike James, Commercial Zoning Administrator.

Council Liaison Roseman asked about the mural on the ECRS building and if it was in line to be reviewed as a COA project. Ms. Mitchell said she had not heard about this proposed project but could ask. She said the mural was vandalized.

Ms. Mitchell updated the HPC members on the Boone Cemetery Interpretative Panels. She sent the higher-quality images to Vacker Sign Company, and they thought these images would work well. The sign company sent Ms. Mitchell an estimate to be signed by the Town Manager for her to move forward with the panels. She reiterated that the financial aspect of the panels would be carried over to the next fiscal year.

Ms. Mitchell did not have an update for the HPC members on Dana Folk Way. She said that Ms. Lane Moody, Downtown Boone Development Coordinator, was making progress with the public art program, and those projects may coincide with projects that the HPC members are working on. She reminded the HPC members that their part of the Dana Folk Way project was to discuss the proposed text for an interpretative sign, a flat sign, to install on the building.

Ms. Mitchell stated that the HPC Chair Position and the H.W. Horton Building Local Landmark Designation action request were submitted to the Town Council agenda for next Wednesday. She reminded the HPC members that the action request for the H.W. Horton Building was for approval for Staff to send the designation report to SHPO. She reviewed the progress of the current local historic landmark projects: the Jones House Designation Report is still being reviewed by the HPC members before it can be sent to the Town Council for their consideration; SHPO has reviewed the R.L. Clay (Rivers) House Designation report; and the HPC members just recommended that it be sent to the public hearing process. She informed the HPC members that she had suggested at the Planning Retreat that one public hearing would be held for at least the H.W. Horton building and R.L. Clay (Rivers) House local historic landmark designation cases.

Ms. Mitchell updated the HPC members on the direction the Staff received from the January 2024 Planning Retreat. She said overall there was consensus on the HPC work plan as it was presented by finishing the in-progress items one task at a time.

Ms. Mitchell mentioned a new item that former HPC Chair Plaag had mentioned before he left the Commission in December 2023, which is the Winkler Creek Dam site. She stated this was a Town Council-directed project, and the HPC was to finish one of the ongoing projects first and then take on the research for this project. She would continue to monitor the progress of the projects on the work plan and figure out when the HPC members can begin the research on it, and she added that the Commission should work on this item within the next six months to one year.

Council Liaison Roseman told the HPC members this project was directed to them because there might be some recreation facility, such as a bike park or a hiking trail. If it happens, the Town Council would like to know the historical significance of the property so they know how to use the land appropriately and would need to know if it was worth preserving. Ms. Mitchell said that the Staff had some preliminary research from Former HPC Chair Plaag, who had mentioned this topic at an HPC meeting.

Ms. Mitchell said the discussion about an HPC logo was favorable at the Planning Retreat. Town Council Member Carter suggested slowing down that thought process, and the decision was that the Town Council would consider Town branding overall to have consistent logos with color, font, and style before boards would individually make a logo for markers and documents.

Ms. Mitchell informed the HPC members that the resolution ceremony for Dr. Rennie Brantz would be presented on Wednesday, February 14, 2024, at 9 a.m. at the Town Council meeting held in the Council Chambers. She said she would inform Former Commission Member Watkins of the resolution ceremony.

HPC MEMBER UPDATES

Commission Member Smyth said at the Boone Cemetery, one of the Williams gravestones has been on its side for about two years, and the top has been knocked off of one of the Dougherty gravestones. He added that anyone entering the cemetery would think the Town wanted to avoid taking care of it. He said the Town should take better care of this cemetery.

OTHER DISCUSSION

Ms. Mitchell announced that there would not be a quasi-judicial meeting on February 13, 2024. She stated she would inform the HPC members that March 12, 2024, is the second HPC advisory meeting. Commission Member Smyth said he would work on the Stoneman's Raid draft text and send it to Commission Member Williamson for review. He confirmed Ms. Mitchell would research the maps for the Stoneman's Raid proposed text.

ADJOURNMENT

Commission Member Smyth made a motion, seconded by Commission Member Carter, to adjourn the meeting at 5:13 p.m.

Vote: Aye – All

Nay – None

The motion passed.

Bettie Bond, Vice-Chair

Marlene Crosby, Board Secretary

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MARCH 5, 2024, 3:00 p.m.
Planning & Inspections Department & WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

Vardell Smyth-Chair, Bettie Bond-Vice-Chair, Hannah Williams, and Jerry Williamson

Council Liaison: Virginia Roseman

Town Staff in Attendance:

Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Advanced Planning Specialist, Justin Stines-Facilities Maintenance Superintendent, and Brenda Henson-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Bill Dixon, and Sarah Overman

CALL TO ORDER

Chair Smyth called the Boone Historic Preservation Commission meeting via WebEx to order at 3:02 p.m. Ms. Mitchell announced that the Town Council had appointed Vardell Smyth as Chair of the HPC, as well as Hannah Williams as the new student member.

ADOPTION OF AGENDA

Vice-Chair Bond made a motion, seconded by Commission Member Williams, to adopt the agenda as presented.

Vote: Aye – All
Nay – None

The motion passed.

ADVISORY CONSULTATION DISCUSSION

Ms. Mitchell stated that the revised Rules of Procedure containing the proposed language for pre-application workshop procedures, as well as a draft pre-application workshop request form were contained in the meeting packet.

Ms. Meade stated that the language was self-explanatory. She noted that the two rule changes incorporated language from Charlotte's rules of procedures. Ms. Meade explained that she took the opportunity to create better language regarding unbiased decision-makers and added language stating that the workshop was not deemed to have any effect on the Commission's impartiality.

Ms. Meade noted that pre-application workshops were done in other jurisdictions, and it was an informal, nonbinding process. She stated that, if HPC recommended approval of this process, the next step would be to ask the Town Council to approve these changes to the Rules of Procedure. Ms. Meade noted that this would not be a binding or legal process, merely an advisory process.

Ms. Meade referred to the pre-application workshop request form that provided basic guidance, as well as waiver language to make clear the nonbinding nature of the workshop.

Commission Member Williamson stated that he was exceedingly uncomfortable with the whole thing. He added that there was no way an informal meeting would not influence him regarding a case. Commission Member Williamson noted that the workshop flew in the face of what he understood ex parte communication to mean. Ms. Meade replied that she had empathy for that point of view; however, other

jurisdictions in North Carolina, including Charlotte, had decided that they were comfortable with this process. Commission Member Williamson asked if it should be the staff's job to guide prospective applicants about what should be submitted to the HPC. Ms. Meade replied that the Town did not have the resources that other cities with historic districts had, such as committed Historic District trained staff people who thoroughly knew historic preservation ordinances and standards. However, the Town of Boone does not have that expertise on staff. Ms. Meade stated that there was a level of expertise and experience among HPC members, but the membership needed to continue to develop expertise. Ms. Meade added that the workshop process should be viewed as a customer service effort. She stated that she felt comfortable with the process from a legal standpoint because it could help the full presentation when the applicant came to make their case in a quasi-judicial hearing. Ms. Meade explained that this could help an applicant be prepared so that extended hearings would not be necessary.

Commission Member Williamson asked if any of the other jurisdictions had been in litigation as a result of pre-application workshops. Ms. Meade replied that they had not. She added that it was very hard to see who would have standing to challenge it unless, in the course of a workshop or a subsequent hearing, one of the members said something like they had never believed in this to begin with. Ms. Meade stated that this process should be viewed as a trial, noting that it could work well or be a flop. Ultimately, interest should be in the success of the Historic District, and the easier and more understandable the process can be, the more support there would be for the Historic District itself. Ms. Meade added that the more difficult, uncertain, expensive, and time-consuming the processes were, the more overall support for the Historic District would be lost.

Vice-Chair Bond stated she liked the process and thought it would be helpful.

Ms. Mitchell added that potential applicants would still meet with the staff and would have the option to request a pre-application workshop or not.

Chair Smyth asked Commission Member Williamson if he thought this was a bad enough idea to not participate in the workshops. Commission Member Williamson replied that he was new to the Commission and would be unable to attend the April and May meetings, so maybe he should be replaced.

Council Liaison Roseman suggested that Commission Member Williamson attend the advisory meetings remotely when there was a pre-application workshop and join the meeting after the workshop concluded. Commission Member Williamson stated he could try that.

Ms. Meade stated that the Commission should vote on the proposed process and send their recommendation to the Town Council for official consideration and approval for the rules of procedures. She added that, if approved by HPC, she was comfortable with them proceeding with the first workshop on March 12, even though it would be before Council could consider the change.

Vice-Chair Bond made a motion, seconded by Commission Member Williams, to recommend approval of the revised Rules of Procedure relating to the pre-application workshop process.

Vote: Aye – 3 (Smyth, Bond, Williams)
Nay – 1 (Williamson)

The motion passed.

APPROVAL OF MINUTES

Chair Smyth suggested that the words *of it* be removed from the last sentence in the second paragraph on page 6 of the January 9, 2024, meeting minutes. Vice-Chair Bond asked that *The Tasting Room* be changed to *The Testing Room* on page 7 of the meeting minutes.

Vice-Chair Bond made a motion, seconded by Commission Member Williamson, to approve the January 9, 2024, quasi-judicial meeting minutes with the suggested changes.

Vote: Aye – All
Nay – None

The motion passed.

PUBLIC COMMENT

There was no public comment.

JONES HOUSE LOCAL HISTORIC LANDMARK DESIGNATION REPORT

Ms. Mitchell stated that former Commission Member Riley Ziegler was unable to attend the meeting but was continuing to work on the report. She noted that Ms. Ziegler was working on stylistic changes, reorganization of paragraphs, and research into any additions that had been made to the Jones House. Ms. Mitchell stated that some recent interior renovations had revealed some original features.

Ms. Mitchell explained the local landmark designation process considering the status of Ms. Ziegler's report. She began that, once the report was completed, the HPC would make a recommendation to send to Town Council. After that, the report would be sent to SHPO for their 30-day review. Then, the HPC would review the comments from SHPO before sending the local historic landmark designation request to a Public Hearing/Planning Commission meeting for consideration as a zoning map amendment. Ms. Mitchell stated that due to Ms. Ziegler's ongoing work on the report, a tentative timeframe for the Public Hearing would be most likely July 2024 rather than May 2024.

STONEMAN'S RAID INTERPRETATIVE PANEL

Ms. Mitchell stated she had spoken with Drew Gruber, Executive Director of the Civil War Trails program regarding the maps and different images for the panel. Mr. Gruber advised her that the story was the site, so she reminded the HPC about having the attention grabber in the first sentence. He also told her that there needed to be a focus on what happened where the reader was standing to provide perspective. Ms. Mitchell reiterated the word limit for the panel of 275 words, including captions and citations. Additionally, she explained there were typically three media pieces that were usually kind of small on the panel. Ms. Mitchell noted that when the draft text was ready, the HPC could send in a conceptual sketch of the town and the events, and the people at the Civil War Trails program would make a custom map to meet their program guidelines. In addition to the custom map, she referenced further guidance she received from Mr. Gruber that there was usually an image of someone who was there, a description of that person, or a quote from them.

Ms. Mitchell explained the Civil War Trails marker program process, noting that after the draft text was submitted, a blind review would be done by four or five people from the Civil War Trails program board and editors. Once all comments were addressed and HPC and Town Council had reviewed and approved of the panel's progress, the Civil War Trails staff would do a design and start fabrication of the panel. Ms. Mitchell stated that she was working with the DBDA Coordinator in regards to the suggested request for funding from the DBDA as a match to the Watauga County Historical Society's funding amount. Vice-Chair Bond suggested requesting funding from the TDA as well.

Vice-Chair Bond stated she would like to see the wording revised on the Stoneman's Raid marker at the Courthouse so that it was more accurate and more cohesive with the information on the interpretative panel. Ms. Mitchell stated she could check on that.

The following changes were suggested to the proposed panel text from the draft provided in the meeting packet:

STONEMAN'S RAID

Riding from the west (your left) on the afternoon of March 28th, 1865, the first of almost six thousand of General Stoneman's Union Cavalry, led by Maj Myles Keog's (*misspelled, Keogh*) 12th Kentucky Union Volunteer Cavalry, entered town.

They surprised the Confederate Home Guard, who had been assembled at the Watauga County Courthouse, ~~1000 feet west of here~~. A shot was fired, and the Union Cavalry charged. The Home Guard fled, with several taking up positions at the home of James W. Councill, which stood directly in front of you. They fired on the advancing Union Cavalry, who returned fire, quickly ending the conflict.

Ultimately two Home Guard were killed, five injured, and 68 ~~captured as prisoners~~ (*taken prisoner*). Stoneman's forces, which included at least 13 Union sympathizers (*loyalists*) from Watauga and surrounding counties, reported no casualties.

Union Cavalry continued to pour into town for the rest of the day, with Gen Stoneman himself briefly requisitioning the Councill house for his headquarters. The Union pastured their horses two miles southeast of here, where the CURRENT County Recreation Center (*hospital*) is (*located*).

Most of Stoneman's cavalry quickly moved out of the mountains, with orders to avoid battles and "dismantle the country", destroying rail lines and materials that could be used by the then retreating Confederate Army, and to liberate Union Prisoners held in the Confederate prison in Salisbury.

On April 6th, Col. George W. Kirk's 2nd and 3rd NC Mounted Infantry arrived and occupied Boone for several weeks, with orders to blockade Deep, Sampson, and Watauga gaps to control major routes through the mountains. They ~~also~~ burned the jail, and looted the courthouse.

Council Liaison Roseman suggested putting reference numbers in the text to correspond with the images or places on the map as a way to save words in the image captions. She also suggested adding a compass to the map image.

Ms. Mitchell stated she would check on possible revisions to the existing state marker, work on the map with Chair Smyth, and communicate the map ideas with Mr. Gruber and GIS Coordinator, Chris Miller.

Chair Smyth asked if there might be an 1860 street map of Boone. Council Liaison Roseman suggested checking with Digital Watauga.

The HPC upcoming meeting schedule was discussed. Commission Member Williamson stated that he would be leaving town on March 28 and would not be available for meetings in April or May. Vice-Chair Bond stated she would be out of town on April 9. After some discussion, it was the consensus of the Commission to switch the April meetings to have the quasi-judicial hearing on April 2 and the advisory session on April 9, pending the availability of the applicants and Ms. Meade. Ms. Mitchell stated she would confirm attendance with Commission Member Carter.

RESOLUTION FOR FORMER HPC MEMBER CHUCK WATKINS

Ms. Mitchell noted that the draft resolution honoring the service of former HPC member Chuck Watkins was located on page 108 of the meeting packet. It was suggested that the second paragraph be changed to read *Whereas, Dr. Watkins initiated important Appalachian State University curricula for the Applied History program, created and developed the Appalachian Cultural Museum, and taught graduate courses in Architectural History at Salve Regina University, Newport, Rhode Island;*. It was also suggested that semi-colons be inserted between each of the locations contained in the third paragraph.

Commission Member Williamson made a motion, seconded by Commission Member Williams, to approve the resolution with the suggested changes and requested to have the resolution presented at the April 24, 2024, Town Council meeting.

Vote: Aye – All
Nay – None

The motion passed.

STAFF UPDATES

Boone Cemetery Headstone Repair

Ms. Mitchell stated that Town Staff was looking at two different companies to address the two broken headstones. She added that these companies specialize in the service, repair, and cleaning of headstones in cemeteries.

Ms. Mitchell added to the discussion regarding the Boone Cemetery Interpretative Panels project, noting that Vacker Sign had sent her a draft of the first panel for the interpretative panel project. She stated that Vacker Sign would touch up the spots on the photo and the panel would be 24" x 36". After some discussion, it was decided that there should be a neutral background that could weather on its own, rather than the panel having a distressed look.

Town Council Action at February 14, 2024, Council Meeting

Ms. Mitchell stated that the Town Council appointed Vardell Smyth as Chair and Hannah Williams as the student member on February 14, 2024. They also recommended that the H.W. Horton Building Local Historic Landmark Designation Report be sent to SHPO, which Staff had done. Ms. Mitchell stated that a review of the SHPO comments would be placed on the April HPC advisory session with a tentative May Public Hearing/Planning Commission meeting.

R.L. Clay (Rivers) House Local Historic Landmark Report

Ms. Mitchell stated that the R.L. Clay (Rivers) House Local Historic Landmark Report had been revised as discussed at the February Advisory meeting and was scheduled to be heard at the May Public Hearing/Planning Commission meeting.

Statement of Conformity Report

Ms. Mitchell noted the report in the meeting packet showing the current applications for Statements of Conformity, which included cases that had been received since September 2023. The requests regarded properties in the historic district including Ram's Rack, South End Brewing Company, and Espresso News, which are under review by Commercial Zoning Administrator, Mike James.

HPC MEMBER UPDATES

There were no updates by Commission members.

OTHER DISCUSSION

Chair Smyth stated he would be in Switzerland from June 23 through July 3, 2024.

ADJOURNMENT

Vice-Chair Bond made a motion, seconded by Commission Member Williams, to adjourn the meeting at 4:41 p.m.

Vote: Aye – All
Nay – None

The motion passed.

Vardell Smyth, Chair

Brenda Henson, Board Secretary

DRAFT

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MARCH 12, 2024, 3:00 p.m.
Planning & Inspections Department & WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

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

Council Liaison:

Town Staff in Attendance:

Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Advanced Planning Specialist, Mike James-Commercial Zoning Administrator, and Marlene Crosby Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Appalachian Architecture-Bill Dixon and Leigh Blevins

CALL TO ORDER

Chair Smyth called the Boone Historic Preservation Commission meeting via WebEx and in person to order at 3:02 p.m. and welcomed everyone to the first HPC pre-application workshop.

ADOPTION OF AGENDA

Vice-Chair Bond made a motion, seconded by Commission Member Carter, to adopt the agenda as presented.

Vote: Aye – All
Nay – None

The motion passed.

PUBLIC COMMENT

No individuals requested the opportunity to speak during public comment.

174 S. DEPOT STREET – HPC PRE-APPLICATION WORKSHOP

Mr. Mike James, Commercial Zoning Administrator, introduced the proposed project at the location of the former Haircut 101 building. He stated that the new owner of that building would like to demolish and build a new structure. He stated that this proposal would require the HPC to review a Certificate of Appropriateness (COA). He added that the proposed new structure would be higher than the existing building, and it would trigger a conditional district process where the applicant would attend a public hearing and Town Council meeting. He stated that once the proposal met Council approval, the zoning review would begin, and upon approval, the demolition application could be submitted for approval.

Ms. Allison Meade, Town Attorney added that the pre-application process is a voluntary, informal, and non-binding procedure being done as a courtesy for the applicant and the applicant's representative. She stated that the discussion in this meeting should not come up in the quasi-judicial meeting because it is not relevant.

Ms. Meade informed the HPC that there would be two distinct issues that would come before the HPC in this meeting. She said these issues are the request to demolish the building and the new construction. She noted that the request to demolish the building was irrelevant for today's discussion. She said the property owner would be able to demolish after a twelve-month waiting period but the HPC may allow

the property owner to demolish sooner if the HPC finds certain facts and justification to do so. She said the discussion for this meeting would be regarding the approach to the new construction.

Chair Smyth asked Ms. Meade if the HPC had an issue with the demolition of this historic building, would they state their issues with it in this meeting. Ms. Meade responded that would not be appropriate for this advisory workshop because that type of issue would be based on the facts of whether it is an architecturally significant building. He clarified that this process was to receive feedback about the regulations for renovations and new construction.

Chair Smyth clarified his question to Ms. Meade and asked if the HPC would have a role in a structure being demolished or not. Ms. Meade responded that this is a key role for the HPC to review the potential demolition of a structure. She added that this topic should not be an issue for the HPC in this workshop.

Mr. Bill Dixon from Appalachian Architecture asked Mr. James about the COA process and asked if the demolition COA would come first and then the new construction COA. Ms. Meade confirmed with Mr. James that it is a combined process and the HPC approval is required before the case goes to public hearing or Town Council. Mr. Dixon asked if there has to be a public hearing because of the height of the new structure. Mr. James said an increase in the building height of the new structure would require a conditional district process. Mr. Dixon clarified that even though the building height is within the 35-foot height limit, it would still require the conditional district process; Mr. James said yes. Ms. Jane Shook, Director of Planning and Inspections, confirmed that it is still a requirement for the applicant to follow the conditional district process for increased building height for a new structure.

Mr. Dixon presented the information in the meeting packet for the pre-application workshop for 174 S. Depot Street on behalf of the property owners, Mr. Michael and Esther Thaler, who purchased the former Haircut 101 building approximately four years ago. Mr. Dixon stated that he believed going through the pre-application process would help the COA review be a smoother and quicker process. He said the pre-application process was particularly important with the proposal of new buildings and designs.

Mr. Dixon pointed out that the proposed project is located beside Boone Creek and there are numerous regulations that would affect what can be done on this property, including the trout stream buffer. He explained that the original base floor level was maybe three or four feet below the existing base flood elevation. He concluded that everything that is constructed there will need to be floodproofed. He pointed out that in the 1940's there was a utility easement that allowed the Greenhouse property (164 S. Depot St.) access to the northern property line and it has been amended in the past year. The utility easement now goes down the northern property line to Boone Creek. He explained that the current easement because of sewer lines from the Crae Morton building (158 S. Depot St.) on the corner and the water from the Greenhouse property drains onto the former Haircut 101 property. He stated that the current owner, Mr. Michael Thaler, has worked approximately one year on the utility easements, and he gave up some of his property to get the utility easements for the Greenhouse property.

Mr. Dixon stated that other regulations that affected this proposed project are the development regulations including the building code, fire district requirements, Unified Development Ordinance, and HPC approval of the COA for demolition and new construction.

Mr. Dixon referred to UDO Section 14. New Construction of Commercial Buildings within the District. He explained that in the meeting packet, he had included and marked the standards that were applicable or not applicable to this proposed project.

Mr. Dixon pointed out on packet page 11 that the former Haircut 101 building was the Brendell's Garage Building and on packet page 14 the photograph shows that a Honda Sales and Service business used to be in that building. He noted that this building has a second floor with a loft that contains Honda parts from

30 years ago. He said in the back of the building there is a storage area with painting supplies and a woodworking shop.

Mr. Dixon stated that Mr. Thaler was proposing a two-story mixed-use project, including residential on the second floor and commercial on the first floor. He presented three options for the proposed new building that he and Mr. Thaler thought were appropriate for the Town of Boone. He asked the HPC to give him some direction on which option they would like to see in this location.

Mr. Dixon explained that during this process, he and Ms. Leigh Blevins, from Appalachian Architecture, had done approximately 15 different facade studies. He said that Mr. Thaler preferred option three with the bay windows. The HPC did not support the appearance of the bay windows. Discussion on bay windows included that the only one existing in Downtown Boone is next to the Appalachian Theatre. He explained that option two presents a balcony with two of the bedrooms exiting to them. He said to accomplish this option the building would have to be set back on the second floor in order for the balconies to not hang over the Town of Boone sidewalk. Also, in option two the commercial entrances are set back because the doors cannot open out onto the sidewalk. The first floor can be either one tenant or two tenants. He referred to packet page 26, First Floor Plan, which showed the retail space, hallway easement, elevator, sprinkler, and electrical area. He referred to the utility diagram and pointed out the property that Mr. Thaler gave up to allow the roof drainage down to Boone Creek. He said the new structure would be built back to the same building footprint on the ground floor.

Mr. Dixon explained there is a small amount of property behind the building but because of the flood plain there is no construction that can occur there. Vice-Chair Bond asked if there was an entrance into the green area from behind the building and if it could be turned into a garden. Mr. Dixon responded there are three doors at the back of the building one with access to the elevator and one to the commercial spaces.

Mr. Dixon explained that in option two, the second-floor level has four apartments with a total of six bedrooms. He said that Mr. Thaler is aware that he will have to provide parking to have a residential use.

Chair Smyth asked Mr. Dixon if the proposed new structure took away the alleyway. Mr. Dixon replied no and explained that the Town owns the alleyway, and Mr. Thaler's property butts against it, Boone Creek, the Burton Moomaw Acupuncture property, and the Greenhouse property. Mr. Dixon added that the surveyor said the property lines are within the walls of the Burton Moomaw Acupuncture property and the Greenhouse property. He stated that the new construction would be within the property lines in the walls.

Mr. Dixon reviewed the site elevations. He said both the north and south side walls would be visible because they have one-story buildings to the left and the right. He stated they would be building to zero lot lines and the building and fire district codes would not allow for openings on either of the walls.

Mr. Dixon reviewed the outside building material stating they would use native rock, like on the Greenhouse building, along with red brick and the same brick reveals without mimicking the old.

Mr. Dixon noted that option one does not have balconies on the front of the building and the option one elevation is not much different than the other options on the sides of the building. He pointed out that the balconies on the back of the building in all the options are on Mr. Thaler's property, and they are cantilevered because of the floodplain they cannot build into the dirt.

Mr. Dixon stated that he would be coming back to the HPC on behalf of the property owner with a COA for a demolition plan and new construction plan for their review. Mr. Dixon added that the pre-application process would be very beneficial to an architect working in the Downtown area.

Ms. Meade stated that it is important to distinguish between the primary, secondary, and tertiary facades for this type of feature. She pointed out that the back of the Portofino Hotel although it faces Howard Street, it is not on Howard Street nor is it the primary facade of that hotel. She said features are permitted on the tertiary facade that are not intended to be permitted on the primary facade. Mr. Dixon stated that understood and agreed with Ms. Meade on the facades. Mr. Dixon pointed out that the Portofino Hotel balconies are Juliet balconies, whereas true balconies are being proposed in option two for Mr. Thaler's building.

Chair Smyth stated that Mr. Dixon was familiar with the requirements for awnings, and Mr. Dixon noted that awnings would require an easement from the Town because of the sidewalk. Chair Smyth asked what material would be used for the awning, and Mr. Dixon replied black metal.

Ms. Meade asked Mr. Dixon if, other than the balconies on the back of the Portofino Hotel, there are other examples of balcony-type features in the Downtown area. Mr. Dixon said there are no historic balconies that he knew of except maybe the Daniel Boone Condos, if those are considered balconies.

Ms. Meade pointed out that the HPC reviews building features that exist, do not mimic other buildings, and are sensitive to architectural structures. She recommended to staff that for the next workshop, they provide some photos that cover a number of buildings in a block of the historic district, so the applicants can have a visual to review and think about the proposed project. Chair Smyth agreed with Ms. Meade's suggestion for the staff to provide photos at the next workshop.

Mr. Dixon asked the HPC if they had an opinion on bay windows. Vice-Chair Bond said she loved bay windows, but they are not appropriate for the street in the historic district. Chair Smyth agreed bay windows were not appropriate.

Mr. Dixon asked the HPC for their feedback on option one. Chair Smyth asked Mr. Dixon about the length of the awning, and why it was extended over the stone face. Mr. Dixon responded that the awning could easily be shortened to the center part, as shown in option two.

Vice-Chair Bond stated that she liked the appearance of option two with the balcony instead of it being flush to the front of the building. She liked the appearance of the windows presented in this option. Chair Smyth added that the windows have to be congruous with the historic district. Mr. Dixon noted that historically there may not have been full-height windows. Chair Smyth could not remember other buildings in town that have balconies on the front of them within the period of significance. Mr. Dixon stated that in 50 years that might change for balconies.

Vice-Chair Bond noted that she wished the bus depot was still there, and she liked the appearance of the stone at that location.

Mr. Dixon said that he and Ms. Blevins looked at cornices on buildings in the downtown area. Ms. Blevins stated that they used medallions on the building.

Chair Smyth referred to the building materials and commented that it is always desirable to see stone breaking up a mass wall of brick. Mr. Dixon added along with the brick reveals in the facade every six or eight courses would give the facade some texture.

Mr. Dixon referred to the standards for new construction regarding proportions and height should be cognizant of the buildings' facade. He said to make the numbers work and to do what Mr. Thaler wants is why it is proposed as a two-story building. Ms. Blevins noted that the second floor is higher because of the vertical dimension on the easement that has to be respected below.

Vice-Chair Bond asked if the trees were part of the demolition area. Mr. Dixon responded that one of the trees next to the telephone pole in the alleyway can be saved and the rest of that area is within the zero lot line.

Mr. Dixon referred to the second story and asked, even though the proposal for height is under the 35-foot limitation, if the applicant is still required to go through the conditional district zoning process. Ms. Meade told Mr. Dixon that was a staff decision and not an HPC decision about the CD zoning process. Mr. Dixon confirmed with Ms. Meade that this change to the UDO has not happened, but she and Ms. Shook had discussed it. She added that the thought was to protect the Downtown before the adoption of the HPC standards. She said now that the HPC standards are in place, there is justification to propose a change to the UDO although it has not been done. Mr. Dixon asked if it was possible to get this proposed change on the next public hearing agenda. Ms. Meade indicated to Mr. Dixon that the next public hearing is full, and it would be summer before it could be on the Town Council's agenda. Mr. Dixon asked Ms. Meade if the applicant waited, could they skip the whole CD zoning process, assuming it is approved by the HPC. Ms. Shook informed Mr. Dixon that he could appear before the Town Council to make this request. She said the earliest public hearing agenda that this topic could be placed on would be in May 2024, if the Town Council wants to process it. Mr. Dixon replied that he would let the applicant decide what he wanted to do. He asked Ms. Shook if the proposed UDO change would be pursued this year, and Ms. Shook indicated that it was on the staff's work list, which is a full list. She reiterated that Ms. Meade had explained that the March and April agendas are full.

Chair Smyth asked Mr. Dixon if the numbers would work if a single-story building was proposed and Mr. Dixon replied no because Mr. Thaler needs the income from the apartments to make the financing work.

Ms. Meade left the meeting at approximately 3:46 p.m.

OTHER DISCUSSION

Ms. Jessica Mitchell, Advanced Planning Specialist, let the HPC know to reserve April 24, 2024, at 6 p.m. for the Town Council meeting date which is where the resolution for Former Commission Member Chuck Watkins will be presented.

Chair Smyth stated that sometime in April 2024, he would have to be out of town.

ADJOURNMENT

Vice-Chair Bond made a motion, seconded by Commission Member Carter, to adjourn the meeting at 3:48 p.m.

Vote: Aye – All
Nay – None

The motion passed.

Vardell Smyth, Chair

Marlene Crosby, Board Secretary



**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.

March 21, 2024

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

Via email: Jessica.Mitchell@townofboone.net

RE: Proposed Designation of the H. W. Horton Building, 611 West King St., Boone, Watauga County.

Dear Ms. Mitchell:

Thank you for the report we received on the proposed designation of the H. W. Horton Building, 611 West King St., 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 H. W. Horton Building is of special local significance because of its association with Henry Walter Horton, a prominent figure who influenced tourism and economic development in Boone in the early twentieth century. The H. W. Horton Building was built in 1929.

We have shared our concerns with staff regarding the building's loss of integrity. We feel the report provides a thorough history and gives 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 H. W. Horton Building. 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 fluid and cursive, with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

Jessica Mitchell - H. W. Horton Building -HPO comments

From: "Brantley, Kristi" <kristi.brantley@dncr.nc.gov>
To: Jessica Mitchell <Jessica.Mitchell@townofboone.net>
Date: 3/21/2024 6:26 PM
Subject: H. W. Horton Building -HPO comments
Cc: "Cathey, Jennifer" <jennifer.cathey@dncr.nc.gov>
Attachments: WT0593_HPO Comments_Horton Bldg.pdf; WT0593_REQUEST FOR DESIGNATION CONFIRMATION.docx

Jessica,

Attached is a copy of a letter written in response to the proposed designation of the **H. W. Horton Building, 611 West King St., 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:

I have reviewed the local designation report for the Horton Building in Boone. The report provides a thorough history of Henry Walter Horton's contributions to the development of Boone and rests the building's claim to special significance on its association with Horton, who appears to have made a significant contribution to the development of Boone's local and tourism-based economy. Because Horton constructed the building in 1929 and also lost ownership of the building in 1929, the report identifies 1929 as the period of significance.

I find that the landmark report contains the information needed to come to a decision about its appropriateness for local designation. I also note that because the building has lost integrity to its identified period of significance (1929), in a National Register context, it would not be eligible according to the argument outlined in the local designation report. Subsequent alterations to the primary elevation of the building and its overall height, including the removal of the Horton crest cartouche and upper-floor balconies, the altered first-floor storefront, the loss of original windows, and the addition of a large and highly visible rooftop bar, mean that the building does not retain integrity to the period of time in which Horton designed it.

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.

Jessica Mitchell - updated info

From: "Brantley, Kristi" <kristi.brantley@dncr.nc.gov>
To: Jessica Mitchell <Jessica.Mitchell@townofboone.net>
Date: 3/22/2024 8:42 AM
Subject: updated info
Cc: "King, Elizabeth C" <Elizabeth.King@dncr.nc.gov>, "Sullivan, Meghan W" <...>

Jessica,

After sending comments for the Horton Building to you yesterday, I received the following comments from Deputy State Archaeologist Dylan Clark:

Thank you for the opportunity to review the Local Designation Report for the H.W. Horton Building (WT0593), located at 611 W. King Street in Boone. No archaeological sites have been recorded previously at this location, and while material culture associated with the 1929 occupation of the building may be present below the structure and the surrounding impervious surfaces, it is unlikely that the archaeological context remains intact due to disturbance from subsequent construction. As a result, I do not expect that intact archaeological resources associated with the period of significance that can provide additional information relevant to understanding and interpreting the property's history would be present. Therefore, I do not recommend a statement of archaeological potential for this property.

Also, our Restoration Branch has reconfigured territories and Watauga County is now being served by Restoration Specialist Meghan Sullivan (copied). Meghan is our Homeowner Tax Credit Program Coordinator and can also offer technical advice regarding restoration and/or repairs. She can be reached at meghan.sullivan@dncr.nc.gov or [919-814-6574](tel:919-814-6574). Please let me know if you have any questions.

Have a good weekend!

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:919-814-6576)
kristi.brantley@dncr.nc.gov

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

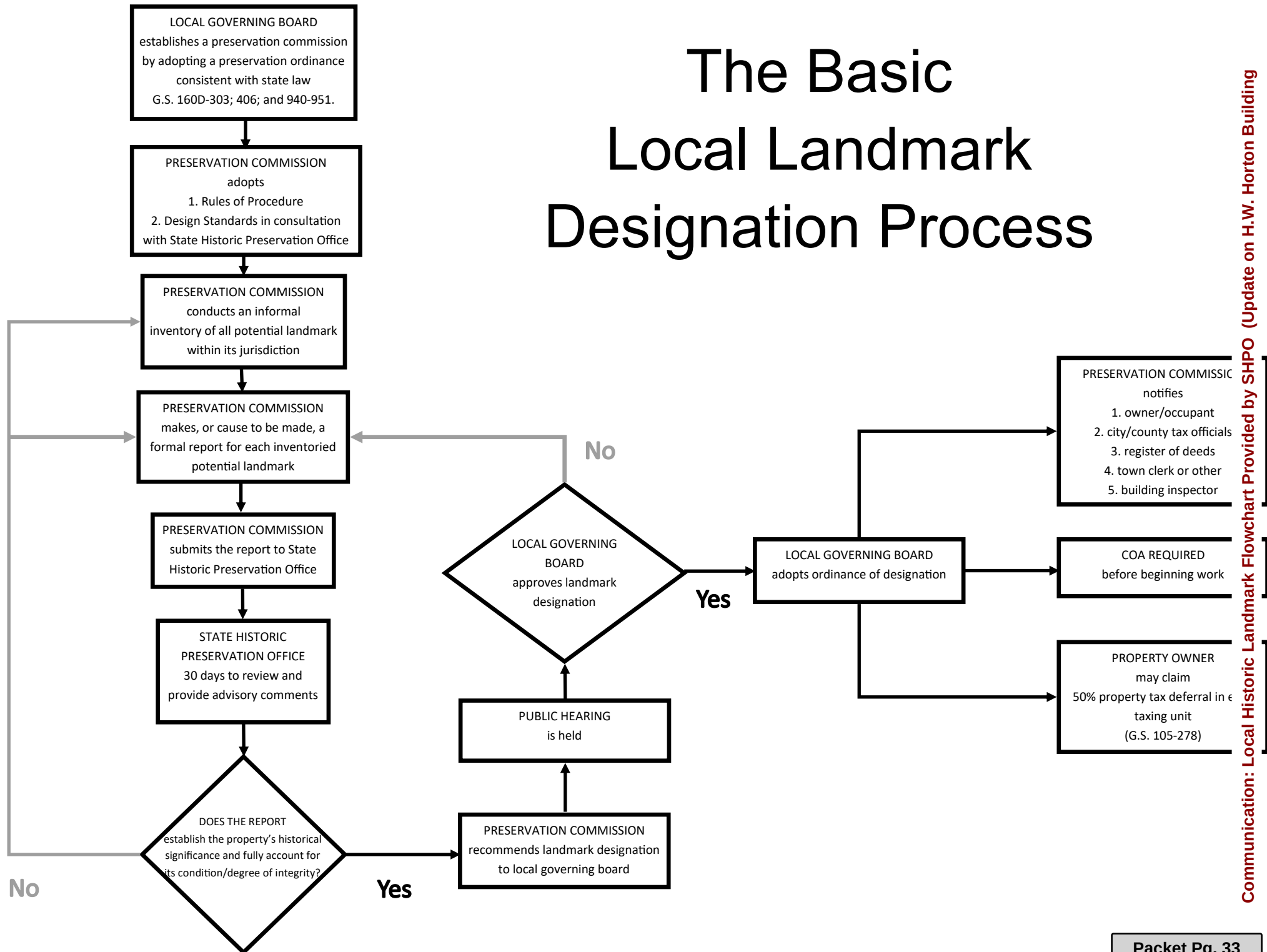
WEAR a face covering.

WAIT 6 feet apart from other people.

WASH your hands often.

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The Basic Local Landmark Designation Process



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 Riley Ziegler Prepared by Riley Ziegler, with assistance from
the Boone Historic Preservation Commission**

January 2nd, 2023

**Cover Image: The front (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)*

567 West King St., Boone, NC 28607

6. *Appraised Value of the Land¹ (a copy of the most recent tax card will suffice)*

1,426,500

7. *Appraised Value of the Building*

204,460

8. *Date of Construction*

¹ "The term "appraised" is standard NC State Historic Preservation Commission (NC SHPO) language listed in their required formatting for local landmark designation reports, but the listed figures do not reflect any formal appraisal by a licensed appraiser. These figures are assessed values pulled from Watauga County tax cards, as required by the NCSHPO."

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.

9. *Historical Significance*

Areas of Significance:

Criterion B: Association with John Walter

Jones (1876-1925)

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). The John Walter Jones House is also significant under Criterion C as a rare and outstanding example of Queen Anne-influenced architecture within the town limits of 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 a late-twentieth century porch addition at the rear (north) elevation 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 proposed designation includes the exterior of the John Walter Jones House, the house's adjoining grounds, and the two large, Civil War-era, sugar maple trees at the front (south) edge of the parcel on the bluff overlooking King Street.

III. Architectural Description

The Jones House originally was sited on six acres of land. However, due to expansions made to King Street and sales of parcels of land, the Jones House is now seated on a one-acre lot with many features scattered across the lawn. The lawn at the front (south) of the house features iron-clad gates extending across the property's extreme front (south) end. Two plastic picnic tables can be found on the southeast and side (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 front (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 the poor health of the other trees and reductions made to the property. To maintain the health of the trees, cables 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. This retaining wall was added by the the WPA as a part of the cutting back of the property to facilitate the widening of King Street. The lot on which the Jones House resides steeply rises about six feet above the retaining wall before leveling off.

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 building. 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 front (south) first-floor elevation and a door on the rear (north) first-floor elevation. One-over-one, double-hung sash wooden windows decorate the front (south), side (east), rear (north), and side (west) first and second-floor elevations. One of the most notable alterations to this home is the extension to the rear (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 1930.² As Mrs. Jones frequently housed boarders after the death of her husband, it was most likely added to accommodate these boarders.



² Digital Watauga Team. *Mazie Jones Levenson Collection*. Digital Watauga, 2023

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.

The first-floor elevation at the front (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 is 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 support that has been covered by a 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 side (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 side (west) elevation features three panels which project out of the plane of the walls. Each bay contains a window at each floor level, totaling to three single, one-over-one, double-hung sash wooden windows on both the top and bottom elevations, 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. These windows lie at the north end of the elevation where the porch had previously been filled in. Hooks lined above these windows once held a screen or awning that no longer exists.³ To the south of the projecting bay, the primary and secondary elevations of the house feature a single, one-over-one, double-hung sash wooden window. Another noticeable feature of the front west (side) of the home is a passageway leading through the bushes to what is now building WT0891.



The Jones House in the snow, after the cutting back of the embankment for the widening of King Street. 1939. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project.

The rear (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 the center and

painted wood shakes underneath. At the lower elevation, the rear (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. The porch and accessibility ramp as they exist now were most likely added in the 1980s after the Town of Boone's acquisition of the house. To the side (west), there's a wooden storage area not original to the house.

The side (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, one of the first and most prominent physicians 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.⁴ It had also been home to George N. Folk, a local lawyer.⁵

Building materials for the house were obtained through the bartering of materials for medical services. The Watauga Democrat⁶ reported that the house was quickly completed and that Dr. and Mrs. Jones intended to move into their newly constructed home in 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).⁷ 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.⁸

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 dead on January 14, 1925.⁹ 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.¹⁰ 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.

V. Additional Historical Background

In the 1930s, the Jones family began to go their separate ways. John Jones, Jr., son of Dr. and Mrs. Jones, joined the Navy and died in 1938 following a failed operation. Mazie Jean, daughter of Dr. and Mrs. Jones, completed her bachelor's degree at

⁴ John Preston Arthur. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915.

⁵ Ibid.

⁶ *The Watauga Democrat*. April 28, 1908.

⁷ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

⁸ Ibid.

⁹ *The Watauga Democrat*. January 15, 1925.

¹⁰ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

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 Greensboro¹¹ and after her death in 1978.

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.

VI. 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 1902 to 1925. A native of Alleghany, Jones moved to Boone after attending Chattanooga College of Medicine. He practiced medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families at that time¹², from the early 1900s until he died in 1925.

Jones purchased the six acres of land on which the home resides in 1907; construction was completed shortly after in 1908.¹³ Originally, Jones ran his practice out of his home until he later moved to a professional office above the Mast General Store.¹⁴ 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

¹¹ Ibid.

¹² John Preston Arthur. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915.

¹³ *The Watauga Democrat*. April 28, 1908.

¹⁴ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

the office no longer stands with a maintained historic integrity¹⁵, 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 House¹⁶, noted for its wraparound porch and 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 building. Other homes in the Queen Anne style are not within the downtown district of Boone. The Jones house is a true Queen Anne-style home in the 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.¹⁷

A few major adaptations were made to the Jones house after its initial construction, including an addition to the rear of the home by Mattie Jones after her husband's death. The ground floor to the rear of the home originally housed an open porch covered by a second-floor enclosed space with a roof. [explain evolution of change here]. 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

¹⁵ Watauga County Records: Deed Books 47-308 qne 48-519

¹⁶ Eric W. Plaag. *Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT*. Boone, NC: Boone Historic Preservation Commission. February 2021.

¹⁷ Ibid.

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.

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



































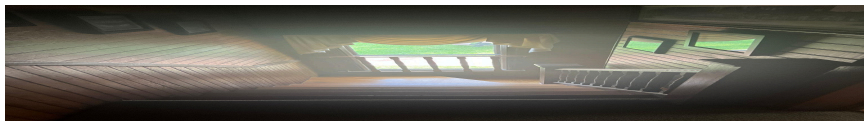














































Version 3.3 incorporating edits from last advisory meeting, and removal of last sentence.
-Vardell -253 words

STONEMAN'S RAID

Riding from the west (your left) on the afternoon of March 28th, 1865, the first of almost six thousand of General Stoneman's Union Cavalry, led by Maj Myles Keog's 12th Kentucky Union Volunteer Cavalry entered town.

They surprised the Confederate Home Guard, who had been assembled at the Watauga County Courthouse, 1000 feet west of here. A shot was fired, and the Union Cavalry charged. The Home Guard fled, with several taking up positions at the home of James W. Councill, which stood directly in front of you. They fired on the advancing Union Cavalry, who returned fire, quickly ending the conflict.

Ultimately two Home Guard were killed, five injured, and 68 taken prisoner. Stoneman's forces, which included at least 13 Union loyalists from Watauga and surrounding counties, reported no casualties.

Union Cavalry continued to pour into town for the rest of the day, with Gen Stoneman requisitioning the Councill house for his headquarters. The Union pastured their horses two miles southeast of here, where the hospital now is.

Most of Stoneman's cavalry quickly moved out of the mountains, with orders to avoid battles and "dismantle the country", destroying rail lines and materials that could be used by the then retreating Confederate Army, and to liberate Union Prisoners held in the Confederate prison in Salisbury.

On April 6th, Col. George W. Kirk's 2nd and 3rd NC Mounted Infantry arrived and occupied Boone for several weeks, with orders to blockade Deep, Sampson, and Watauga gaps to control major routes through the mountains.

STONEMAN'S RAID

Riding from the west (your left) on the afternoon of March 28th, 1865, the first of almost six thousand of General Stoneman's Union Cavalry, led by Maj Myles Keog's 12th Kentucky Union Volunteer Cavalry entered town.

They surprised the Confederate Home Guard, who had been assembled at the Watauga County Courthouse, 1000 feet west of here. A shot was fired, and the Union Cavalry charged. The Home Guard fled, with several taking up positions at the home of James W. Council, which stood directly in front of you. They fired on the advancing Union Cavalry, who returned fire, quickly ending the conflict.

Ultimately two Home Guard were killed, five injured, and 68 taken prisoner. Stoneman's forces, which included at least 13 Union loyalists from Watauga and surrounding counties, reported no casualties.

Union Cavalry continued to pour into town for the rest of the day, with Gen Stoneman requisitioning the Council house for his headquarters. The Union pastured their horses two miles southeast of here, where the hospital now is.

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THE TRAIL GUIDE



New Sign Procedures



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 (Stoneman's Raid Interpretative Panel)



Sign Style Guide

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 owner.
- Credits for images should be included: ie., "Courtesy Library of Congress" or "Courtesy Dana B. Shoaf Collection."

GENERAL BEST PRACTICES

- 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?

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



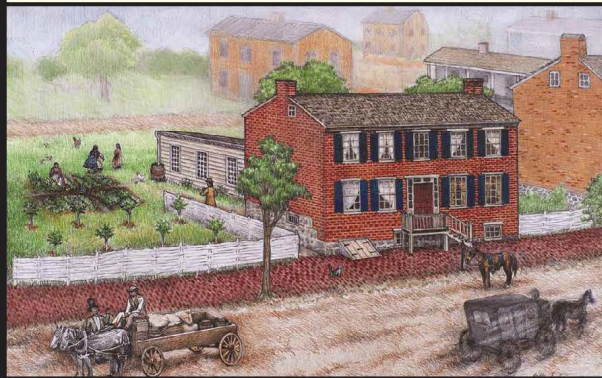
Imagine having to flee your home because the largest battle of the Civil War roared onto your doorstep. That is exactly what happened to Hettie Shriver and daughters, Sadie (5) and Mollie (3). George and Hettie Shriver moved into this new home in 1860, where he planned to establish his new business: 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."

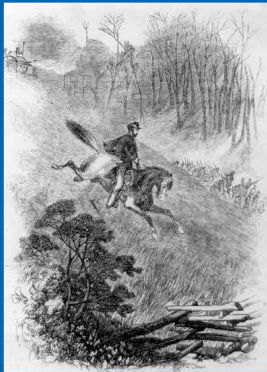
—Tillie Pierce, neighbor

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.

WEST VIRGINIA
CIVIL WAR
TRAILS

CivilWarTrails.org

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



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?



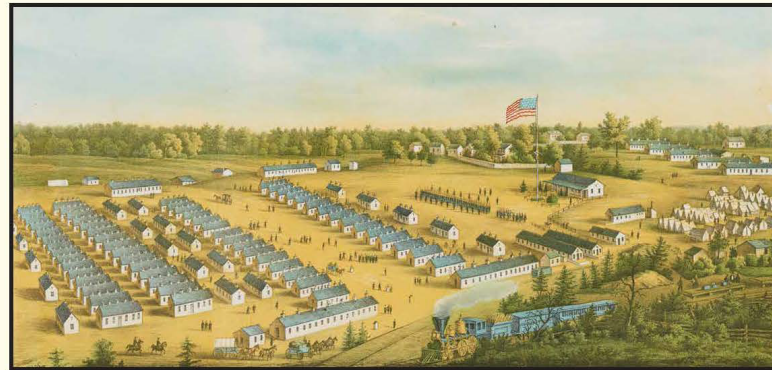
Parole's Civil War Origins



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

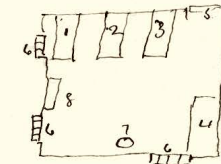


An 1864 depiction of the third Camp Parole, built on this location. You are standing where the large flagpole is located. The camp had 60 wooden barracks to hold 7,000 men, 20 kitchens, three large storehouses, a hospital, and various other buildings and tents. Most of the men held here were from New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



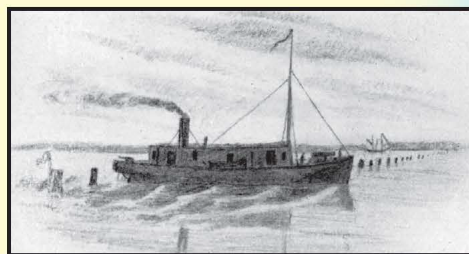
Early in the afternoon of November 23, 1862, the river in front of you was filled with celebrating Union sailors. They had just completed a successful and unopposed raid on Jacksonville. Little did they know, the action had alerted local Confederate forces and their luck was about to turn.

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.

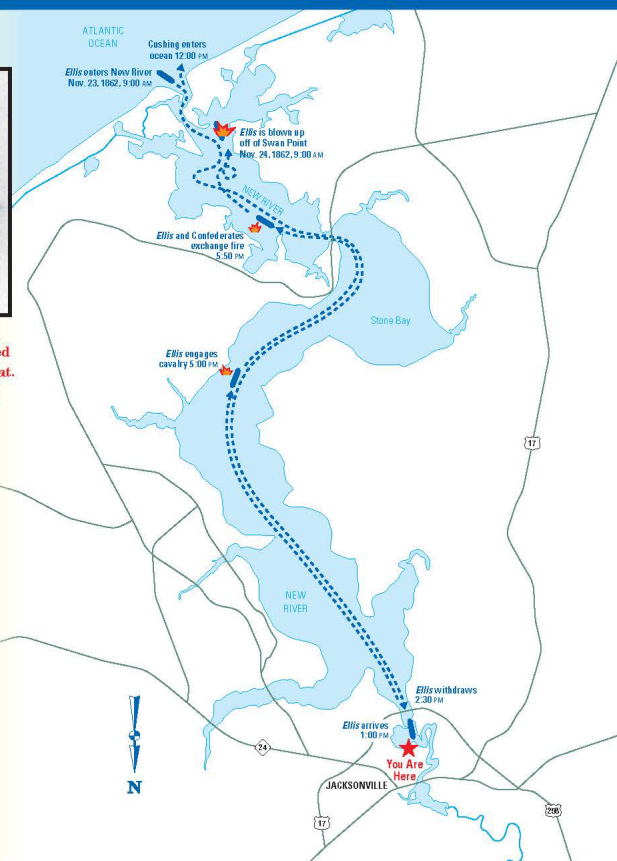
On the morning of November 23 the young, enthusiastic Lt. took his single gunboat, USS *Ellis*, and "somewhat exceeding the letter of his instructions" began an attack on Jacksonville, sinking an enemy schooner just after entering the New River. On arriving in Jacksonville, Cushing's landing party occupied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





Image(s) Requested



Ebenezer E. Henry (1826–1917)

Captain Myles Keogh

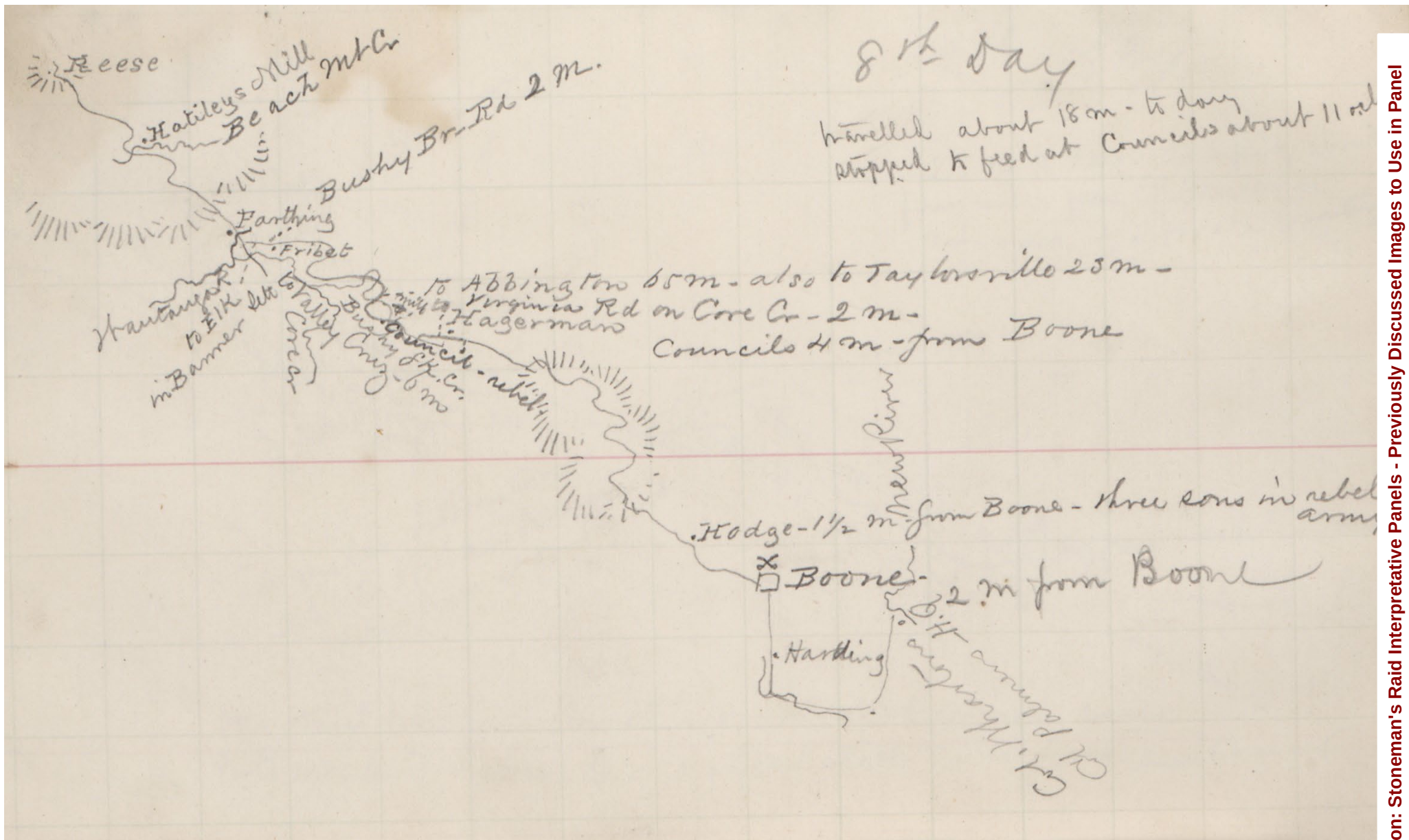
1868-1870

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.

BOONE CEMETERY



Benjamin Council, Sr., once owned the land historically associated with the Boone Cemetery. He probably inherited the land from his father, Jordan Council, Sr., upon the latter's death in 1838. The Councils and others from interrelated families were among the earliest burials. People enslaved by these families prior to the American Civil War were also buried here. As was the practice throughout the United States before the 1960s, this cemetery was segregated, with Black people buried in the eastern part and White people buried in the western portion. At times, a fence separated the two sections.

By the 1880s, locals treated this area as the town cemetery, even though it remained on privately owned land. Overcrowding became an issue in the 1930s. By the 1950s, the cemetery was rarely used for new burials as both Black and White residents developed new burial spaces outside of Boone's downtown. In 2015, the Town of Boone acquired both sections and has since made improvements to provide for the cemetery's long-term preservation.



Detail crop showing the Boone Cemetery from the northwest, circa 1907. *Image courtesy of the Historic Boone Collection, Digital Watauga Project.*

Resting here are many of Boone's civic and cultural leaders, elected officials, and veterans of the nation's wars, including those who fought on both sides of the Civil War. The Boone Cemetery remains a sacred space for reflection on the lives and history of those interred here.

A DIVIDED CEMETERY



The stones at your feet mark the fence line that once divided Black and White burials in the Boone Cemetery. Slavery formally ended in 1865, but widespread racial segregation, including at burial sites like the Councill Cemetery, remained common in the United States until the 1960s. During that period, locals usually called the cemetery's eastern section the "Colored Cemetery" and the western portion the "City Cemetery." Cemetery trustees and town officials maintained the western part but often neglected the eastern portion.

In 1898, civic leaders erected a fence fully enclosing the White portion. Town officials installed a second fence in 1958 and took over maintenance of the privately owned western section. The Town of Boone acquired both sections in 2015 and removed the fence that physically and symbolically divided the cemetery.

Although more than 265 known burials in the White section are usually marked with formal memorials, most graves in the Black section went unmarked or were designated with fieldstones or other temporary markers, most of which have been lost or displaced. Today, only four original headstones remain, not including the replacement markers for three Union soldiers buried here in 1865.



Aerial image of Boone Cemetery from the northeast, circa 1950. *Image courtesy of the Blair Collection, Collection, Digital Watauga Project.*

Marked with a Fieldstone

In 2016, a ground-penetrating radar survey located nearly 200 unmarked graves in the Black section, each of which is now designated by a flat fieldstone. Although these particular graves remain unidentified, the names of those known to be buried here are recorded on the large memorial installed by the **Junaluska Heritage Association** in 2017.



ToB - Statement of Conformity (SoC) Reporting for HPC

File Date	Application Number	Project Name	Permit Type	Permit Use	Location	Status	Issuing User
September 21, 2023	23-0370	Rams Rack - Statement of Conformity	Zoning	Statement of Conformity	877 W KING ST	Approved	Michael James
December 14, 2023	23-0629	Southend Brewing Co - Statement of Conformity	Zoning	Statement of Conformity	747 W KING ST	Approved	Michael James
February 23, 2024	24-0129	Espresso News - Statement of Conformity	Zoning	Statement of Conformity	267 HOWARD ST	Pending	Michael James

3 Permits