



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, June 4, 2024

3:00 PM Planning and Inspections Conference Room

The public may attend the meeting in-person at the Planning and Inspections Conference Room at 680 West King Street, Suite C, or online via WebEx (a video conferencing software).

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

I. Call to Order

II. Adoption of Agenda

III. Approval of Minutes

April 9, 2024 HPC Advisory Meeting Minutes

IV. HPC Advisory Art Review of the Hellbender Mural at 140 S. Depot Street

Exhibit 1 - Description of Work - Hellbender Mural Advisory Art Review

Exhibit 2 - Architectural Survey Documentation - Hellbender Mural Advisory Art Review

Exhibit 3 - Existing Conditions Photos - Hellbender Mural Advisory Art Review

Exhibit 4 - Historic Photos - Hellbender Mural Advisory Art Review

Exhibit 5 - Mural Rendering - Hellbender Mural Advisory Art Review

V. Jones House Local Historic Landmark Report

Revised Draft Report for the Jones House Local Historic Landmark Designation

VI. Staff Updates

Certified Local Government Fiscal Year 2022-2023 Reporting

Certified Local Government (CLG) Reporting - Letter from NC State Historic Preservation Office (SHPO)

Statement of Conformity Report

Statement of Conformity Report (as of May 29, 2024)

VII. HPC Member Updates

VIII. Other Discussion

IX. Adjournment

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
APRIL 9, 2024, 3:00 p.m.
Planning & Inspections Department & WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance: Vardell Smyth-Chair, Krystal Carter, and Hannah Williams

Council Liaison: Virginia Roseman (joined via WebEx at 3:10 p.m.)

Town Staff in Attendance: Jessica Mitchell-Advanced Planning Specialist and Brenda Henson-Board Secretary

Others in Attendance: Eric Plaag

Call to Order

Chair Smyth called the Boone Historic Preservation Commission meeting held in the Planning & Inspections Conference Room at 680 West King Street and via WebEx to order at 3:06 p.m.

Adoption of Agenda

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

Vote: Aye – All
Nay – None

The motion passed.

Approval of Minutes

Commission Member Carter suggested that *Ms.* Mark Freed be changed to *Mr.* Mark Freed in the fifth paragraph on page 7 of the February 6, 2024, meeting minutes.

Commission Member Carter made a motion, seconded by Commission Member Williams, to approve the February 6, 2024, advisory meeting minutes with the suggested change, the March 5, 2024, Advisory meeting minutes as written, and the March 12, 2024, pre-application workshop meeting minutes as written.

Vote: Aye – All
Nay – None

The motion passed.

Public Comment

There was no public comment.

H.W. Horton Building Local Historic Landmark Designation Update

Ms. Mitchell referred to packet page 27 which contained comments from SHPO regarding the proposed designation of the H.W. Horton Building. She stated that the building would be eligible for a 50% tax deferral but would not be eligible for the National Historic Registry. Ms. Mitchell informed the Commission that they would need to decide whether or not they wanted to make a recommendation to Town Council to proceed with a local historic landmark designation for this property. If a local historic

Communication: April 9, 2024 HPC Advisory Meeting Minutes (Approval of Minutes)

landmark designation was recommended and accepted by Town Council, the request would then go to a Public Hearing and Planning Commission meeting. Ms. Mitchell reminded Commission members that they would need to consider what standards should be attached to the designation.

Chair Smyth asked if the property would get a tax deferral every year. Dr. Plaag replied that the deferral was yearly unless the property undid all of the things that made it worth designating, in which case it would have to repay five years of deferred taxes.

Dr. Plaag stated he had been researching and preparing historic designation requests for 20 years and had prepared at least two dozen National Register properties. He noted that preservation was not a science; it was an art. Dr. Plaag strongly disagreed with Beth King's provision in the second paragraph of her response. He referenced Article 32 of the National Register Bulletin, Number 9, which stated that each property associated with someone important should be compared with other properties associated with that individual to identify those resources that were good representatives of the person's historic contributions. He stated his report outlined that this building was one of several surviving resources that, in spite of the loss of some of its integrity, was still the best example of a property that was readily recognizable as being associated with Horton that retained the highest degree of integrity compared to other buildings associated with Horton. Dr. Plaag pointed out that Horton's name was on the building, and it was still recognizable.

Ms. Mitchell mentioned Article 8, Appendix D, and the Secretary of Interior's Standards for Commission members to consider as standards for the property. Dr. Plaag noted that only the rehabilitation portion of the SOI Standards should be referenced in a local historic landmark designation.

Motion and Vote:

Commission Member Carter made a motion, seconded by Commission Member Williams to recommend approval of the H.W. Horton Building as a local historic landmark applying standards from UDO Article 8, Appendix D, and the Secretary of Interior's Standards for Rehabilitation and to move forward with the public hearing process

Vote: Aye – All
Nay – None

The motion passed.

Ms. Mitchell noted that this case would be presented at the May public hearing.

Jones House Local Historic Landmark Designation Report Update

Ms. Mitchell stated that former Commission Member Ziegler was still working on the Jones House report. Dr. Plaag noted that Ms. Ziegler had some questions about the back porch area that they were looking into. It was also mentioned that there could be a medical diary that might be a source of information. Commission Member Carter stated that she would try to research potential medical records.

Dr. Plaag left the meeting at 3:47 p.m.

Stoneman's Raid Interpretative Panel

Ms. Mitchell stated that she had asked Drew Gruber, Executive Director with Civil War Trails, about the sketch map and was told that it could be a hand-drawn sketch map, which the program would work with to create the final product. Map labels were preferred over map numbers, although the labels would count toward the total word count. Ms. Mitchell noted that the North arrow would not count toward the word count. She informed Commission members that Mr. Gruber did not want the group to get bogged down by the process and that there would be changes to whatever product was submitted. Ms. Mitchell

stated that the CWT review board was about 8-15 months out so the review process would take some time.

Ms. Mitchell noted that the Watauga Historical Society planned to help fund the project with \$750, the same amount as the DBDA.

Ms. Mitchell referred to the Stoneman's Raid marker near the Courthouse. She stated she called to inquire about making changes to that marker and was told that there were so many Stoneman's Raid markers that they were not being replaced if they were damaged, and corrections would only be made if the marker was in the wrong place or had incorrect information.

Ms. Mitchell stated that Mr. Gruber suggested taking a picture of where the panel would be located and including that with their submission so that the CWT review panel would be more acclimated.

Commission members agreed by consensus to proceed with Chair Smyth's Panel Version 3.5, which contained 238 words. The group will discuss the map further at the May meeting.

Boone Cemetery Interpretative Panels Update

Ms. Mitchell referred to packet pages 104 and 105, which contained the drafts of the proposed panels. The following changes to the panels were suggested:

- Reduce the size of the first letters (B and T) and make text boxes uniform
- Remove the words *Detail crop showing* from the photo caption on panel 1
- Do not bold or italicize ***Junaluska Heritage Association*** under the Fieldstone paragraph on panel 2

Ms. Mitchell stated she would send the changes to the sign company. Upon completion of the revised, final version, she will present the proposed panels to the Town Council. Ms. Mitchell noted that the stands for the panels had already been shipped to the Town.

Staff Updates

Boone Cemetery

Ms. Mitchell stated that the Town Manager had received and approved a request for burial at the Boone Cemetery.

Ms. Mitchell noted that she had spoken with Public Works regarding the repair of broken headstones. They have looked at two different companies to do the work and are currently waiting for one of the companies to set up a site visit to view the issues.

Resolution for Former HPC Member Chuck Watkins

Ms. Mitchell stated that former Commission Member Watkins' resolution would be presented at the April 24, 2024, Town Council 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. She stated that there was no update on the request for Ram's Rack; the request for South End Brewing Company was complete and needed to be closed by staff; and the request for Espresso News was still pending and awaiting documents from the applicant.

Other Discussion

Ms. Mitchell stated that the Jones House, Stoneman's Raid, Boone Cemetery Panels, and the Statement of Conformity Report would be on the May HPC advisory meeting agenda.

There was a discussion regarding Commission members reviewing meeting minutes. It was the consensus of the group to have draft meeting minutes emailed to them prior to the next meeting. Any non-substantive changes would be sent to the board secretary and incorporated prior to the posting of the packet.

The next HPC meetings are scheduled for May 7 and May 14, 2024.

ADJOURNMENT

Commission Member Carter made a motion, seconded by Commission Member Williams, to adjourn the meeting at 4:45 p.m.

Vote: Aye – All
Nay – None

The motion passed.

Vardell Smyth, Chair

Brenda Henson, Board Secretary

Mural Proposal

Hellbender Endangered Species

140 S. Depot Street/Farmers Ski Shop INC

The Downtown Boone Development Association (DBDA) with the Center for Biological Diversity as well as the Watauga Arts Council and private citizen Robin Greene would like to request advisement from the Historic Preservation Commission on a proposed mural project for the side of the wall of 140 S. Depot Street, Boone, NC 28607.

Property Information

Address:

140 S. Depot Street, Boone, NC 28607

Zoning District:

Central Business

Jurisdiction:

Municipal Service District

Parcel Number:

2900890070000

Applicants Names(s):

Robin Greene in partnership with the DBDA.

Property Owner(s) Name:

Farmers Ski Shop INC

Representative- Robin Green

Contact Information:

Robin Green – greenerobi@gmail.com 828-406-9294

Landmark District Information:

Downtown Boone Historic District

History of the Building:

In 1920, the building was completed and initially housed the Watauga Motor Company until it later became the “city hall” for the Town of Boone and has been home to a variety of different businesses throughout the years, most notably the Farmer’s Ski Shop. The building currently

houses Boone Fly Shop on the top floor along with Magic Cycles and Highlife Smoke Shop on the bottom floor.

Letter of Approval from Building Owners:

Robin Greene, as representative of Farmers Ski Shop INC, verify permission to apply the Hellbender mural to the property located at 140 S. Depot Street, Boone, NC.

Project Details:

Costs:

\$13,000

Project Type:

Public Art/ Wall Mural

Artist Information:

Ralph Josh Johnson with Johnson Art and Design

Paint Process/Materials:

The proposed mural will be done in acrylic spray paint and latex exterior paint.

Project Significance:

The creation of a Hellbender salamander mural in downtown Boone, NC, in partnership with the Center for Biological Diversity, carries significant project importance for both the local community and the broader ecological landscape. The Hellbender salamander, often referred to as a "snot otter" or "mud devil," because of the slippery mucous layer that coats its muddy brown skin, is a unique and ancient amphibian species native to the Appalachian region. By featuring this fascinating creature prominently in a public mural, the project aims to raise awareness about local biodiversity and the importance of conserving these endemic species. The mural serves as a powerful educational tool, informing residents and visitors alike about the ecological significance of the Hellbender and its role in maintaining healthy freshwater ecosystems.

Hellbenders are the largest salamanders in North America, growing up to 2.5 feet in length and weighing up to five pounds. They can live up to 30 years, and they are one of the most unique and fascinating amphibians in the world.

Boone is home to the country's leading hellbender researchers. Appalachian State University is a critical hub of hellbender research and conservation, with one of the most celebrated hellbender research programs in the world.

Boone is also a hotspot for hellbender conservation. The clean, healthy mountain streams surrounding Boone provide some of the best habitat in the country for hellbenders. Boone is uniquely positioned to highlight the hellbender in a mural. The High Country is home to significant watershed scale conservation and habitat restoration efforts including dam removal and large scale reforestation efforts to protect hellbenders and preserve aquatic habitat by your Watauga Riverkeeper

Furthermore, the Hellbender salamander mural contributes to the cultural and artistic enrichment of downtown Boone, enhancing the aesthetic appeal and vibrancy of the community's public spaces. Public art installations like murals have the potential to foster a sense of pride and identity among local residents, as well as attract tourists and visitors interested in art and environmental conservation. By integrating art and science, the Hellbender mural transcends traditional boundaries and promotes interdisciplinary engagement, encouraging people to appreciate the natural world through a creative lens.

In addition to its educational and cultural value, the Hellbender salamander mural serves as a symbol of environmental stewardship and community collaboration. The creation of the mural involved the participation of local artists, environmentalists, and community members, coming together to beautify their shared spaces and advocate for the protection of local wildlife. This collaborative effort demonstrates the power of grassroots initiatives in driving positive change and fostering a sense of collective responsibility towards environmental conservation.

Lastly, the Hellbender salamander mural in downtown Boone, NC, has the potential to inspire similar conservation-focused art projects in other communities across the region and beyond. By showcasing the success and impact of this initiative, the mural serves as a model for how art can be used as a tool for environmental advocacy and community engagement. It highlights the interconnectedness of art, science, and community involvement in addressing pressing environmental issues and promoting a more sustainable and harmonious relationship between humans and the natural world.

Downtown Boone Survey Report

first floor, while the second floor offers two boarded-over window bays. The bay on the right (south) side of the second floor also has a rough shed roof awning with asphalt shingles. The material under the gable appears to be roughly attached plywood sheets that are in deplorable condition.

WT0605 Watauga Motor Company Building (1920)

140 South Depot Street

This large, gable-roofed, brick building is one of the first brick buildings constructed in Boone using bricks imported via the East Tennessee and Western North Carolina Railroad, which began freight runs in December 1918. In April 1919, the local paper carried the news that "the brick are coming in and being unloaded for the Watauga Motor Co's new garage," which was to be built by the McGhee Brothers (*Watauga Democrat*, April 3, 1919). W. E. "Ed" Shipley, the owner (who may have been in business with J. B. Taylor), appears to have struggled to complete the building, however. In June 1919, he asked for changes to the building, which had been designed by Ford Motor Company's architects to meet their standards (*Watauga Democrat*, June 12, 1919), prompting references to the building for years thereafter as the "Ford Building." Walter Shore of Elk Park completed the carpentry work in the building (*Watauga Democrat*, July 3, 1919). After another year of delay, the Watauga Motor Company finally opened its repair department, even though the building was still not complete (*Watauga Democrat*, June 24, 1920). The stay was apparently brief. By April 1921, Shipley had sold the building to F. C. Ward (Deed Book 27, Page 230), and by the end of the year, Watauga Motor Company appears to have left the site. By early 1924, Teague Brothers Garage may have been operating out of the space (*Watauga Democrat*, April 3, 1924), but this too seems to have been short-lived. The building was again sold in 1924 to former Sheriff W. P. Moody and A. P. Moody, but their ownership ended in 1925, when the property was sold at auction to the People's Bank and Trust Company (Deed Book 36, Page 626, and *Watauga Democrat*, August 20, 1925).

It's not clear what operated there in the next few years, but in 1928, W. R. Winkler moved his garage operation to the old Ford building in the wake of his operation on King Street being demolished for construction of the H. W. Horton Building (WT0593) (*Watauga Democrat*, October 25, 1928). Contrary to previous survey reports, Winkler's stay was short-lived as well; less than a year later, Winkler sold his garage operation to J. D. Horton, (*Watauga Democrat*, July 4, 1929). That same year, notice appeared that the American Legion would be holding a special meeting "at their regular meeting place over the Winkler Garage" (*Watauga Democrat*, October 17, 1929), thus indicating that the second floor was being used for community meetings. During this same general period, the building appears to have been used for town government meetings while efforts were underway to build a new town hall on King Street near Water Street in 1928. Horton's operation, meanwhile, remained in the building until 1931, when it moved to West Boone (*Watauga Democrat*, June 18, 1931). Later that year, at least a portion of the second floor was apparently being used for apartments (*Watauga Democrat*, October 1, 1931).

In 1932, the People's Industrial Bank sold the property to the Town of Boone (Deed Book 40, Page 627), some time after which the Town of Boone began using the property as a formal city hall. The earliest formal reference to the building as "city hall" in local papers occurred in April 1935, when news was announced that the Daniel Boone Motor Company would be moving into the first floor of the building (*Watauga Democrat*, April 4, 1935). Boone Motor Sales, the successor to Daniel Boone Motor Company, vacated the property to move to the Sebastian Building (WT0878) in December 1936 (*Watauga Democrat*, December 10, 1936). The building continued to operate as Boone's city hall until 1962, when it was abandoned for the old Sinclair gas station property located where WT0862 is today (*Watauga Democrat*, March 1, 1962). The Town of Boone sold the property to the Farmer's Hardware and Supply Company in 1967 (Deed Book 100, Page 264), after which it served as a storage facility and a lawnmower and chainsaw repair shop. In 1977, Farmer's Ski Shop opened in the building (*Watauga Democrat*, January 13, 1977). At the time of the survey, Magic Cycles occupied the first floor, while the Farmer's Hardware Ski Shop was in the second floor space.

Several early images of the building survive, and they show the building occupying a substantially smaller footprint than its present iteration. A circa 1938/39 image (Cy Crumley Scrapbook) taken from the southwest shows a two-story brick building with a gabled roof and a jerkinhead clip in the gable at the west end of the building. The east end was not clipped, instead offering a prominent, stepped parapet on its east elevation. The west elevation was perhaps most noteworthy for the long ramp extending from a large loading door at the center of the second floor out to the alley running from the old post office to the ice house. Flanking this loading door were two long window piercings, which were mirrored by similar openings on the first floor. The south elevation, meanwhile, offered five irregularly spaced window openings along the second floor (four of them oriented from center toward the west elevation), while the first floor had four piercings, three of them clustered near the center of the south elevation (the easternmost possibly a door) and a fourth located near the southwest corner. A circa 1950 image from the south by Palmer Blair (Pal-Bla-04-104) and a circa 1952 parade image from the southeast (His-Boo-1.54.2) offer a little bit more detail. At that point, the west ramp to the alley was still intact, while the five windows of the second floor, south elevation all appeared to have been two-over-two, double-hung sash, wooden windows. The south elevation first floor piercings also appear to have been two-over-two, double-hung sash, wooden windows, with the exception of the easternmost piercing, which still appeared to be a doorway. The east elevation, meanwhile, offered three symmetrically spaced, two-over-two, double-hung sash window piercings on the second floor. Reading left to right (south to north), the first floor had a wooden, paneled door with a large transom, followed by a large shop window with a prominent, single-panel clerestory window, followed thereafter by another doorway set in an unusual, arched opening with a four-light transom, followed by another large shop window with a two-light clerestory window, followed to the north by a large garage bay in a wood frame. The first floor openings were capped with a spanning, soldier course lintel, and the second floor brick was set back slightly, creating the appearance of a panel inset with pilasters at the south and north ends. The entire building was clad in six-course common bond brick.

This same general appearance remained until sometime between 1972 and 1984, when a large, two-story addition was built on the west side of the building and a wooden awning installed on the east elevation over the first floor. These changes may have occurred as a result of renovations by Farmer's Ski Shop in 1977, when architectural remnants from other buildings were added to this site. These included several doors salvaged from a 1780s house in Troy, North Carolina, and a stained glass window with a mountain scene. The carved doors that now serve as the main entrance to the second-floor shop are from the Troy house (*Watauga Democrat*, January 13, 1977).

Today, the east elevation retains the original piercings, but the original windows have been replaced with metal-framed plate glass and the original doors replaced by metal-frame alternatives. A garage door is still present in the bay at the north end of the first floor of the east elevation, but it is clearly a modern replacement. Along the sidewalk on Depot Street, a stone retaining wall capped with stone slabs serves as the support for an asphalt-shingled irregularly cut, wooden awning resting on posts. Perhaps the most intriguing detail that survives from the original east elevation is the floating pilasters with stepped bases that are used to demarcate each of the steps in the prominent east parapet. The brick of the entire building has also been painted, although the second floor windows of the east elevation (which have soldier course lintels and brick, double-tier sills) appear to have had flanking shutters at some point whose absence today has left its mark on the painted brick. Coping on the east elevation parapet appears to be of metal.

The original piercings of the second floor of the south elevation of the original building are still evident, although all of them have been filled in with brick. A new window piercing has been cut in the brick between the second and third piercings from the west on the second floor, within which is set the aforementioned, stained glass, mountain scene window. The original openings of the first floor of the south elevation are also evident, but these, too, have been bricked in and replaced with new openings. At the west end is a wooden-framed doorway with a large transom, to the east of which is a wooden-framed, plate glass window. This pattern is repeated near the east end of the original south elevation. The roof of the original building is clad in asphalt shingle and has been punctured on its south face by three skylights. A small, interior, furnace stack is also evident near the southwest corner of the original building. Curiously, the jerkinhead at the west end of the roof still survives, although it is partially obscured by the manner in which it ties into the gabled roof of the west addition. The west elevation of the original building is now obscured by the west addition. The north elevation of the original building reveals several piercings that have been bricked in. Toward the west end of the original building is a large, seven-light, projecting bay window that appears to be clad in metal. Just to the east of this is an elaborate, wooden porch, with a short run of stairs coming up from the parking lot on the north side of the building and another, much longer run descending to Depot Street. Accessible from this porch are two sets of elegant, wooden, doors that were sourced from the 1780s home in Troy and do not match this building architecturally. The center set is arched in its frame and hosts double doors with arched lights and eyebrow lights. The east door is a single doorway with arched lights.

The west addition appears to be of running bond brick and is painted on its south and west elevations with an elaborate, somewhat psychedelic mural design, although both elevations have been marred by additional graffiti spray-painted over the murals. No piercings are present on the south or west elevations of the addition. The roof of the addition has a clipped gable at its west end and offers prominent eaves with boxed soffits. The roof is clad in asphalt shingles. A series of six skylights is evident on the south face of the addition's roof. The north elevation of the west addition is also painted and featureless, save for a large, double-door opening inset with paneled doors sourced from elsewhere.

WT0607 Watauga County Office Building (1939)
331 Queen Street (listed as 842 West King Street)

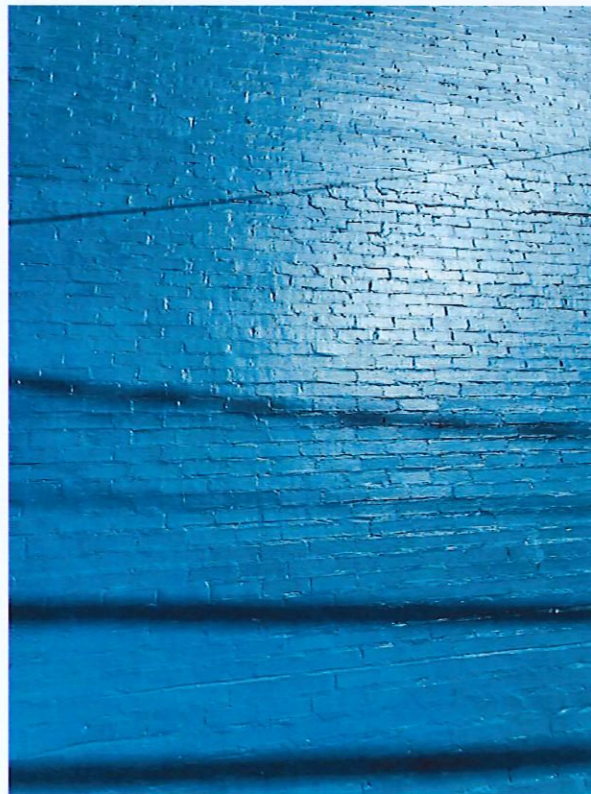
Past surveys have indicated that this Works Progress Administration-funded building was completed in 1938, but in actuality, this work was completed in 1939. Originally built to house county offices that had outgrown the nearby courthouse, this one-story with basement building was funded at just under \$25,000 in May 1938 (*Watauga Democrat*, May 19, 1938). Past surveys have speculated that local stonemasons Leslie (1900-1957), Clarence (1903-1981), and Earl Lyons (1912-1984)—who completed the stone work on the Boone Post Office (WT0049)—may have completed the stone work here as well, although no direct evidence of that has been found. Designed to front the old 1905 Courthouse to the west, the main entrance was on the second story level on the west elevation. The east elevation, facing Water Street, was intended as the rear of the building, with the first floor area housing a school bus garage. Early offices in the building included the board of education, the county farm agent, the home demonstration agent, the WPA, and the welfare department. The building also featured a large assembly room capable of seating up to 150 people (*Watauga Democrat*, March 9, 1939). In 1946, the Watauga County Public Library occupied the building's lower floor (*Watauga Democrat*, October 10, 1946). At the time of the survey, various county offices continued to occupy the building.

Today, the west elevation (second level) is largely unchanged from its original appearance, with two key exceptions. First, the original sets of three-sided staircases that served the west entrances have been replaced with sloping concrete ramps and stairs that aid ADA access in combination with one another. Iron handrails—also required by ADA—also line the edge of these ramps near the entrances. These features were present by the time of the 1988 survey and were completed at an unknown date. Second, the five original, six-over-six, double-hung sash, double window sets that lined the west elevation at regular intervals have been replaced with double sets of one-over-one, double-hung sash, vinyl replacement windows. In addition, as reported in the 1988 survey, the original entrance configurations for both west entrances have been converted to single door, aluminum frame entrances with prominent sidelights. Original six-light, wooden transoms still survive over these two entrances. Otherwise, the original cut stone walls, concrete sills, and projecting entry gables with boxed eaves and returns still survive, although the latter are now clad in vinyl. Similarly, the prominent, boxed eaves around the entire building have been clad in vinyl. The roof remains hipped with a flat ridgeline and clad in asphalt shingles, although various HVAC units now stand on the flat portion, unscreened from view. Near the southwest

Existing Conditions 140 S. Depot Street



Close up of the brick





Hellbender Mural – HPC Advisory Review (Public Art)

Historic Photos

Below is a collection of historical photos of the subject property, obtained through a collaboration with Digital Watauga. The photos are displayed in their original size and resolution, as well as in a cropped version that highlights the main features of interest. For each photo, there is a citation for the photo.

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

Pictures begin on page 2.



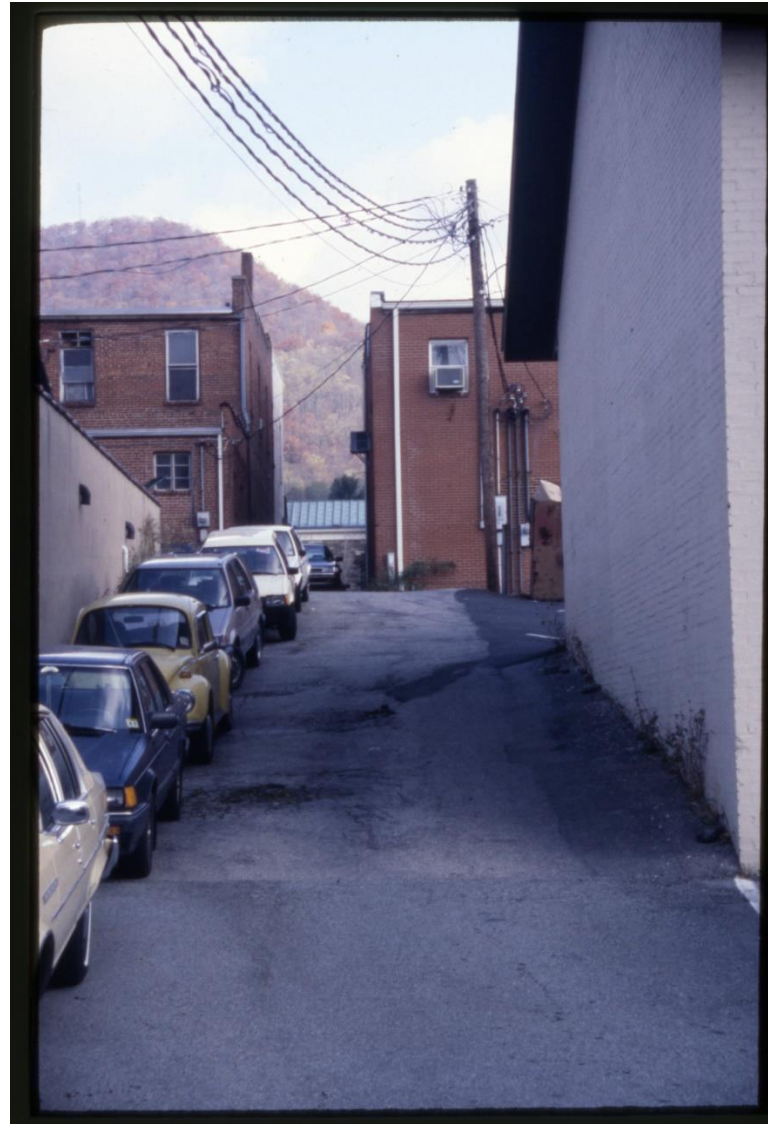
Image courtesy: Unknown, "Group of Boone Men, Circa 1960," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/1990>.



Crayte Teague, "King Street Looking Southeast," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/31195>.



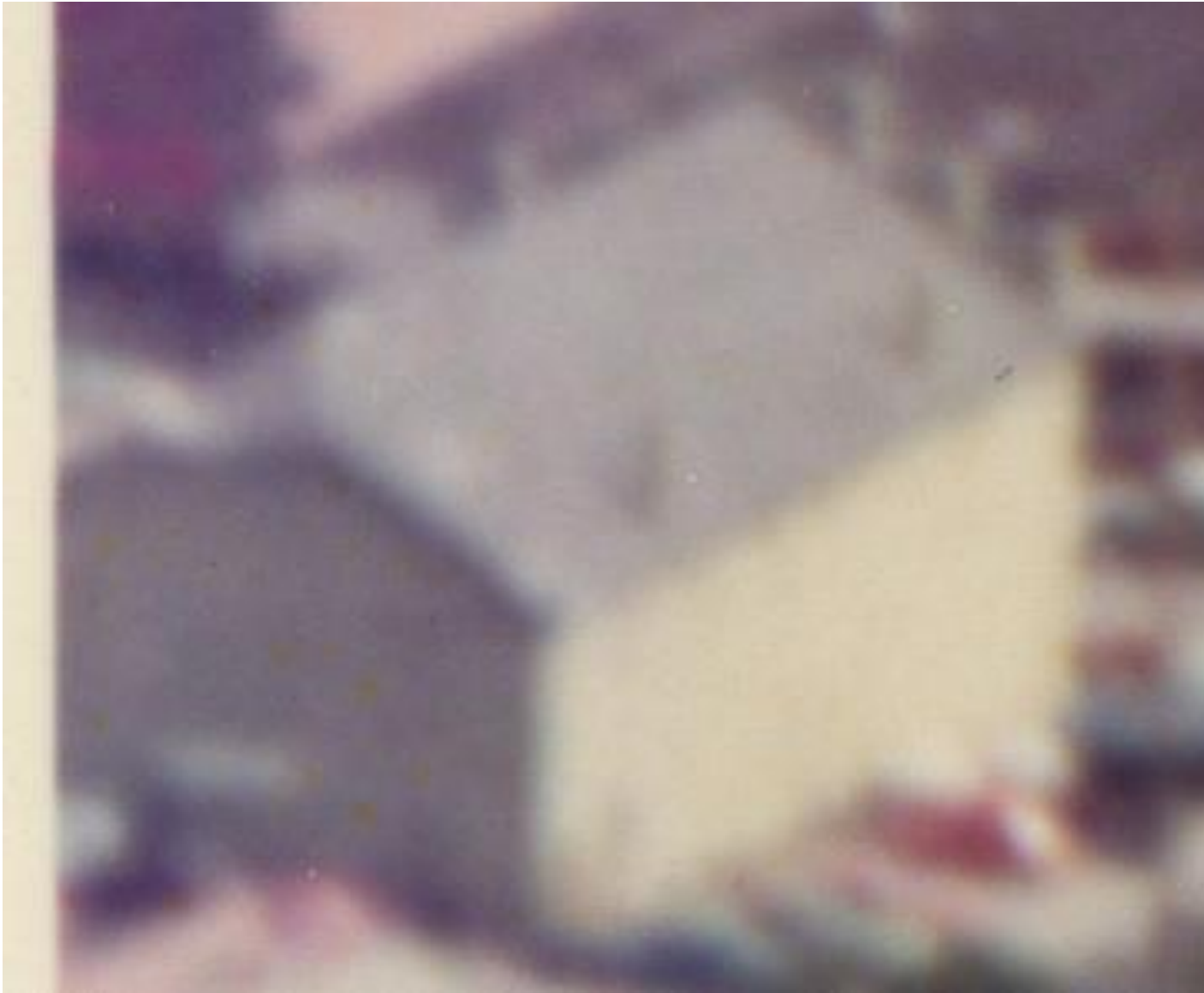
Unknown, "Depot Street Building, Circa 1994," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/7031>.



Unknown, "Alleyway in Downtown Boone, 1990s," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/7049>.



Unknown, "Boone Honda on Depot Street, 1990s," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/7100>.



Henry Dewolf, "Appalachian State University Campus," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/3131>.



Palmer Blair, "Aerial View of Boone from the Southeast, 1950," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/6030>.



Palmer Blair, "Aerial View of Boone from the East, 1950," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/6032>.



Palmer Blair, "Ground View of Boone in 1950," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/3567>.



Palmer Blair, "Aerial Shot of Campus, 2," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/3808>.



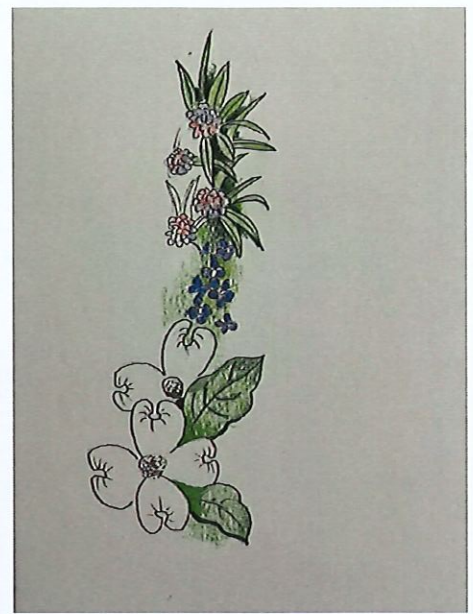
Palmer Blair, "Aerial Print of Downtown Boone," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/3809>.



Palmer Blair, "John's Cab Driver Leaning Against Car," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/22247>.



Unknown, "Photograph of Tinted Postcard of Boone, Circa 1928," *Digital Watauga*, accessed March 15, 2024, <https://digitalwatauga.org/items/show/5998>.



Example of edging



Example of edging

the mural will have organic Edges that make sense for the picture by completing image of the natural elements on the edges of the riverbank of the river, rather than cutting them off with harsh straight lines

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**

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*

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

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."

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 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 two story home with an attic and a small basement featuring projecting bays on three sides and an extension to the rear. A pyramid-shaped roof with gables to the sides and front covers the top of the building. Raked molding is present on these gables. 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 front steps are flanked on either side by wooden railings and hosts a center wooden railing, neither of which is thought to be original to the house. Six wooden Doric columns serve as support for the porch roof. The porch itself sits on red brick piers 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 flanked 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, serves as the main 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 first floor of the side (west) elevation from north to south 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 This suggests the area may have, at one time, been a three-season porch area. In the center of this side of the house a three-section bay. The first-floor bay contains a one-over-one, double-hung sash wooden window, 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. To the south of the projecting bay, the primary elevation of the house features a single, one-over-one, double-hung sash wooden window. The secondary elevation of the side (west) elevation from north to south features a single, one-over-one, double-hung sash wooden window. A similar bay with two one-over-one, double-hung sash wooden windows sits in the center of the home. To the south of the projecting bay, the secondary elevation of the house features a single, one-over-one, double-hung sash wooden window.

3



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. Recent construction to the interior of the Jones house's kitchen has revealed portions of the original open porch that once sat here. This porch would most likely have included a flat or pitched roof that, when enclosed, was built into a gabled roof, as shown by melded seams in the roofing in the attic. To the side (west), there's a wooden storage area not original to the house. In the center of the wall is a shed roof portico supported by columns. 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. The secondary elevation of the side (north) elevation features a gable with a single, one-over-one, double-hung sash at the center and painted wood shakes underneath. Beneath the gable, two single, one-over-one, double-hung sash windows sit. They are notably out of line with the window featured in the gable.

The primary elevation southeast corner of the side (east) elevation features a single, one-over-one, double-hung sash, wooden window. A single one-over-one, double-hung sash, wooden window serving as a stairwell window also sits to the southeast of the prominent projecting bay. A projecting bay sits in the center of both elevations, 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. To the right of the bay on the first elevation sits a one-over-one, double-hung sash, wooden window. The secondary elevation southeast corner of the side (east) elevation features a single, one-over-one, double-hung sash, wooden window. Centered between the windows on the primary and secondary elevation and to the far side (north) of the house sits another single one-over-one, double-hung sash, wooden window that serves as a window into the stairwell at the back (north) of the house.

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. 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

Perhaps one of the most important ways Dr. Jones was important to Boone during his time there was his part in the Watch Boone Grow Campaign. The Watch Boone Grow Campaign launched in 1918 with the arrival of the Linville River Railway. Its intent was to turn Boone into a thriving commercial district. During this time, Dr. Jones contributed to this effort by electing to sell blocks of land to help create business blocks. The area that he sold was called "the Jones Block" and included the area where the Mast General Store currently stands.

One building that was included on this Jones Block that Dr. Jones played a role in the founding of was Boone Drug. Looking at the Jones House, one may notice many thematic and architectural similarities to the Boone Drug building. Both the Boone Drug building and the Jones House were built by the same architect. Originally, Dr. Jones had donated space in his office for the pharmacy to start until the construction of their own building was eventually completed. However, post-completion of the Boone Drug office

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.

on King Street, Dr. George Kelly Moose - founder - quickly moved out of the space Jones had provided. [expand more here and cite]

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 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. Notably, the house has been lifted to

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

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

¹¹ *Ibid*.

help with the installation of central air conditioning. This is visible through changes (cite changes in footnotes) seen in the basement of the home.

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 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

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.

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

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. This porch would most likely have included a flat or pitched roof that, when enclosed, was built into a gabled roof, as shown by melded seams in the roofing in the attic. 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 John Walter Jones's death and retains most of its original materials.

V. Property Included in the Local Landmark Designation

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

VI. Bibliography/Source Citations

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

¹⁷ Ibid.

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*.

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

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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



































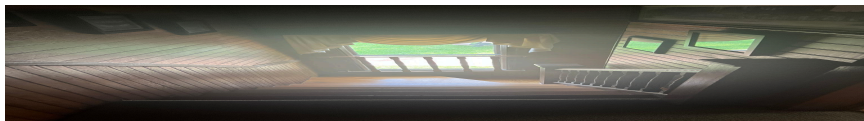
















































**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

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

May 22, 2024

Jessica Mitchell
Advanced Planning Specialist
Town of Boone
680 W. King St., Suite C
Boone, NC 28607

Email: jessica.mitchell@townofboone.net

Dear Ms. Mitchell:

Thank you for your report regarding the Boone Historic Preservation Commission's activities during FY 2022-23 as a Certified Local Government (CLG) in North Carolina's preservation program. As a CLG, Boone continues to play an important role in a national initiative to preserve the unique and valuable historic character of over 2,000 communities across the country. The CLG program provides for increasing local involvement in preservation and offers technical assistance and grants to participating local governments.

The following are minimum responsibilities, per the National Park Service, for continued participation in the CLG program:

1. Maintain a qualified historic preservation commission.
2. Enforce state and local legislation for the designation and protection of historic resources.
3. Maintain a system for survey and inventory of historic properties.
4. Provide for adequate public participation in the historic preservation program.
5. Review National Register nominations through a qualified local historic preservation commission.

Based on the information contained in the report, we are pleased that Boone is meeting the responsibilities for continued participation in the CLG program.

Your report indicates commission and staff were actively engaged during FY2022-2023 in fulfilling duties outlined in NC GS §160D-942. In addition to surveying and identifying potential properties for designation, staff and the commission assisted Boone's Main Street program, collaborated with Downtown Boone Development Association, and created interpretive panels for a local cemetery. We applaud you for your hard work and dedication to preservation.

In addition to the basic responsibilities noted above, CLGs must meet certain, more specific requirements set forth in the *Guidelines for North Carolina's Certified Local Government Program*. One of these requirements is to participate in annual training as the local community benefits from the commission's

increased knowledge and expertise. We commend Boone's staff and commission members' commitment to meet these training requirements this past year and we appreciate you hosting us last spring for commission training.

Please keep in mind that the North Carolina State Historic Preservation Office is here to support you in your preservation efforts. We love to hear from you and encourage you to continue to call upon us for:

- Technical assistance – Jennifer Cathey, Restoration Specialist, jennifer.cathey@dncr.nc.gov or 828-250-3113.
- National Register information – Beth King, Architectural Survey Coordinator, at Elizabeth.King@dncr.nc.gov or 828-250-3108.
- Any additional support or questions - Kristi Brantley, CLG Coordinator, at kristi.brantley@dncr.nc.gov or 919-814-6576.

Congratulations on the continued certification of Boone as an important local government partner in North Carolina's historic preservation program. We thank the town, the historic preservation commission, and the citizens for all they do to preserve Boone's unique and irreplaceable historic resources and for the contribution their efforts make to its overall quality of life.

Best,



Kristi Brantley
Preservation Commissions Coordinator

Cc: Ramona Bartos, Deputy State Historic Preservation Officer



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