



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, July 9, 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

May 7, 2024 HPC Advisory Meeting Minutes

May 28, 2024 HPC Quasi-Judicial Meeting Minutes

June 4, 2024 HPC Advisory Meeting Minutes

June 11, 2024 HPC Quasi-Judicial Meeting Minutes

IV. Jones House Local Historic Landmark Designation Report Update

Revised Draft Report for the Jones House Local Historic Landmark Designation - Update
by R. Ziegler

V. HPC Recommendation of Chair/Vice-Chair Positions

HPC Chair Application - V. Smyth

HPC Vice-Chair Application - B. Bond

VI. Stoneman's Raid Interpretative Panel

Staff Memo Regarding Town Council's Suggested Changes to Stoneman's Raid Interpretative Panel Text

Stoneman's Raid Interpretative Panel Text Presented to Town Council

Earlier Draft of Stoneman's Raid Interpretative Panel Text (December 2023)

VII. Staff Updates

Town Council Updates

Statement of Conformity Report

Statement of Conformity Report (as of June 28, 2024)

VIII. HPC Member Updates

IX. Other Discussion

X. Adjournment

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MAY 7, 2024, 3:00 p.m.
Planning & Inspections Department & WebEx Video Conferencing**

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

Council Liaison: Virginia Roseman (via WebEx)

Town Staff in Attendance: Jessica Mitchell-Advanced Planning Specialist, Mike James-Commercial Zoning Administrator, and Brenda Henson-Board Secretary

Others in Attendance: Allison Meade-Town Attorney (via WebEx)

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 2:59 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.

Quasi-Judicial Standards of Decision

Allison Meade, Town Attorney, stated that the Town Council did approve HPC's recommendation to hold pre-application workshops. She noted that the Council asked her to do some training with the HPC relevant to both the workshops and the regular hearings. Ms. Meade stated that the meeting packet contained excerpts from the UDO directly related to the HPC. She suggested that members refresh themselves with the procedures and keep a printed copy with them at every meeting to help keep them on course and in a formal mindset. Ms. Meade acknowledged that the pre-application workshops were not quasi-judicial, but they still needed to be formal in that they would lead to a quasi-judicial hearing. She added that the HPC would not want to lead applicants astray by being less restrictive or less formal in the workshop than they would be in the hearing.

Commission members were provided a handout provided by Ms. Meade that contained an outline of the COA approach and analysis and a copy of 160D-947 with areas of specific importance highlighted. She referred to 160D-947(c), which stated that before any action to enforce a landmark or historic district regulation, the commission shall (i) prepare and adopt rules of procedure and (ii) prepare and adopt principles and standards not inconsistent with this Part to guide the commission in determining congruity with the special character of the landmark or district for new construction, alterations, additions, moving, and demolition. Ms. Meade stated that Commission members should look at the historic district standards to help guide them in determining the special character of the district. She noted that the HPC's decisions should not be based on their opinion or individual tastes but should be grounded firmly in the particular standards applied to a case.

Ms. Meade referred to the COA approach and analysis on the handout. She stated that Commission members needed to be very specific about the particulars of a case and whether or not the proposal would comply with the district standards that were applicable and how. Ms. Meade noted that the ultimate question was whether or not the proposal would be congruent or in harmony with the special character of the historic district. She emphasized that this was per the statutory requirements of 160D-947.

Ms. Meade stated that Commission members needed to determine what characteristics made the project congruous with the district, such as massing, scale, materials, texture, overall architecture, etc. Additionally, the HPC needed to identify what facts or evidence they were using to make their analysis, such as photos in the meeting packet.

Ms. Meade encouraged Commission members to practice and ensure that they drilled down their preparation of the standards provided by staff as they took up their next case.

Chair Smyth, Vice-Chair Bond, and Council Member Roseman stated they could not attend the May 14, 2024, HPC meeting. There was a discussion of an alternate meeting date. Members indicated they could attend on May 28, 2024, at 3:00 p.m. Mr. James said he would try contacting the applicant to ensure they could attend on that date.

Stoneman's Raid Interpretative Panel

Ms. Mitchell stated that she had been reviewing the application material and the submittal requirements. She noted that one requirement was a human-scale photo of the site, and that had been done. When completed, the application would also need approval from Town Manager Davis. Ms. Mitchell recommended sending the application to the Town Council for information since this was a town-funded project. She stated that she would try to contact potential stakeholders to see if there was a willingness to help fund the project.

Vice-Chair Bond suggested removing the words (*your left*) from the first paragraph of Version 3.5 of the Stoneman's Raid panel text.

Chair Smyth presented Commission members with several location maps to choose from to be placed on the panel (**on file**). Commission members decided to use the local map with some revisions by Chair Smyth.

Ms. Mitchell suggested that the final version be presented for a vote at the next advisory meeting and sent to the town council in June.

Commission Member Carter made a motion, seconded by Commission Member Williams, to continue with the changes so that the recommendation could be presented to the Town Council.

Vote: Aye – All
Nay – None

The motion passed.

Boone Cemetery Interpretative Panels Update

Ms. Mitchell stated that the revised panels were shown in the meeting packet. She recommended presenting the proposed panels to the Town Council at one of their June meetings.

Chair Smyth made a motion, seconded by Commission Member Carter, to send the proposal to the Town Council and recommend that they approve the production of the marker.

Vote: Aye – All
Nay – None

The motion passed.

Staff Updates

Statement of Conformity Report

Ms. Mitchell noted the report in the meeting packet showing the current applications for Statements of Conformity, which included cases received since September 2023. She stated that follow-up was needed 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.

Jones House Local Historic Landmark Report Update

Ms. Mitchell noted that former Commission Member Zeigler was completing her internship and had not had an opportunity to work on the report. She hoped to provide an update in June.

Other Discussion

Ms. Mitchell stated that two local historic landmark designation requests would be presented at the May 29, 2024, Public Hearing/Planning Commission meeting beginning at 6:00 p.m. HPC members indicated they could attend that meeting. Ms. Mitchell stated that HPC members could meet that evening in the Planning & Inspections Conference Room and attend the Public Hearing via WebEx. Ms. Mitchell said that she would present the staff reports for the landmark cases, and HPC members would be present if there were any questions.

Mr. James stated that he had not heard back from the applicant regarding rescheduling the May 14 meeting to May 28.

Chair Smyth made a motion, seconded by Commission Member Carter, to move the May 14, 2024, HPC meeting to May 28, 2024, at 3:00 p.m. in the Planning & Inspections Conference Room and via WebEx, providing the applicant could attend on that date. Otherwise, the May 14 meeting would move to the regularly scheduled meeting date of June 4, 2024.

Vote: Aye – All
Nay – None

The motion passed.

The agenda for the June 4, 2024, meeting would include the 174 S Depot Street COA case and an update on the Jones House report.

ADJOURNMENT

Vice-Chair Bond made a motion, seconded by Commission Member Carter, to adjourn the meeting at 3:56 p.m.

Vote: Aye – All
Nay – None

The motion passed.

Vardell Smyth, Chair

Brenda Henson, Board Secretary

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MAY 28, 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 (via WebEx)

Town Staff in Attendance: Jessica Mitchell-Advanced Planning Specialist, Mike James-Commercial Zoning Administrator, and Brenda Henson-Board Clerk

Others in Attendance: Allison Meade-Town Attorney (via WebEx)

Call to Order

Chair Smyth called the Boone Historic Preservation Commission meeting to order at 3:00 p.m. The meeting was held in the Planning & Inspections Conference Room at 680 West King Street and via WebEx.

Adoption of Agenda

Vice-Chair Bond moved to adopt the agenda as presented. Commission Member Williams seconded the motion.

Vote: Aye – All
Nay – None

The motion passed.

PUBLIC COMMENT

There was no public comment.

Chair Smyth provided a brief synopsis of the Historic Preservation Commission, its makeup, and its function.

Case A24-0224 174 South Depot Street – Certificate of Appropriateness

Bill Dixon, on behalf of property owner Michael Thaler, has submitted an application for a Certificate of Appropriateness for Major Work for 174 South Depot Street (WT0604 Brendell's Garage Building #1) located in the Downtown Boone Local Historic District. The request includes the demolition of the existing building and the construction of a new two-story mixed-use structure (ground-floor commercial space and 4 apartments on the second floor).

Mike James and Jessica Mitchell, Town Staff members, were sworn in by Chair Smyth.

Chair Smyth affirmed Bill Dixon, applicant and architect for the proposed project, and swore in Leigh Blevins with Appalachian Architecture.

Commission members indicated they had no fixed opinions or conflicts of interest and had not participated in ex-parte communication regarding this case. Chair Smyth stated that he went to look at the building but did not talk with anyone.

Chair Smyth asked Mr. Dixon if he had any objections to the material in the meeting packet. Mr. Dixon replied that he did not have any objections.

Mr. Dixon noted that the pre-application workshop was beneficial and appreciated that process. He referred to packet page 26, which contained his answers to questions asked by Mr. James in an email on April 23, 2024. Mr. Dixon provided members with a copy of the April 23 email so they would have some context to the information in his responses on packet page 26 **(Email on file)**.

Mr. Dixon stated that this was a two-part request. The first request was for approval to demolish the 174 South Depot Street building, and the second was to build a new one.

Mr. Dixon believed the building had exceeded its useful lifespan. He noted that the front part of the building was nice. The back part, which had always been used for storage, was falling in and in horrible shape.

Mr. Dixon stated that he had looked through the inventory classifications in the original document inventories; this property was considered a CH classification, which meant it contributed to the character of the district based on its historical significance related to events or individuals associated with the property. The building was not a CA classification and was not of architectural significance, so it should be allowed to be torn down.

Ms. Meade stated that the Commission could not delay the demolition period by more than 12 months, as outlined in Article 8 of the Unified Development Ordinance (UDO).

Mr. Dixon requested that HPC not delay the demolition for 12 months but make it contingent on them getting the new building permitted and approved, which would likely take 6-8 months. Mr. Dixon noted that Digital Watauga had done a great job of documenting the building and did not feel a need to document more. He stated that this project would not negatively affect the other buildings beside it, even though the property lines were within the center of the walls. He added that they would not cut the walls in half but would have a self-supporting building and respect those walls.

Commission Member Williamson thought that the demolition of the building was appropriate.

Commission Member Williams added that the building was deteriorated.

Chair Smyth asked if an engineer needed to certify that the building had deteriorated to the point that it needed to be demolished. Mr. James replied that he thought they could accept the applicant's information and documentation unless the Commission felt it was insufficient or they wanted an expert second opinion. Ms. Meade stated that when someone claimed a building was unsafe and needed to be torn down, the Commission could delay the demolition to obtain proof that the demolition was warranted, which was addressed in the standards on packet page 57.

Mr. Dixon stated that the documentation from Digital Watauga showed the building's history. Chair Smyth noted that nothing inside the building was significant, and the back of the building was deteriorated.

Jane Shook, Director of Planning & Inspections, was affirmed by Chair Smyth. Ms. Shook stated that the UDO did not allow the demolition of a building without the approval of a zoning permit for redevelopment.

There was no public present to speak to this case.

Mr. Dixon noted that he had nothing further to present regarding the demolition of the building.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Commission Member Williams, to approve the demolition of the building at 174 South Depot Street, subject to the UDO requirement that an approved zoning permit must be obtained.

Vote: Aye – All

Nay – None

The motion passed.

Mr. Dixon stated that the pre-application workshop provided great feedback, and changes to the plan were made based on comments received. He noted that there would be more glass on the lower level than required, no balconies, the awning size would be reduced, and red brick and rockwork similar to the adjacent building would be used.

Chair Smyth referred to 14.3 and 14.7 regarding scale and massing. He expressed concern about the building being two stories, noting that most of the surrounding buildings were one-story. Chair Smyth felt that keeping the height low matched a smaller town feel and would be more in keeping with the character of the area. He added that there were lots of places for high-density development that were not located in Downtown Boone.

Commission Member Williamson stated he did not have the same concern as Chair Smyth.

Mr. Dixon stated they would also have to go through a Conditional District Zoning Map Amendment to gain approval from the Town Council and Planning Commission to build a two-story building at this location.

Vice-Chair Bond stated she did not find the two stories to be offensive.

Ms. Meade referred to page 44 of the meeting packet depicting architectural details. She noted the bricks that created a horizontal banding at the top under the parapet and asked what that was called. Mr. Dixon stated that was a reveal, and the bricks would be inset about $\frac{3}{4}$ " to create a shadow line. He added that the vertical brick over the windows was called a soldier course. Ms. Meade asked if a native stone would be used on the building. Mr. Dixon replied that it would be stone quarried out of Mt. Airy.

Ms. Meade referred to packet page 35 and asked which mortar joint would be used. Mr. Dixon stated that the bottom photo would better reflect the type of mortar joint they planned to use. He explained that a darker brick would be used with a brick reveal every few brick courses. A concrete parapet cap, similar to the Farmer's Hardware and Ben & Jerry's building would be used.

Vice-Chair Bond felt the transition from brick to stone on that block would provide a good flow and make the two-story building not seem so dramatic.

Mr. Dixon added that they thought they could accommodate two parking spaces in the back of the building, one of which would be handicapped. Assuming they could provide the two spaces in the back, they would have to provide two additional parking spaces at another location.

Ms. Meade suggested that the HPC place a condition on the approval regarding the materials and architectural elements so there would be no question about what would be allowed. Chair Smyth asked if it was not implied that what was presented was what would be constructed. Ms. Meade replied that pictures presented a physical appearance that did not always become a reality. She offered that Mr. Dixon could provide affirmation that the details and materials proposed in the meeting packet and discussed during the meeting would be what was used. Mr. Dixon agreed.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Commission Member Williams, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District and is approved subject to the following automatic conditions:

- Where there is a conflict between the application information and the plans (March 28, 2024), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its representatives at the public hearing shall also become a condition of the permit and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details, and specifications which meet the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

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

The motion passed.

With no further discussion, Chair Smyth closed this case.

Other Matters

Ms. Mitchell reminded HPC members of the Public Hearing/Planning Commission meeting scheduled for May 29, 2024, at 6:00 p.m. She noted that the Local Historic Landmark cases for the R.L. Clay (Rivers) House Property and H.W. Horton Building would be discussed, and HPC members were asked to meet in the Planning & Inspections Conference Room for the meeting.

Ms. Mitchell stated that the Historic Preservation Commission's June meetings were scheduled for June 4 and June 11, 2024.

Adjournment

Vice-Chair Bond made a motion, seconded by Commission Member Williams, to adjourn the meeting at 4:15 p.m.

Vote: Aye – All
Nay – None

The motion passed.

Vardell Smyth, Chair

Brenda Henson, Board Clerk

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

June 4, 2024, 3:00 p.m.

Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members in Attendance: Vardell Smyth-Chair, Bettie Bond-Vice-Chair, Krystal Carter, and Jerry Williamson

Council Liaison: Virginia Roseman (via WebEx)

Town Staff in Attendance: Jessica Mitchell-Advanced Planning Specialist, Lane Moody-Downtown Development Coordinator, and Brenda Henson-Board Clerk

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 3:01 p.m.

Adoption of Agenda

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

Vote: Aye – All
Nay – None

The motion passed.

Approval of Meeting Minutes

Commission Member Carter made a motion, seconded by Vice-Chair Bond, to approve the April 9, 2024, HPC advisory meeting minutes.

Vote: Aye – All
Nay – None

The motion passed.

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

Jessica Mitchell, Advanced Planning Specialist, referred to Appendix D, Section 11.4 Public Art that stated if art were publicly owned or publicly funded, the Historic Preservation Commission would offer an advisory review. Ms. Mitchell noted that the DBDA would fund the Hellbender Mural. She stated that the HPC could consider the size, form, massing, material, placement, historical accuracy and appropriateness of the content, aesthetic considerations, and any other relevant factors to ensure the mural would be congruent with the rest of the district. Any recommendations or concerns by the HPC would be presented to the Town Council.

Lane Moody, Downtown Development Coordinator, introduced Josh Johnson, an artist who would paint the Hellbender Mural. She explained that the Hellbender was included in an international endangered species mural project through the Centers for Biological Diversity. Ms. Moody stated that it took a while to find a space that met the criteria of already being painted brick that was visible to everyone. When funding was cut, the DBDA was allowed to fund the project. Ms. Moody noted that the Centers for Biological Diversity indicated the mural would still be included in the international project.

Vice-Chair Bond asked about the placement of the mural. Ms. Moody stated that the mural would be on the far left of the building and wrap around the side. She added that the design would highlight the Hellbender and the natural environment. Vice-Chair Bond asked if the mural would stop or bleed into the building. Ms. Moody replied that there would be a smaller edging drawing of native leaves and vegetation to soften the transition from the mural to the building.

Ms. Moody stated they planned to include a QR code or a small sign attached to the building that gave more information about the Hellbender. She noted they would also have information on the DBDA website.

Commission Member Williamson felt that people going by the mural might not want to check out a website to figure out what the picture was. He suggested including the word “Hellbender” somewhere on the mural. Vice-Chair Bond disagreed, stating that visitors to Downtown Boone would be ready and willing to scan a code and go to a website.

Chair Smyth asked if the mural would extend to the door. Mr. Johnson replied that it would not. He stated that an electrical panel box could not be painted, but the wires and a pole would be painted into the mural. Chair Smyth noted that the alley side of the building had no piercings, so there were no windows or doors to be concerned with.

Ms. Mitchell referred to Section 11.3 Public Art Standards in the Downtown Boone Local Historic District that read *Murals may not be placed around or on windows, doors, pilasters, cornices, building trim, roof lines, and other recessed or projecting features. Murals are appropriate for expanses of wall surfaces otherwise without significant architectural detail. The top of the mural shall not be higher than the roofline of any building.*

Mr. Johnson stated that he planned to paint up to the soffit and soften the edges with vegetation. He noted that some of the blue background paint would be integrated into the mural.

Ms. Mitchell stated to the Commission, as an example of the previous mural project, that any informational sign or plaque attached to the building would need to be through the mortar joints and not through the brick.

Commission Member Williamson stated that he would like the artist to paint the name “Hellbender” on the building.

Chair Smyth stated that signage should be installed to meet the Secretary of Interior's standards for attaching plaques to historic buildings. Ms. Moody noted that she could check to see what kind of signage the Centers for Biological Diversity program used as part of the larger international project and do something similar.

The Historic Preservation Commission made the following list of recommendations:

1. Paint the word “Hellbender” on the mural.
2. Install an informational plaque that conforms to the Centers for Biological Diversity Endangered Species mural project or contains information about the Hellbender being an endangered species. The plaque should also provide a QR code and a website for more details.
3. If the plaque is to be attached to the building, it should be connected in the mortar joints per the Secretary of Interior’s Standards for Rehabilitation.

Vice-Chair Bond made a motion, seconded by Commission Member Carter, that the Historic Preservation Commission recommends approval by the Town Council of the proposed Hellbender Mural with the following recommendations:

1. Paint the word Hellbender on the mural.
2. Install an informational plaque that conforms to the Centers for Biological Diversity Endangered Species mural project or contains information about the Hellbender being an endangered species. The plaque should also provide a QR code and a website for more details.
3. If the plaque is to be attached to the building, it should be connected in the mortar joints per the Secretary of Interior's Standards for Rehabilitation.

Vote: Aye – All
Nay – None

The motion passed.

Jones House Local Historic Landmark Report

Riley Ziegler, a former HPC member, stated she had met with Dr. Eric Plaag to review the rough draft of her local historic landmark designation report. He suggested that more details be included about Dr. John Jones's importance to Boone, so she was doing additional research. Ms. Ziegler noted that she would be in Boone in July and part of August and would research a collection of Dr. Jones' diaries and medical documents while in Town. She stated that she also had some work to do on architectural descriptions, and the next draft should have the citations and images properly formatted. Ms. Ziegler hoped to have the final draft of the report completed by August, noting that she would be beginning grad school in August, which would take up most of her time. She stated that she could attend the July HPC meeting in person.

Ms. Mitchell noted that the next HPC meeting was scheduled for Tuesday, July 2, 2024. Commission Member Williamson stated he could not attend on July 2. Chair Smyth added that he would be in Switzerland.

Staff Updates

Certified Local Government Fiscal Year 2022-2023 Reporting

Ms. Mitchell referred to a letter from the NC State Historic Preservation Office on packet page 83 regarding the HPC's Certified Local Government (CLG) report. She stated that CLG reporting went by the federal year. Ms. Mitchell noted that she submitted the CLG reporting in December 2023 for the HPC's first year as a CLG, and she recently received the communication and confirmation of that report. She stated that the letter confirmed that the HPC met the requirements for the reporting year. One of the requirements of the CLG reporting was training. Ms. Mitchell suggested scheduling virtual training to help them meet the requirements for the next CLG reporting year. She stated that at least two members would need to attend three webinars. Ms. Mitchell offered to send members some dates to choose from, noting that she would like to have the training completed by September 13, 2024.

There was a discussion regarding the difficulty of recruiting Commission members. It was suggested that members of the public living outside the corporate limits should be allowed to serve on the Commission.

Statement of Conformity Report

Ms. Mitchell noted the report in the meeting packet showing the current applications for Statements of Conformity, which included cases received since September 2023. She stated that follow-up was needed 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.

Boone Cemetery Interpretative Panels

Ms. Mitchell stated that on May 22, 2024, the Town Council approved moving forward with the Boone Cemetery interpretative panels project, and she had notified Vacker Signs to begin production.

Rivers Property and H.W. Horton Local Historic Landmark Designations

Ms. Mitchell stated that both of these properties would be on the June 26, 2024, Town Council agenda for consideration of local historic landmark designations.

HPC Member Updates

There were no updates by HPC members.

Other Discussion

Chair Smyth reminded Commission members that he would be out of town from June 23 through July 3. Ms. Mitchell noted that there were no cases for the July 9 quasi-judicial meeting. Commission members agreed to move the July 2 advisory meeting to July 9, 2024.

Council Member Roseman stated that she would like to attend the CLG training sessions and asked that she be advised of the date(s) of the training.

ADJOURNMENT

Commission Member Carter made a motion, seconded by Commission Member Williamson, to adjourn the meeting at 4:08 p.m.

Vote: Aye – All
Nay – None

The motion passed.

Vardell Smyth, Chair

Brenda Henson, Board Clerk

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JUNE 11, 2024, 3:00 p.m.
Planning & Inspections Department & WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance: Vardell Smyth-Chair, Bettie Bond-Vice-Chair, Krystal Carter, Hannah Williams, and Jerry Williamson

Council Liaison: Virginia Roseman (via WebEx)

Town Staff in Attendance: Jessica Mitchell-Advanced Planning Specialist, Mike James-Commercial Zoning Administrator, Brandon Wise-Deputy Director, and Brenda Henson-Board Clerk

Others in Attendance: Allison Meade-Town Attorney (via WebEx)

Call to Order

Chair Smyth called the Boone Historic Preservation Commission meeting to order at 3:03 p.m. The meeting was held in the Planning & Inspections Conference Room at 680 West King Street and via WebEx.

Adoption of Agenda

Jessica Mitchell, Advanced Planning Specialist, wished to amend the agenda to add the recommendation of approval of the R.L. Clay (Rivers) House Property and the H.W. Horton Building Local Historic Landmark designations before Other Matters. The Commission members unanimously agreed to amend the agenda.

Approval of Meeting Minutes

Vice-Chair Bond made a motion, seconded by Commission Member Williams, to approve the April 2, 2024, quasi-judicial meeting minutes as written.

Vote: Aye – All
Nay – None

The motion passed.

Public Comment

There was no public comment.

Chair Smyth provided a brief synopsis of the Historic Preservation Commission, its makeup, and its function.

Case A24-0285 Qualls Block Renovation – Certificate of Appropriateness

Will Clark of Trade Land Company, LLC submitted an application for a Certificate of Appropriateness (COA) for Major Work for the alteration of a previously issued COA for 595, 597, and 605 West King Street (Greene & Wilcox Building, also known as, JL Qualls Block Building) located in the Downtown Boone Local Historic District, which was to alter the primary elevations including reconfiguring the storefront. The proposed alterations from the previously approved plan include reconfiguring the locations of the proposed entry door and storefront window directly adjacent to the existing, unaltered storefront. The revised elevations depict the modifications to the primary elevation along with a direct comparison to the previously approved storefront.

Communication: June 11, 2024 HPC Quasi-Judicial Meeting Minutes (Approval of Minutes)

Mike James and Jessica Mitchell, Town Staff members, were sworn in by Chair Smyth. Chair Smyth affirmed Adrian Tait of Sketchline Architecture.

Commission members indicated they had no fixed opinions or conflicts of interest and had not participated in ex-parte communication regarding this case.

Mr. James stated that this property recently obtained a Certificate of Appropriateness for work on the exterior of the building. This request was to modify the original approval to allow the door to be switched to the window location and the window to move to the door location.

Mr. Tait noted that the Qualls Block building was a hundred years old, and as with many old buildings, as soon as you start working on it, you realize things were not as you thought. He stated they discovered the floor level in one of the existing spaces was stacked on top of an original floor. They intended to remove the stacked floor to return to the original level and hoped to refinish much of that flooring. However, the sidewalk at that part of King Street dropped down. Mr. Tait explained that their original COA request had shown the doorway in its existing location on the left-hand side of that storefront. The sidewalk being higher than the floor level on that side and removing the awning created an issue they did not anticipate. He stated that water from the sidewalk would likely be directed toward the door of the building. Mr. Tait added that moving the door to the window location would afford them the correct level to avoid water flow issues. He stated that the previously approved materials, such as the black wooden frames and the brickwork, would stay the same.

There was no public comment on this case.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Commission Member Williams, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District, and the relocation of the door and window would resolve the floor-level issue. The COA is approved subject to the following automatic conditions:

- Where there is a conflict between the application information and the plans (April 25, 2024), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its representatives at the public hearing shall also become a condition of the permit and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details, and specifications which meet the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

Vote: Aye – All
Nay – None

The motion passed.

Case A24-0287 640-642 West King Street – Certificate of Appropriateness

Chelsea Garrett of 642 West King, LLC submitted an application for a Certificate of Appropriateness for Major Work for 640-642 West King Street (WT0819 Boone Garage/Hodges Tire) located in the Downtown Boone Local Historic District to amend the previously approved storefront with the addition of a light fixture on the primary facade, already installed, and reconfiguring the front courtyard area from patterned concrete to a combination of concrete and a mulched area with brick inlaid pavers.

Chelsea Garrett, applicant, property owner, and attorney for the project, was sworn in by Chair Smyth. Ms. Garrett noted that she and Andrea Capua owned the subject property.

Ms. Garrett stated they were requesting two modifications from their original COA approval. After completing their renovation project, they realized a light fixture had been added that was not on the original plan. Ms. Garrett also stated they would prefer not to do a complete, stamped concrete patio but instead have more permeable surfaces. She noted that photos of the light fixture were included in the meeting packet and looked similar to the lighting in the Downtown Boone Local Historic District shown in the meeting packet.

Ms. Garrett stated that very few properties along King Street had landscaped frontages, and they would like to maintain more green areas instead of all concrete. She noted that they would like to leave the courtyard as it was, with one pathway to the Betty's Biscuits entrance. Landscaping would be between Drip Coffee and Betty's Biscuits, with some area for seeding where the mulch was on either side of the sidewalk. This would encourage the retention of areas to help slow the water flow.

Vice-Chair Bond stated that the light fixture was compatible with other lighting fixtures downtown. She added that less concrete in the courtyard would help with water runoff.

Mr. James noted that a hand-drawn landscape plan showing the location of plantings was submitted after the meeting packet was printed. The plan was shown to Commission members.

Ms. Garrett stated that they would provide the staff with the species and sizes of the landscaping for their approval at a later time. She added that the subject property was not a garden per se during the period of significance, but before 1936, it contained a building that went up to the street. After the demolition of the building, that space was used as parking before being turned into a landscaped garden area in the 1980s.

Vice-Chair Bond asked if something could be done about the big, white sign for Drip Coffee that was directly behind the Doc Watson statue. Ms. Garrett stated she would check on it.

There was no public comment on this case.

Ms. Garrett stated that the fence around the courtyard was not permitted and was a temporary solution to help with non-customer pedestrian traffic. She added that future landscaping plans would assume the same function as the fence and would include brick being placed in the courtyard. This would require the case to return to the Commission for another COA approval.

Motion and Vote:

Commission Member Carter made a motion, seconded by Commission Member Williams, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District and is approved subject to the following automatic conditions:

- Where there is a conflict between the application information and the plans (April 25, 2024), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its representatives at the public hearing shall also become a condition of the permit and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details, and specifications which meet the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

Vote: Aye – All
Nay – None

The motion passed.

With no further discussion, Chair Smyth closed this case.

Mr. Wise explained that the applicant had to request a modification because the Town could not issue a Certificate of Occupancy (CO) to Betty's Biscuits and Drip Coffee without them complying with what was approved under the original COA. He stated that the businesses were issued a temporary CO, which allowed them to operate.

R.L. Clay (Rivers House) Property and H.W. Horton Building – Local Historic Landmarks

Ms. Mitchell stated that, in reviewing General Statute 160D Section 946 regarding historic preservation procedures and the local landmark designation process, the HPC was required to make another recommendation to approve local landmark designations after the public hearing. She noted that the Planning Commission voted to recommend the approval of both designations without any changes.

Motion and Vote:

Commission Member Williamson made a motion, seconded by Commission Member Carter, that the Historic Preservation Commission recommend that the Town Council approve designating the R.L. Clay (Rivers House) Property and the H.W. Horton Building as Local Historic Landmarks.

Vote: Aye – All
Nay – None

The motion passed.

Other Matters

Ms. Mitchell provided HPC members with a list of potential dates for CLG training and asked that members choose three dates that would work for their schedule. Council Member Roseman stated she must request time off from work at least three weeks before the training dates. Commission Member Williamson said he would not be reapplying to the HPC when his term expired on June 30, 2024.

Commission Member Carter stated she would like the HPC to consider moving their meeting times to open up the pool of applicants. She added that it was difficult for someone who worked from 9-5 to leave their job two hours early twice a month to attend the HPC meetings. Commission Member Carter noted that many grad student classes were held at the same time as the HPC meetings. She stated that there was a great pool of folks in the ASU history department who might like to be on the Commission but could not join because of the meeting time. Commission Member Carter noted that a 4 or 5 p.m. start time would be easier than 3 p.m. for most people. Ms. Mitchell replied that she would mention this suggestion to the Planning Director.

Vice-Chair Bond wished HPC members were not required to live inside Town limits.

Mr. James asked if the 45-day submission deadline for COA cases could be changed to 60 days to allow more time for the staff to process the applications, send out notification letters, and prepare the staff reports. Vice-Chair Bond stated that she did not want to make things more difficult for applicants by altering the time it would take for their requests to be heard. Chair Smyth said he did not have a problem with changing the deadline.

Adjournment

Vice-Chair Bond made a motion, seconded by Commission Member Carter, to adjourn the meeting at 4:02 p.m.

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

Vardell Smyth, Chair

Brenda Henson, Board Clerk

DRAFT

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 with assistance from Eric Plagg and
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

II. Brief Statement of Significance

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 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 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 for its removal for live outdoor music. When not removed, it 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 host 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 have 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. This suggests the area may have, at one time, been a three-season porch area. In the center of this side of the house is 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.



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 sit two single, one-over-one, double-hung sash windows. 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. Originally a native of Allegheny 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.³ It had also once been home to George N. Folk, a local lawyer.⁴

Building materials for the house were obtained through the bartering of materials for medical services. The Watauga Democrat⁵ 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 took over the practice they 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).⁶ Dr. Jones also invested in electricity as soon as it was available. Dr. and Mrs. Jones would go on to raise two children in this home.⁷

Perhaps one of the most significant ways Dr. Jones was important to Boone was the part he played 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. Dr. Jones contributed to this effort by electing to sell sections of his 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.

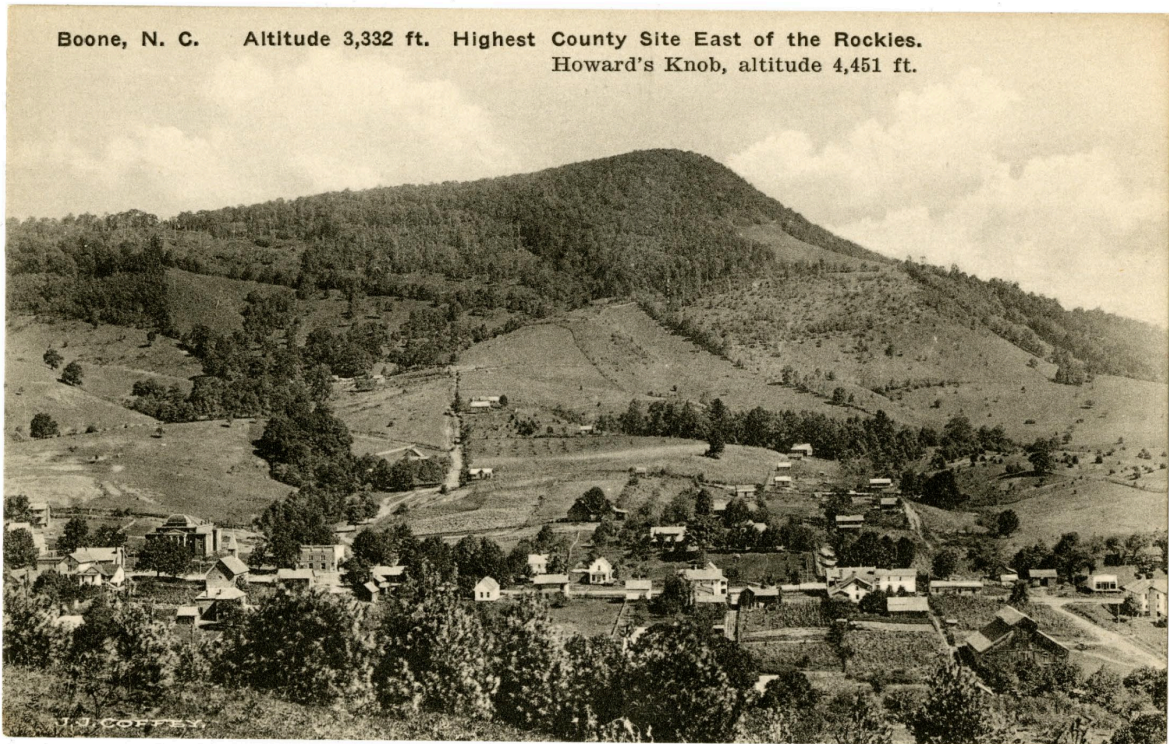
³ John Preston Arthur. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915.

⁴ Ibid.

⁵ *The Watauga Democrat*. 28 April 1908.

⁶ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

⁷ Ibid.



A black and white postcard depicting an aerial view of the town of Boone prior to the “Watch Boone Grow” Campaign. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.

One building included on this “Jones Block” that Dr. Jones played a role in founding 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 architect⁸. Originally, Dr. Jones had donated space in his office for the pharmacy to work out of until the construction of their own building was completed.^{9 10} However, post-completion of the Boone Drug office on King Street, Dr. George Kelly Moose - founder - quickly moved out of the space Jones had provided.

⁸ *Watauga Democrat*. [volume] (Boone, Watauga County, N.C.), 27 June 1907. *Chronicling America: Historic American Newspapers*. Lib. of Congress.

⁹ *Chroniclingamerica.loc.gov*. 1919. “Watauga Democrat. [Volume] (Boone, Watauga County, N.C.) 1888-Current, August 14, 1919, Image 3,” August 14, 1919.

¹⁰ *Chroniclingamerica.loc.gov*. 1922. “Watauga Democrat. [Volume] (Boone, Watauga County, N.C.) 1888-Current, April 27, 1922, Image 3,” April 27, 1922.

Dr. Jones was an active citizen of the town of Boone in various other ways as well. He is noted by the Watauga Democrat as being a member of one of Boone's Public Health Committees in 1920 during an outbreak of the "flu".¹¹ It's also suggested that Dr. Jones was an avid hunter and fisherman; many articles in the Watauga Democrat mention his escapades with other physicians and friends to hunt both deer and boar.^{12 13} ¹⁴ Dr. Jones is also mentioned as helping to keep Boone's ecological systems in check through applications to the government for the release of protected fish, particularly the population of brook trout.¹⁵

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, 1925.¹⁶ 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.¹⁷ 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

¹¹ *Chroniclingamerica.loc.gov*. 1920. "Watauga Democrat. [Volume] (Boone, Watauga County, N.C.) 1888-Current, March 25, 1920, Image 2," March 25, 1920.

¹² *Chroniclingamerica.loc.gov*. 1905. "Watauga Democrat. [Volume] (Boone, Watauga County, N.C.) 1888-Current, October 19, 1905, Image 3," October 19, 1905.

¹³ *Chroniclingamerica.loc.gov*. 1909. "Watauga Democrat. [Volume] (Boone, Watauga County, N.C.) 1888-Current, December 02, 1909, Image 3," December 2, 1909.

¹⁴ *Chroniclingamerica.loc.gov*. 1912. "Watauga Democrat. [Volume] (Boone, Watauga County, N.C.) 1888-Current, March 28, 1912, Image 3," March 28, 1912.

¹⁵ *Chroniclingamerica.loc.gov*. 1910. "Watauga Democrat. [Volume] (Boone, Watauga County, N.C.) 1888-Current, March 17, 1910, Image 3," March 17, 1910.

¹⁶ *The Watauga Democrat*. January 15, 1925.

¹⁷ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

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 Greensboro¹⁸ 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 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 time¹⁹, 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 1908.²⁰ Originally, Jones ran his practice out of his home until he later moved to a professional office above the Mast General Store.²¹ 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

¹⁸ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

¹⁹ John Preston Arthur. *A History of Watauga County, North Carolina: With Sketches of Prominent Families*. Richmond, VA: Everett Waddey, 1915.

²⁰ *The Watauga Democrat*. April 28, 1908.

²¹ Rosalie Dorsey. "The Old Timey: Interview with Mazie Jones Levenson". *Mountain Living*, 1973.

the office no longer stands with a maintained historic integrity²², 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 House²³, 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.²⁴

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.

²² Watauga County Records: Deed Books 47-308 qne 48-519

²³ Eric W. Plaag. *Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT*. Boone, NC: Boone Historic Preservation Commission. February 2021.

²⁴ Eric W. Plaag. *Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT*. Boone, NC: Boone Historic Preservation Commission. February 2021

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.

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<https://chroniclingamerica.loc.gov/lccn/sn82007642/1922-04-27/ed-1/seq-3/>.

The Watauga Democrat. January 15, 1925.

Chroniclingamerica.loc.gov. 1925a. "Watauga Democrat. [Volume] (Boone, Watauga County, N.C.) 1888-Current, February 12, 1925, Image 7," February 12, 1925.
<https://chroniclingamerica.loc.gov/lccn/sn82007642/1925-02-12/ed-1/seq-7/>.

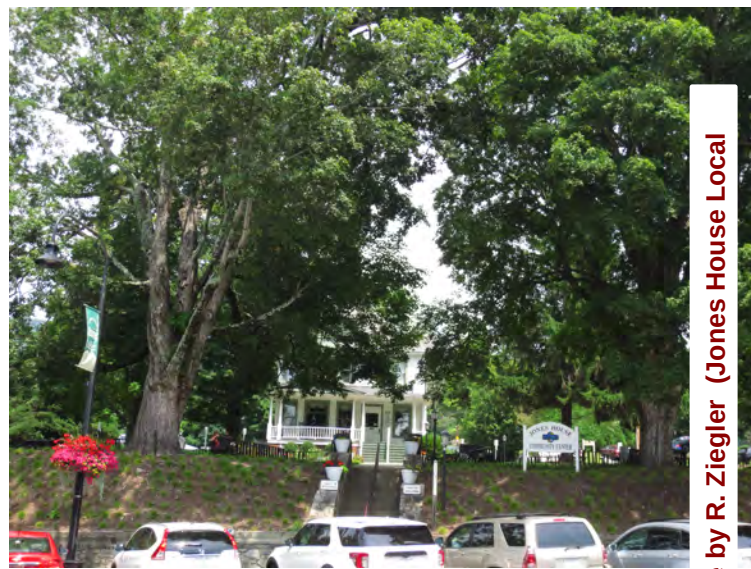
Chroniclingamerica.loc.gov. 1925b. "Chronicling America | Library of Congress," March 5, 1925.
<https://chroniclingamerica.loc.gov/lccn/sn82007642/1925-03-05/ed-1/>.

VII. Photographs

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



1.
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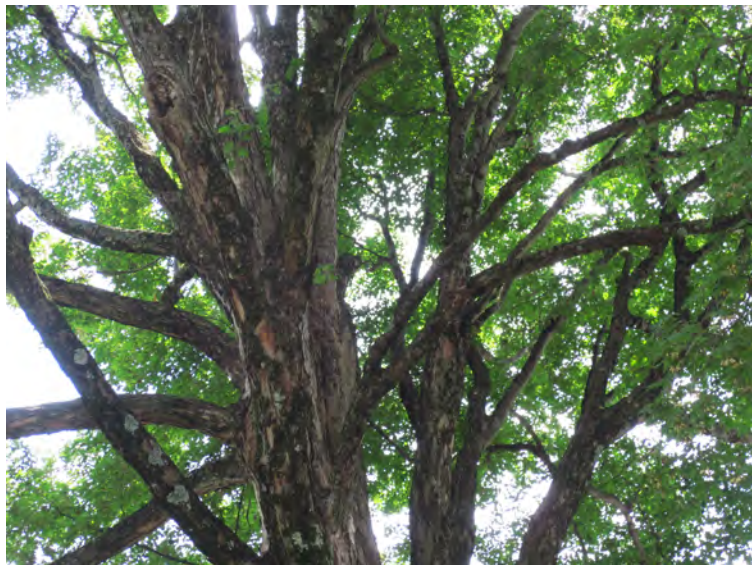
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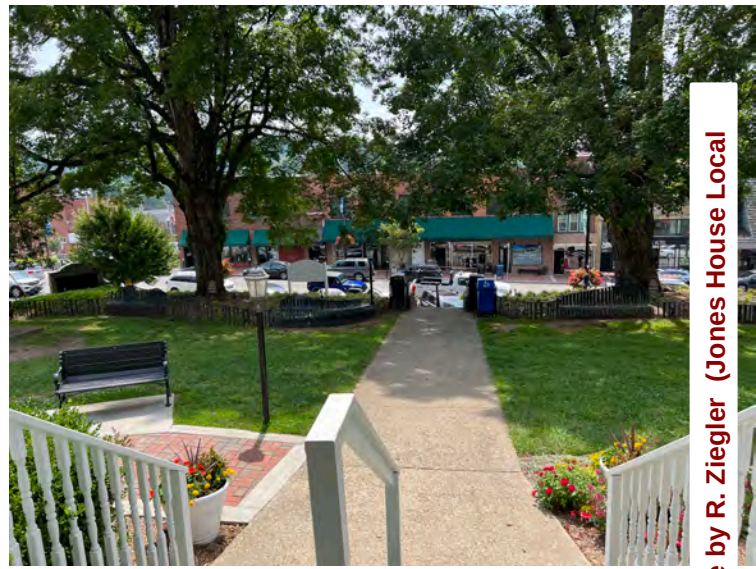
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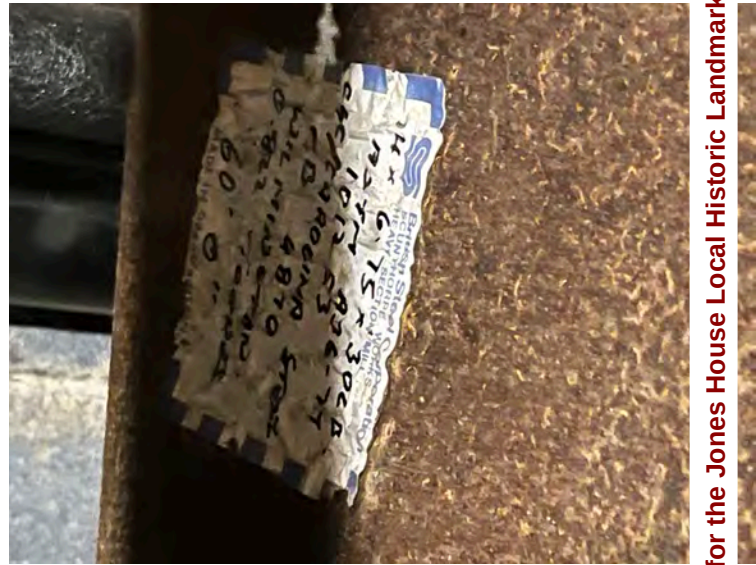
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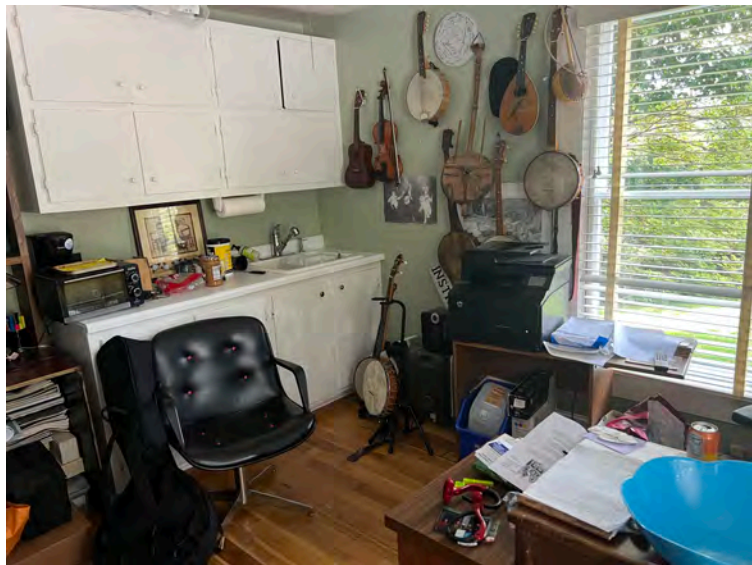
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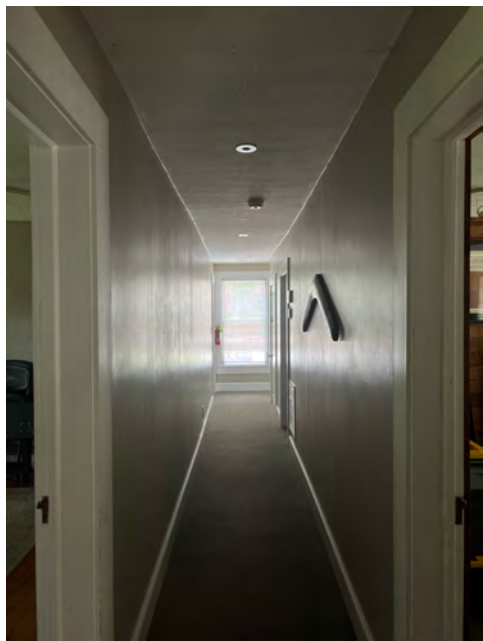
Communication: Revised Draft Report for the Jones House Local Historic Landmark Designation - Update by R. Ziegler (Jones House Local



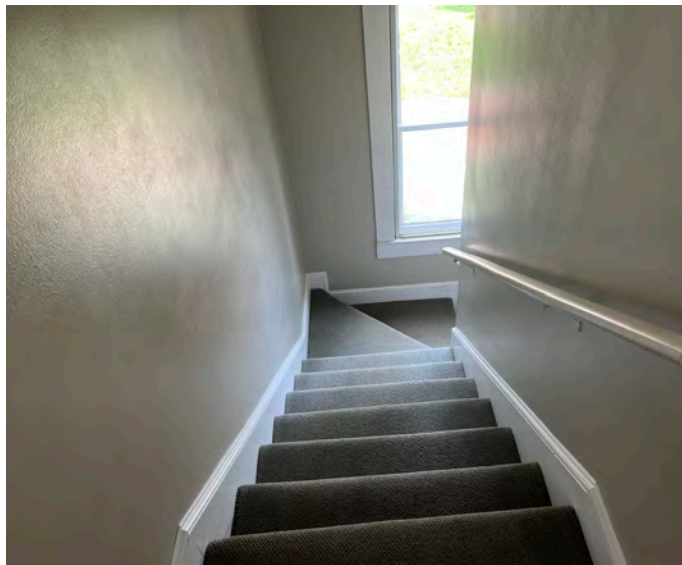
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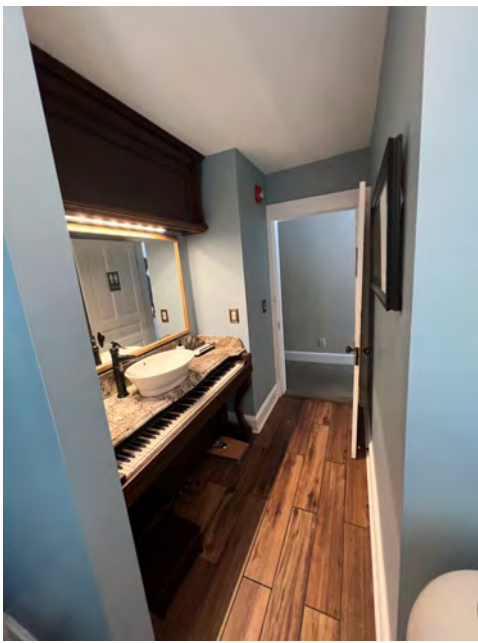
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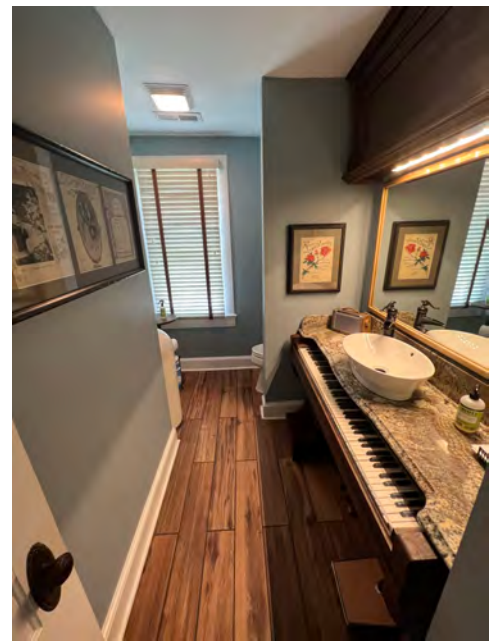
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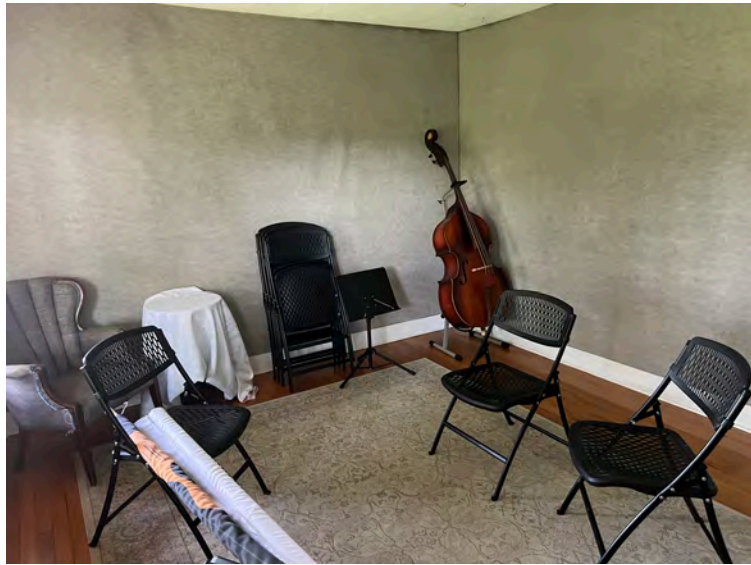
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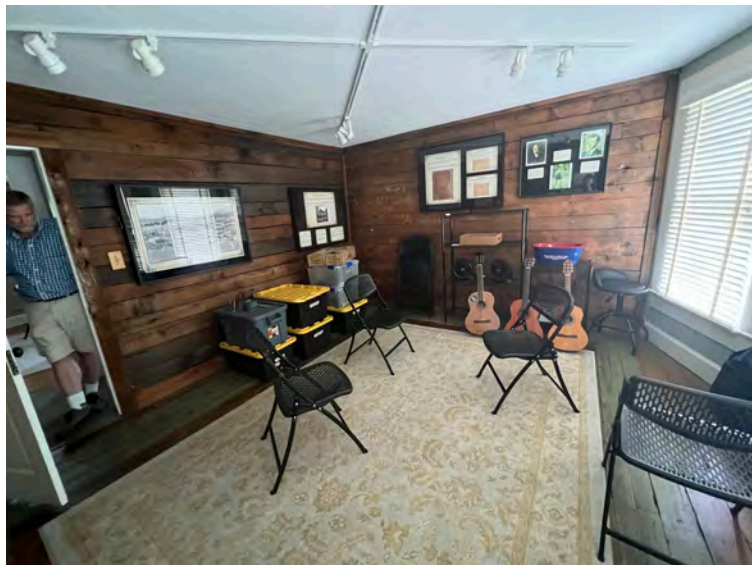
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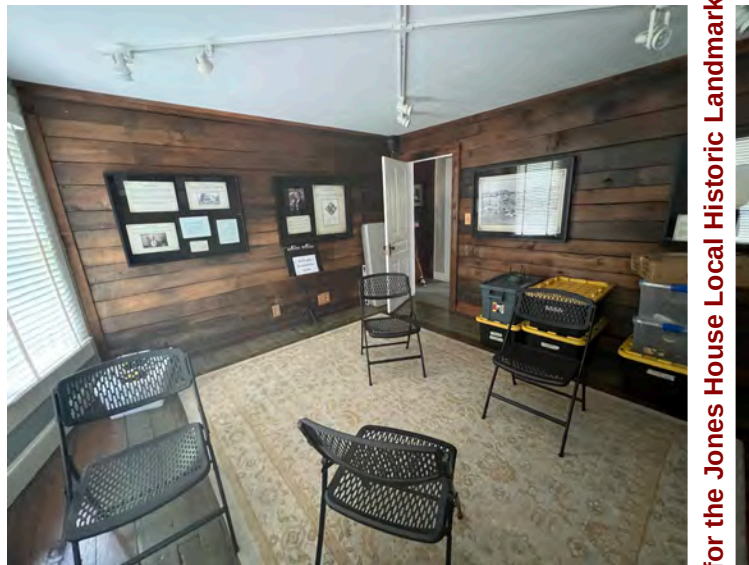
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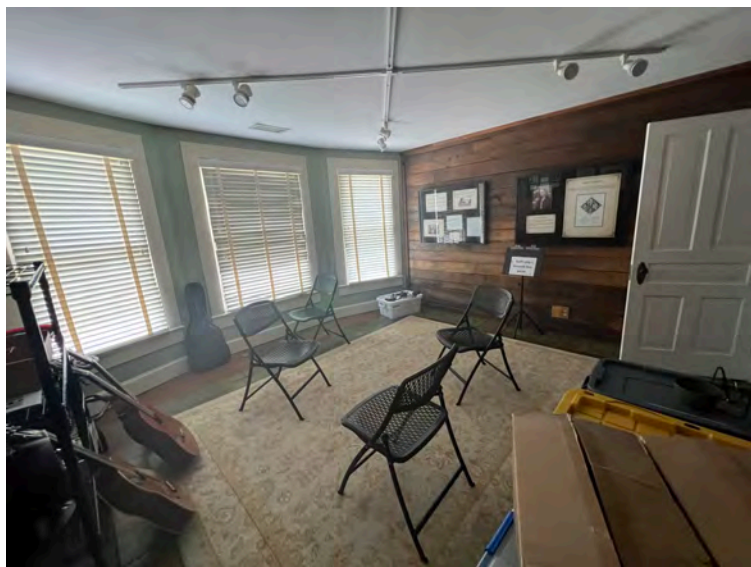
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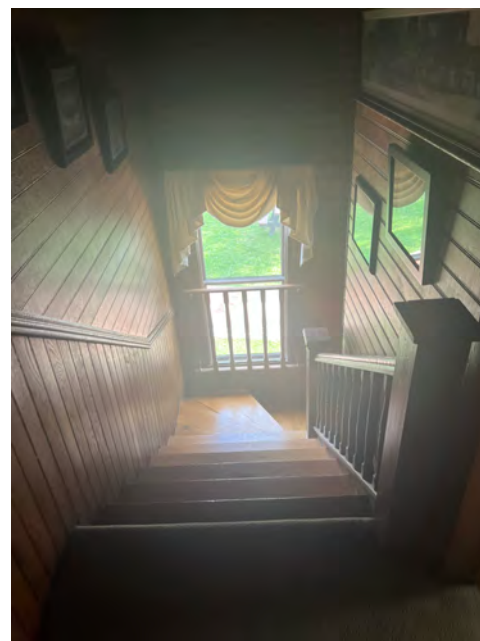
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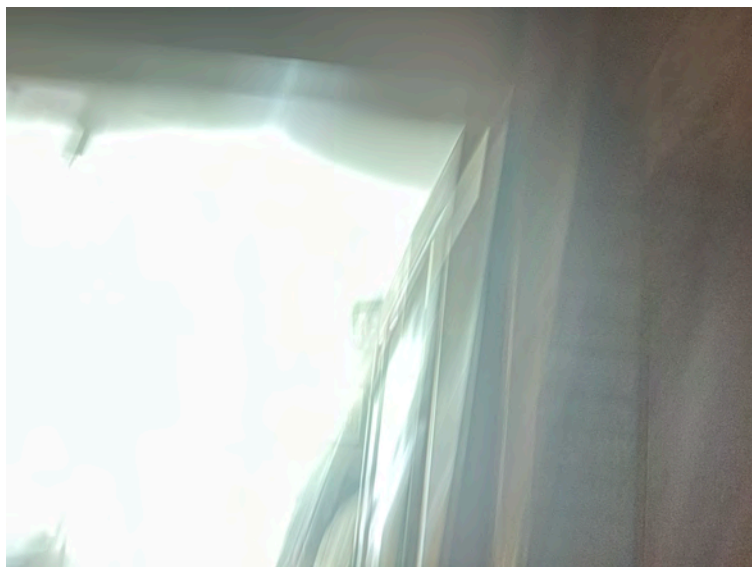
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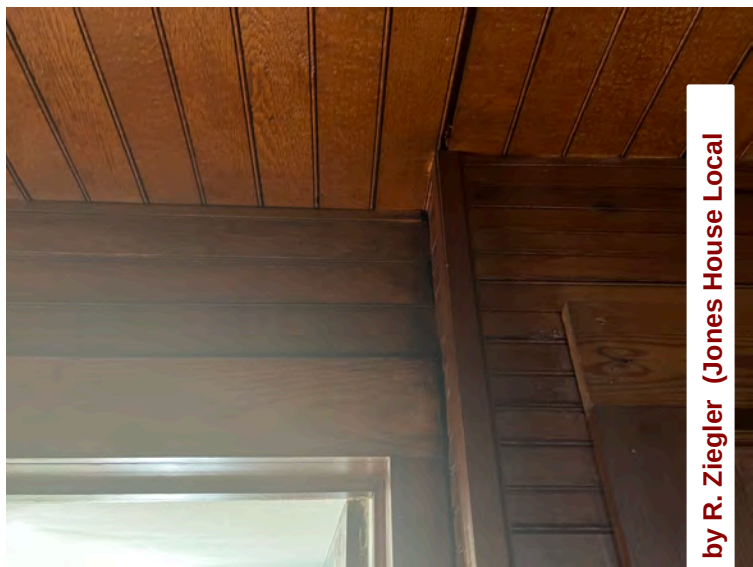
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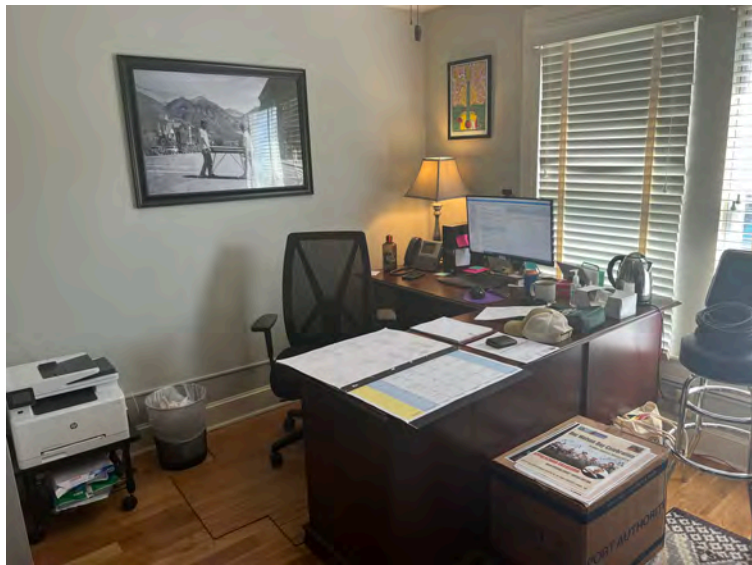
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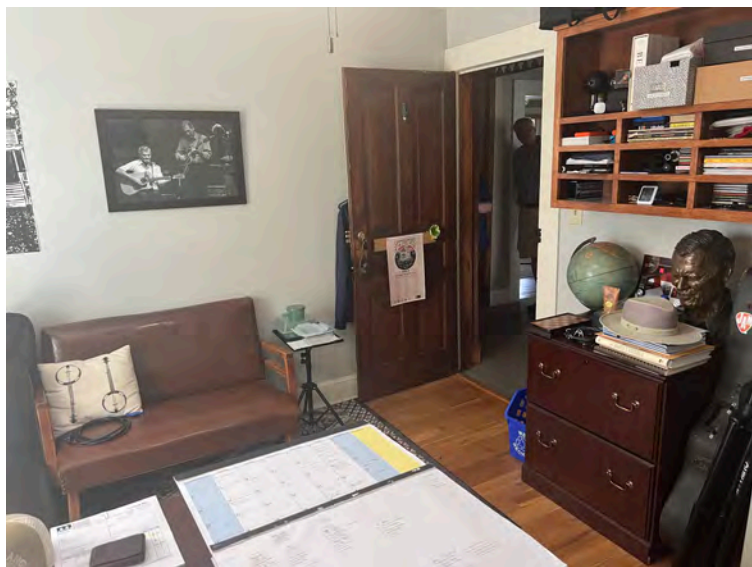
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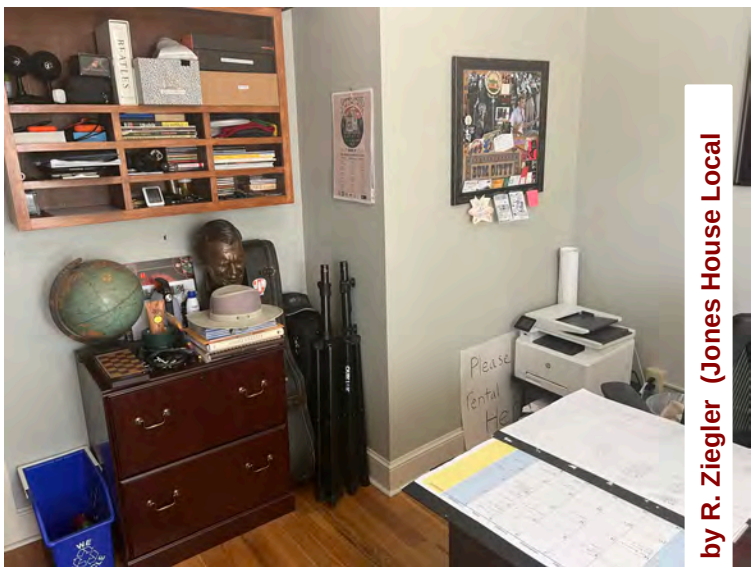
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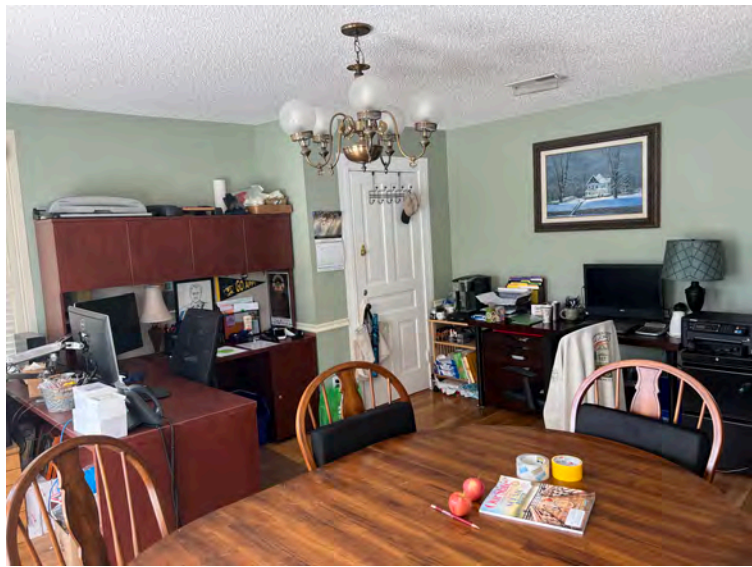
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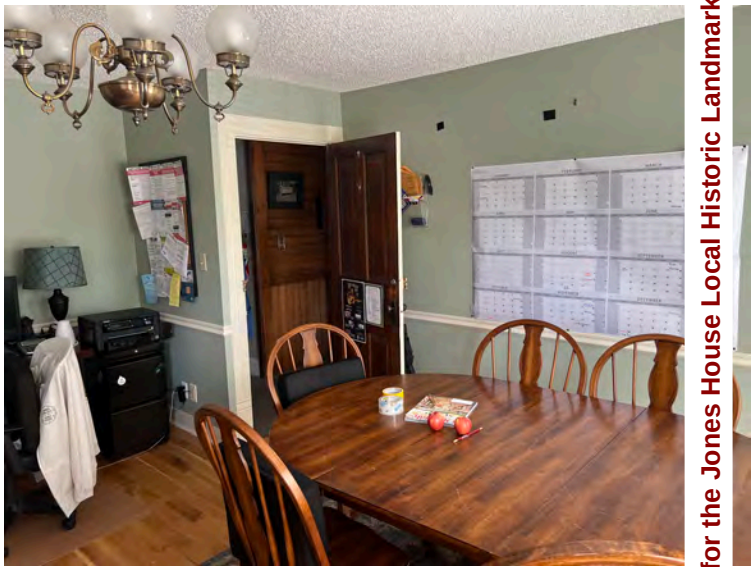
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Communication: Revised Draft Report for the Jones House Local Historic Landmark Designation - Update by R. Ziegler (Jones House Local



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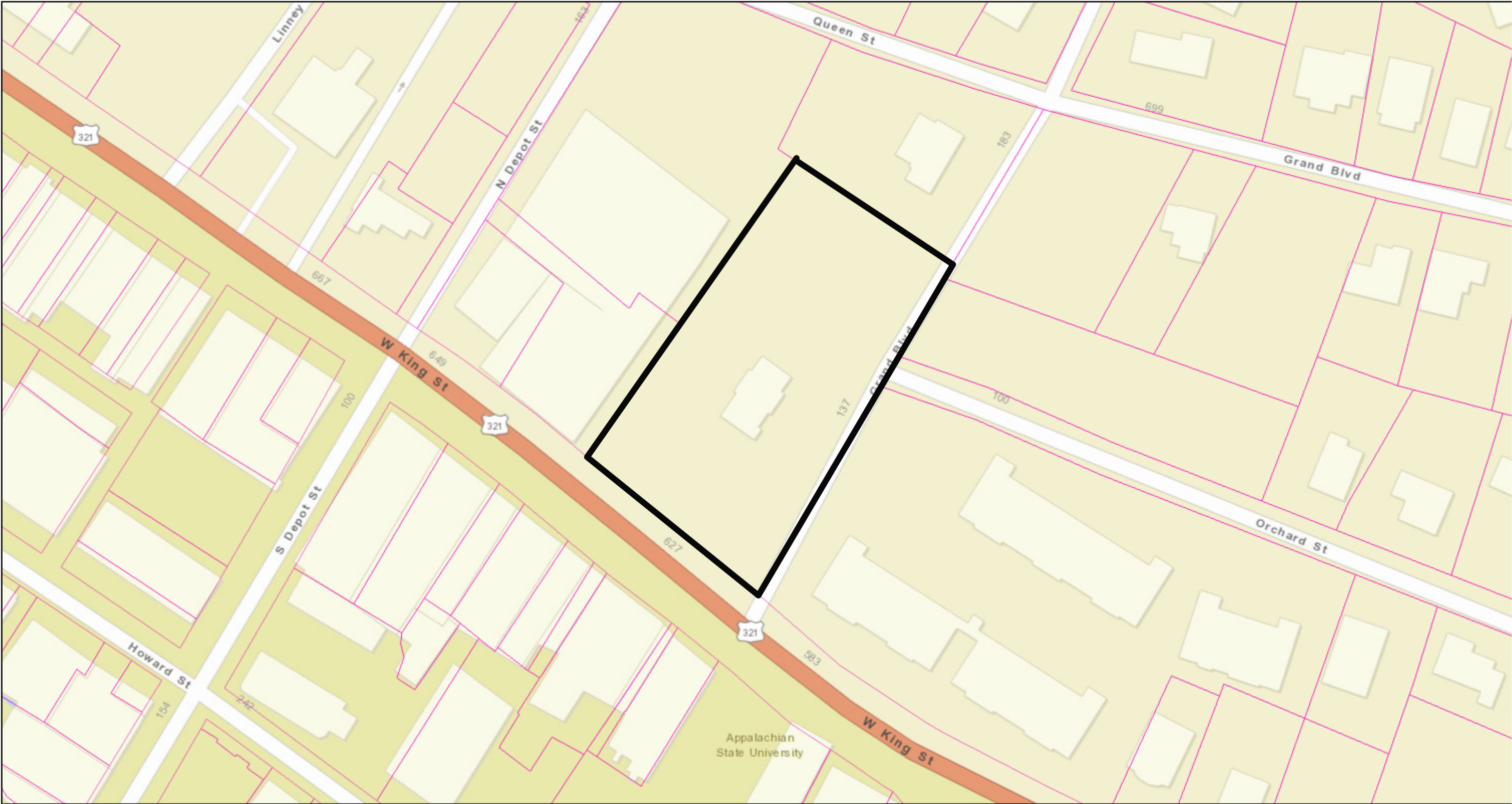


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Local Historic Landmark Boundary Map & Site Plan

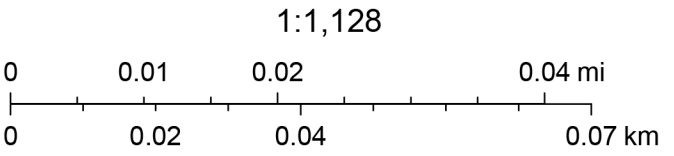


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-  Parcels
-  Local Historic Landmark Boundary

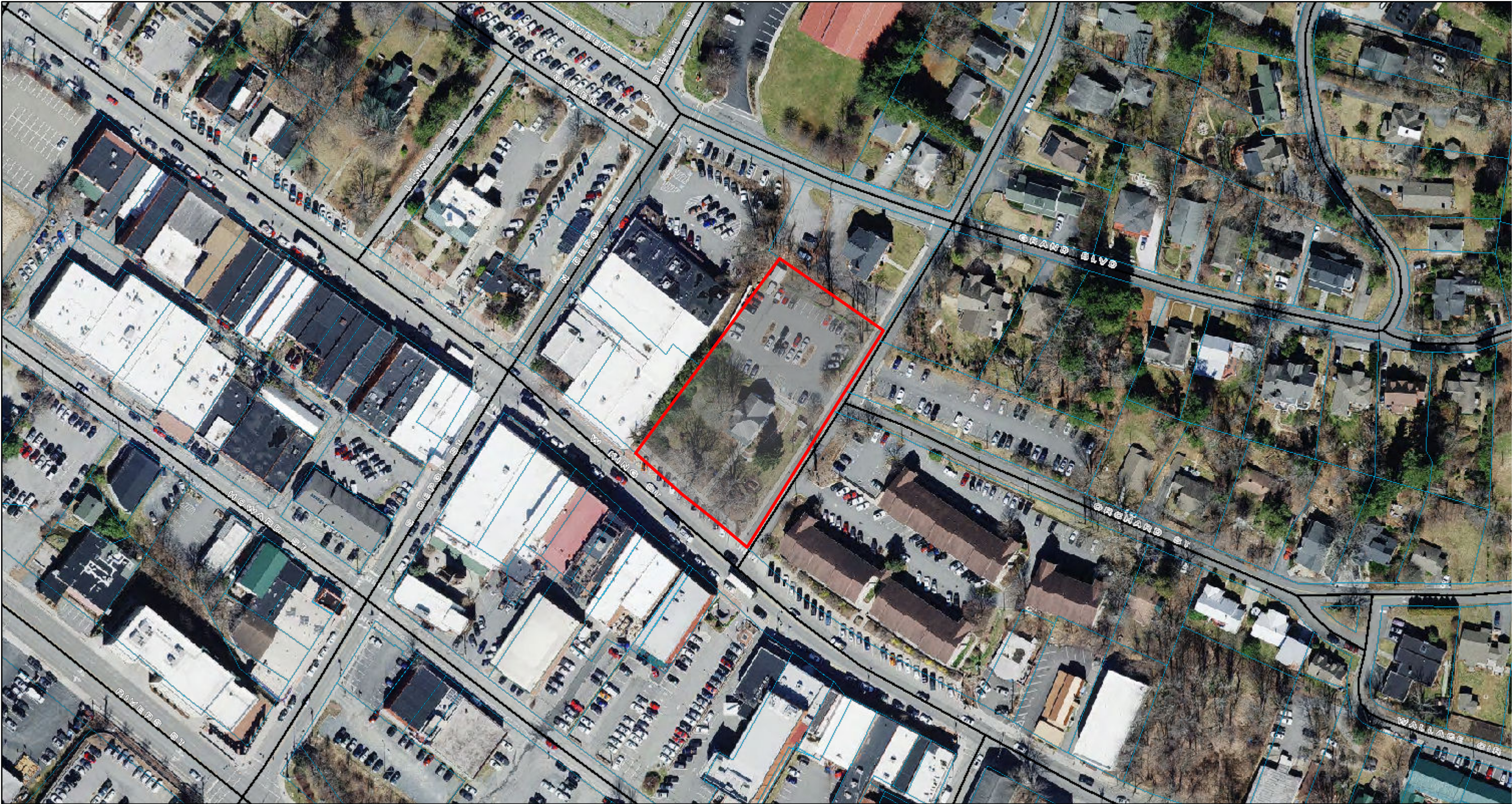
WT0008 John Walter Jones House
604 West King Street
Boone, Watauga County, NC

Map created by Eric Plaag
Carolina Historical Consulting, LLC
May 27, 2024



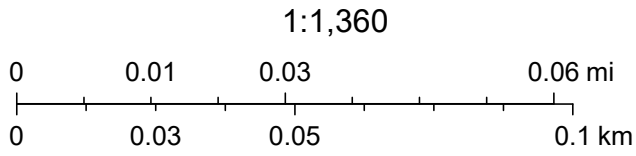
State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NC Center for Geographic Information and Analysis (NCCGIA), NC County Governments, US EPA

Watauga County Auditor



May 27, 2024

John Walter Jones House
Boone, Watauga County, North Carolina
Tax Map



NOTE: Parcel lines are skewed from building location.

Communication: Revised Draft Report for the Jones House Local Historic Landmark Designation - Update by R. Ziegler (Jones House Local Historic

Historic Preservation Commission Chair/Vice-Chair Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ♦ Boone, North Carolina 28607

Phone (828) 268-6960 ♦ Fax (828) 268-6961 ♦ Email: planning@townofboone.net ♦ www.townofboone.net



Board Member Information (Please see Board Secretary if needed for term information)

Name (Print):

Charles Vardell Smyth

Date Appointed:

09/13/23

Date Term Expires:

06/30/25

Number of Terms Served:

1

Position:

☒ Chair

☐ Vice-Chair

Questions

1. Orientation & Training

A. Have you completed the Historic Preservation Commission orientation?

☒ Yes ☐ NO

B. If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

2. Comprehensive Plan & Other Adopted Plans

A. Are you familiar with the Town's 2006 Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "[Ordinances, Plans & Studies](#)" heading?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

3. Unified Development Ordinance

A. Are you familiar with the Town of Boone's [Unified Development Ordinance](#), specifically Articles 1 General Provisions, Article 2 Administrative Mechanisms, Article 4 Permits and Article 5 Quasi-Judicial Procedures and Article 8 Historic Preservation Standards?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

4. Historic Preservation Commission Rules of Procedure

A. Are you familiar with the Rules of Procedure?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

5. Please explain why you wish to obtain this appointment:

Serving nine months on the HPC, with most of that as the Chairperson, I have seen some of the work the commission does that affects the lives of individual citizens, and the community. I believe the work the HPC does is important for the present, and future of the community. As such I volunteer to continue in my role as the HPC Chairperson.

Official Use Only

Date Reviewed by Historic Preservation Commission:

[July 9, 2024](#)

Date Reviewed by Town Council:

\\\\Planning\\data\\SHARE\\Boards\\BOA\\Chair & Vice-Chair Applications\\BOA_Chair&Vice-Chair_Application\\HPC_Chair&Vice-Chair_Application_09212022.docx

Communication: HPC Chair Application - V. Smyth (HPC Recommendation of Chair/Vice-Chair Positions)

Historic Preservation Commission Chair/Vice-Chair Application

Town of Boone Planning & Inspections Department

680 W. King Street, Suite C ♦ Boone, North Carolina 28607

Phone (828) 268-6960 ♦ Fax (828) 268-6961 ♦ Email: planning@townofboone.net ♦ www.townofboone.net



Board Member Information (Please see Board Secretary if needed for term information)

Name (Print):

ELIZABETH B. BOND "BETIE"

Date Appointed:

06-18-2017

Date Term Expires:

06-30-2026

Number of Terms Served:

3rd term (currently)

Position:

☐ Chair

☒ Vice-Chair

Questions

1. Orientation & Training

A. Have you completed the Historic Preservation Commission orientation?

☒ Yes ☐ NO

B. If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

2. Comprehensive Plan & Other Adopted Plans

A. Are you familiar with the Town's 2006 Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "[Ordinances, Plans & Studies](#)" heading?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

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☒ Yes ☐ NO

B. If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

4. Historic Preservation Commission Rules of Procedure

A. Are you familiar with the Rules of Procedure?

☒ Yes ☐ NO

B. If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?

☐ Yes ☐ NO

5. Please explain why you wish to obtain this appointment:

The work of the HPC is so important to the city - and particularly to the preservation of our downtown.

There is a great commission - please that I have been part of it.

Page 1 of 2

Communication: HPC Vice-Chair Application - B. Bond (HPC Recommendation of Chair/Vice-Chair Positions)

Official Use Only

Date Reviewed by Historic Preservation Commission:
July 9, 2024

Date Reviewed by Town Council:

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Communication: HPC Vice-Chair Application - B. Bond (HPC Recommendation of Chair/Vice-Chair Positions)



Town of Boone Planning and Inspections Department

Memorandum

To: Historic Preservation Commission

From: Jessica Mitchell

Date: 6/28/2024

Subject: Town Council Consideration of Stoneman's Raid Interpretative Panel Text – Suggested Revisions

Following the June 12, 2024, Town Council meeting, Staff is providing the suggested changes. The draft text proposed by the HPC and presented to Town Council shown below in Track Changes (changes either in blue for an addition, red for a deletion).

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

[Revise to match correct sequence of events.] 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.

Most of Stoneman's cavalry quickly moved out of the mountains, with orders to avoid battles, and "dismantle the country," ~~destroying~~ 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 ~~g~~aps to control major routes through the mountains. Three Union soldiers of the Third NC Mounted Infantry are buried at the Boone Cemetery, half a mile southeast.

STONEMAN'S RAID

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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.

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Stoneman's Raid: Skirmish at Boone

On the morning of March 28, 1865, members of the Twelfth Kentucky Union Volunteer Cavalry led by Maj. Myles Walter Keogh surprised Watauga Home Guard troops gathered at the James W. Council House, which stood on the post office site in front of you. Home Guard forces briefly opened fire, then fled northeast toward Howard's Knob before surrendering. Home Guard casualties included two killed, five injured, and 68 captured, along with 40 horses.¹ Jacob Mast Council, a noncombatant, was also killed. Union forces reported no casualties.²

In the aftermath, Union troops under Maj. Gen. George Stoneman burned the Boone Jail and looted the Watauga County Courthouse, located just west on the present site of the Linney House. On April 6, 400 additional Union troops from Colonel George W. Kirk's Second and Third North Carolina Mounted Infantry occupied Boone over the next few weeks, often ransacking private homes for forage. Five Union soldiers died of disease while at Boone; three of them are buried in the Boone Cemetery, half a mile southeast.

Four years of hostilities divided Watauga County, neighbor against neighbor, culminating in the Boone skirmish. At least thirteen of the volunteer Union troops who occupied Boone were Watauga County natives, one of whom, William Riley Horton, was Black.³ Union forces recruited another five residents at Boone before moving on. [220 words, not including title]

[Photograph of Captain Myles Walter Keogh, circa 1868] *Caption:* Capt. Myles Keogh, circa 1868, collodion wet plate negative by Ebenezer E. Henry, courtesy of the Amon Carter Museum of American Art. Keogh's Army career ended at the 1876 Battle of Little Bighorn.⁴ [33 words; note that the sentence about Little Bighorn can be dropped if caption credit must be longer to satisfy the rightsholder]

¹ [This footnote will not appear on the panel.] Union accounts of the number of Home Guard deaths are probably exaggerated but numbered as high as nine and may have been counting Jacob Mast Council as a combatant, plus the five injured Home Guard troops. Local accounts generally agree on two Home Guard deaths, plus Council, and as many as five injured. Numbers for men and horses captured are from Union accounts. Some local accounts also claim at least one Union combat death, but there is no corresponding record in Union sources to suggest any losses during the skirmish. Michael Hardy appears to be in agreement with the numbers presented here. See Michael C. Hardy, *Kirk's Civil War Raids along the Blue Ridge*, (Charleston, SC: History Press, 2018), 136-38.

² [This footnote will not appear on the panel.] Council was reportedly a member of the Home Guard, but most sources agree that he was apparently unaware of the call to arms.

³ [This footnote will not appear on the panel.] The count of Watauga County natives who were present, at least temporarily, at Boone during the occupation was compiled by crosschecking the rosters in Matthew Bumgarner, *Kirk's Raiders: A Notorious Band of Scoundrels and Thieves*, (Hickory, NC: Piedmont Press, LLC, 2000) against the individual service records for the Second and Third North Carolina Mounted Infantry regiments in Civil War Service Records (CMSR), Union, North Carolina, Fold3.com, online database, accessed August 29, 2023, <https://www.fold3.com/publication/689/civil-war-service-records-cmsr-union-north-carolina>. The complete service record for William Riley Horton is attached; he served as the cook for Company I of the Third North Carolina Mounted Infantry. Horton's race is verified through his hospitalization in the National Home for Disabled Volunteer Soldiers in Johnson City, TN, from 1903 to 1909, and the Pacific Branch of the National Home in Malibu, CA, from 1909 to at least 1920, cross referenced against Census records for 1910 and 1920 that affirm his race and residency there.

⁴ [This footnote will not appear on the panel.] Keogh's horse Comanche is considered to be the only "military survivor" of Little Bighorn; unfortunately, this interesting bit of trivia does not fit on the panel caption due to word count limitations.

[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. [19 words]

[Total word count: 272 words]



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
February 23, 2024	24-0129	Espresso News - Statement of Conformity	Zoning	Statement of Conformity	267 HOWARD ST	Approved	Michael James
May 31, 2024	24-0392	Town of Boone - Town Hall Generator	Zoning	Statement of Conformity	567 W KING ST	Approved	Michael James

3 Permits