



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, December 12, 2023

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 W. 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

September 20, 2023 Special Advisory Meeting Minutes

October 3, 2023 Advisory Meeting Minutes

October 17, 2023 Special Meeting Minutes

November 7, 2023 Advisory Meeting Minutes

November 14, 2023 - Special Advisory Meeting Minutes

IV. Case A23-0404 Town Hall Facade Renovation - COA

Exhibit 1: Case A23-0404 Town Hall Facade Renovation - Application

Exhibit 2: Case A23-0404 Town Hall Facade Renovation - Project Narrative

Exhibit 3: Case A23-0404 Town Hall Facade Renovation - Architectural Survey/Designation Report Excerpts

Exhibit 4: Case A23-0404 Town Hall Facade Renovation - Building Elevations

Exhibit 5: Case A23-0404 Town Hall Facade Renovation - Staff Report

V. Case A23-0460 Jones House Picnic Table Area - COA

Exhibit 1: Case A23-0460 Jones House Picnic Table Area - Application

Exhibit 2: Case A23-0460 Jones House Picnic Table Area - Project Narrative

Exhibit 3: Case A23-0460 Jones House Picnic Table Area - Architectural Survey/Designation Report Excerpts

Exhibit 4: Case A23-0460 Jones House Picnic Table Area - Site Plan

Exhibit 5: Case A23-0460 Jones House Picnic Table Area - Shelter Details

Exhibit 6: Case A23-0460 Jones House Picnic Table Area - Staff Report

VI. Other Discussion

VII. Adjournment

**TOWN OF BOONE
SPECIAL HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
September 20, 2023, 3:30 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and Vardell Smyth

Student Member: Riley Ziegler

Town Staff in Attendance:

Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Long-Range/Special Projects Planner, Marlene Crosby-Board Secretary, and Mike James-Senior Planner via Webex.

CALL TO ORDER

Chair Eric Plaag called the Boone Historic Preservation Commission meeting via WebEx to order at 3:32 p.m.

ADOPTION OF AGENDA

Vice-Chair Bond made a motion, seconded by Student Member Ziegler to adopt the agenda as written.

Vote: Aye – All

Nay – None

The motion passed.

PUBLIC COMMENT

No individual took the opportunity to speak during public comment.

Discussion ensued on HPC positions. Chair Plaag noted that newly appointed HPC Member Vardell Smyth had not been sworn in but was attending the meeting as a guest. He asked Member Smyth to introduce himself to the Commission and Staff. Member Smyth said that he was a graduate of Appalachian State University and he had moved to Boone, North Carolina about one year ago. He stated that he had experience in working with historic districts from helping his family establish one in the Blowing Rock, North Carolina area.

Chair Plaag explained that after he ran for a Council position, he wanted to try to help find someone who was interested in occupying a seat on the Commission. He had asked Member Smyth if he was interested in a seat on the Commission, and Member Smyth then applied for an open position. Chair Plaag added that he was continuing to try to locate other people that might be interested in applying for a seat on the Commission.

Chair Plaag noted that he was not sure where Member Watkins's stood on his HPC position. Chair Plaag stated that it was his understanding that Member Watkins wanted to continue to serve until someone else was appointed to the HPC. Ms. Jessica Mitchell, Long-Range/Special Projects Planner, noted that Member Watkins's term had ended in June and his open position was being advertised.

Vice-Chair Bond asked Chair Plaag if he could be a Council Liaison to the HPC. He stated that would be a Town Council discussion, and if the HPC was interested in Chair Plaag being a liaison, the HPC can put in their request to Town Council for it.

Chair Plaag pointed out that it is very important that the HPC move forward and find new leadership in the transition. He explained that if the Town Council asked him to be a Council Liaison, he will attend the meetings to liaise by asking occasional questions and would relay information from Council and would not participate in the debate.

Chair Plaag asked the HPC if they wanted to continue to meet remotely or in person. Chair Plaag explained that he finds it easier to meet remotely.

Chair Plaag informed the HPC that he had been hired by the owners of the Horton Hotel to pursue their local landmark listing for their property, and he is currently working on that process now. He said that he was not sure but it looked like the completed draft document would come before the HPC for their review after he has rolled off of the HPC and onto Town Council. He added that this is what he preferred to happen.

At approximately 3:47 p.m., Chair Plaag closed public comment.

APPENDIX D REVISION DISCUSSION

Ms. Mitchell- referred to packet page two and a Memorandum dated September 19, 2023. She reviewed the information in the memo that contained meeting minute summaries from previously shared Communication with the State Historic Preservation Office (SHPO) and previously shared examples of historic district standards from 2022 and 2023. Ms. Mitchell reviewed the summary of Appendix D discussions included in the memorandum found in the meeting packet.

Ms. Mitchell explained that from August of 2022 until April of 2023, the HPC and Staff had previously discussed revision topics such as, historically appropriate features on nearby or neighboring buildings, inappropriate treatments or historic treatments on neighboring buildings should not be a justification for improper treatment on new construction, and within Section 9, Paint Colors, that the language “complementary to neighboring buildings” references colors that are congruous to the district. Staff added that while the Unified Development Ordinance (UDO) references a color palette and any proposed colors are compared to the chart, the LRV value must be below 60.

Ms. Mitchell added that previously Staff had informed the HPC of minor suggested revisions to Appendix D from the Certified Local Government (CLG) application review letter, and the HPC had discussed the SHPO’s comments, including referencing both “Statement of Conformity” and “Certificate of Appropriateness” as “Certificates of Appropriateness” with “minor work” or “major work” in parenthesis.

Ms. Mitchell added that previous updates included research strategies with the HPC, and the HPC had suggested that the Staff research other historic districts that were similar in size and architectural makeup like Hendersonville, North Carolina.

Ms. Mitchell discussed updates on Appendix D including a workflow process to incorporate proposed changes of what Staff and the Commission have learned since the beginning of the COA process.

Ms. Mitchell added that Staff had provided updates on Appendix D that clarified using the term “standards” versus “guidelines” within Appendix. She continued that Staff also reminded the HPC that when there is a text amendment on the historic district standards, it has to be reviewed by SHPO, which takes approximately 30 days for their review.

Ms. Mitchell explained that in June and July of 2023, the HPC’s discussion included substitute material in the historic district and within Appendix D, standards for the R.L. Clay (Rivers) House with a local landmark designation, and research from other jurisdictions on historic district standards. She added that other historic district standards are used as comparisons throughout the process and as a reference for the HPC.

Ms. Mitchell pointed out that on packet page four there is a list of the jurisdictions that staff researched for revisions to Appendix D. Ms. Mitchell said that when looking at other jurisdictions she focused on how they had formatted their standards. She said some jurisdictions had their standards formatted separately between residential and commercial properties. Chair Plaag clarified that when we talk about other jurisdictions and how they handle multiple historic districts. He said a lot of times the way these things evolve is you are expected to write a set of standards that are district specific or landmark specific. He said it has been his experience in North Carolina, and other states, that SHPO’s want to see specific standards separated out from other standards. He continued that it places a burden on Staff because they have to be really careful when crafting a standard, broadly speaking, that they do not create an exception on one type of property that you do not mean to because of the way you frame the standard. He noted in some of the current historic standards they have contradictions in them that just happens sometimes when trying to interpret a given standard, and then there is disagreement on the interpretation. He said if the contradictions can be limited as much as possible without creating new problems, it would be ideal.

Ms. Mitchell explained that the Historic District was adopted in October of 2021. She said that each of the Certificate of Appropriateness (COA) cases had been a learning experience. She said the topics that came up in the COA cases showed that more clarification was needed and is what spurred some of the Appendix D revisions.

Ms. Mitchell noted starting on packet page five there is a memo dated May 30, 2023 that includes email correspondence from the SHPO regarding the use of thin-set brick material in the historic district, specially using thin-set brick with pre-cast concrete panels, in regards to substitute materials.

Ms. Mitchell pointed out that starting on packet pages 11 through 13, there are the Charlotte Historic District Design Standards that had been referenced by the Town Attorney for the HPC to review and shared with the Commission previously.

Chair Plaag talked about the diSanti Law Firm building on the corner of North Depot Street and King Street. He said it was a difficult case for the HPC but it went through well. He said what is on the outside wall of the building now is not what the HPC thought it would be. Ms. Shook agreed with Chair Plaag on the outcome of the exterior wall. She told the Staff that the language has to be very specific on what we want a stucco finish to actually look like. Chair Plaag said he was asked by several people how this finished exterior wall got through the HPC because this type of look is something that should not be allowed in the historic district. It was added that the applicant is working on this issue. In addition, in the commercial standards there is a reference to domestic architecture regarding windows that should not be in there and should be reviewed for a possible revision.

Member Watkins stated that the problem is if you make it as specific as you possibly can be in the approach, you will invariably leave something out, and you are always going to cause something dramatic in the overall approach. He added that if you make the decision loose then decisions would look arbitrary. He stated that to be successful you have to find out where does it go.

Chair Plaag talked about the COA case on Howard Street where the “Everybody’s Bruncheon Club” business is located. He explained that this case is a classic example of how there can be a disagreement when interpreting the standards. He said that one Commission member wanted to follow the standards and let the applicant come back to the HPC after they have jumped through all of the hoops. Then another Commission member did not want to waste time on the case and wanted to approve it. Chair Plaag said that as it turned out the applicant was not able to do what they needed to do. He told the HPC that they needed to discuss how they would handle these kinds of cases in the future.

Member Watkins talked about the National Trust program and when the Downtown buildings and architecture looked the same. Chair Plaag spoke to Member Watkins’s point about the National Trust, he said one of the most constructive things you can do to get into this realization about aesthetic vision is to go to the Downtown Boone Development Association (DBDA) Collection of digital photography from Digital Watauga. He said all of these images are from the 1990s, along with several plans that the Main Street Program had proposed for some of the Downtown buildings that did not meet the standards.

Ms. Mitchell passed out a handout on Appendix D, illustrating the suggested reformatting for the Appendix D revisions. She explained that in the meeting packet the Staff had prepared a reformatted draft of Appendix D that matches the formatting of the Unified Development Ordinance (UDO). Chair Plaag asked if the goal with the reformatting was to have a cheat sheet to go by when the Staff meets with an applicant and explains the standards to them for their proposed project. Ms. Mitchell responded that the goal was to create better or quicker references to a particular article in Appendix D for the applicant to review on their proposed project. Ms. Shook added that that the overall goal is to incorporate both the narrative and the regulatory text appropriately as there can be regulatory material in the current narrative

text. She added that Staff would reference the articles of the UDO for permits and public hearings just like we do everything else in the ordinance. Ms. Mitchell explained that once the introduction has been created for the general provisions, applicable to all properties, for a local landmark or any historic district property and any we have in the future, then incorporating the district standards. She explained that the Staff wants to review the language in UDO Articles 2, 4, 6 and 8 because there are portions of Appendix D that have the same language as these UDO Articles. She added that the goal would be to reference to the UDO Article within Appendix D to make it better to understand by the applicants.

Chair Plaag referenced proposed Section D1.02 and what it means to the HPC to have the Certified Local Government (CLG) status. He explained that the HPC has the ability, as a Commission and with the approval of the Town Council, to apply for grants to fund whatever the next thing the HPC wants to do. He stated he had been the recipient of those grants, but he had never applied for one. He suggested that the HPC put it on their list to discuss with the SHPO staff about the process for applying for a grant and prioritization of them. He stated that a grant could potentially enable you to be able to hire consultants do the work on the more difficult things that need to be done. Ms. Mitchell said at this time the Staff has already started the process for Appendix D, but there could come a time in the future where the HPC could benefit from the use of a grant. Chair Plaag said that the use of a grant would be most helpful for surveying the Grand Boulevard and Cherry Park neighborhoods. He said that Dr. Death-Ridge's history students at Appalachian State had been doing some surveying in these areas. Vice-Chair Bond questioned how much survey work the students were actually doing. Chair Plaag clarified the restrictions for the Grand Boulevard area. He said this area was called the Daniel Boone Park Subdivision, but there was a separate area called Daniel Boone Cabin Colony, which was definitely a restricted neighborhood. Chair Plaag explained that in a big city the Request for Proposal (RFP) process would be followed and in that bidding process several consultants would reply on doing a survey. He said that it is harder to do that here because there is not enough work, therefore, it is not sustainable for a surveyor.

Ms. Mitchell pointed out that since the Blue Ridge Tourist Court as a local landmark and not in the historic district, the Staff would have to create separate standards for that property within the Appendix D revisions.

Ms. Mitchell talked about the proposed Section D2, Downtown Boone Local Historic Districts and Landmark Standards. She explained that the "Purpose" section would be merged with the first "Introduction" section and there are areas Staff plans to further address and condense.

Ms. Mitchell talked about Section D2.02 Downtown District Summary. She explained that Staff would format appropriately to account for the current footnote references in Appendix D.

Ms. Mitchell talked about Section D2.03 Landmarks within the District. She explained that Staff had discussed various ways of breaking out the standards with one option being to incorporate the local landmark properties within Appendix D, so we do not have separate documents within the historic district for the things that would apply to that property. She also noted another option would be to use a different color for each landmark property, and use formatting features, such as text boxes, to include the

properties as break out items within the historic district standards. Ms. Shook said this is a great opportunity to introduce the narrative, to show what is important, and can be used to indicate how the standards apply to a specific property. Chair Plaag pointed out that the Downtown Boone Post Office needs to be called out in the standards because it is unusual that a portion of its interior is also included in the local landmark designation. He explained that normally in local landmarks, just the exterior is designated unless the property owner consents to the entirety of the landmark. He said that you do not want to reference interior elements in the architectural description and not have standards written for the interior. He added that the standards should include how the interior is treated when repairs or replacement are necessary. Chair Plaag confirmed with Staff that they could write the standards for that specific element of the property.

Ms. Mitchell talked further about incorporating the landmark properties into the historic district standards. She added that she has currently included descriptions from the Comprehensive Architectural Survey report and the District Designation report. She said Staff could use similar formatting and differentiate the reports with colored text boxes. She added that in reviewing the ordinances for the landmark properties, most of them referenced UDO Article 8, the Secretary of the Interior Standards, or Appendix D. She added the idea of including the landmark properties within the proposed Appendix D was to eliminate having to write separate standards for each property, and to identify that each property is to follow the standards in Appendix D.

Chair Plaag thought it was important to give an example of the Appalachian Theatre, that is not currently a landmark property. He said at the time the HPC was working on the broader standards the theatre renovation was not completed. He said this is the reason that the standards did not include how to repair or replace structural glass or spandrel glass. He said if it was a landmark property, that is the place to specifically address standards for how to repair or replace both types of glass. He said right now there is no exposed spandrel or structure glass in the Downtown buildings. He said there are two buildings where this type of glass still exists but it is hidden. He said one building is the old Newtons building that has baby blue structural glass underneath the veneer brick. He said the other building is the mini mall where the old Crest Dime Store used to be had the red, black and white structural glass.

Ms. Mitchell referred to Packet Page 47 and she explained the workflow for the proposed General Standards section. She explained that the Staff merged the residential and commercial standards where they seemed to mirror each other. She used the existing residential standards as the basis and compared section by section to the existing commercial standards. She showed the text in various colors to show the difference between the residential and commercial changes to the standards.

Ms. Mitchell noted that she had started reviewing the Streetscapes section, specifically the Design Standards for Historic Streetscapes, Landscapes, Monuments, and other Resources in the District, which is towards the bottom section of the current Appendix D. She added that the language in these sections already applies to all properties.

Ms. Mitchell referred to proposed section D2.04.02 Elevation Definitions and pointed out the text colored in light blue is suggested by Staff as edits to the text. She added that based on the cases the HPC has heard, she suggested edits to make the text clear and easily identifiable.

Ms. Shook pointed out that Staff used a Google document to show the proposed revisions to Appendix D rather than showing the proposed revisions in Word with track changes. She stated that the Staff would like to create a reference table to ensure that Staff has captured all of the revisions and provide the HPC with a clean document. Chair Plaag pointed out that this approach was different than what is usually presented to the Planning Commission and noted that the Staff was reinventing the wheel in a positive way by making it more efficient. Ms. Shook noted that the Staff was refining the text. Chair Plaag said he was fine with this new process because the Staff was making it a more cohesive document. He asked the other HPC members if they had any objections to the approach by Staff to refine this document. There was consensus from the HPC on the approach the Staff was taking to improve this document.

Ms. Mitchell asked the HPC if they wanted her to continue to review each section or give the highlights of the proposed revisions on the rest of the draft document. Chair Plaag responded that he understood Staff was still reviewing the document for proposed revisions and were checking with the HPC to make sure they were alright with this approach to do it. He said the HPC would have the opportunity to review the draft document in more detail after Staff had made further revisions to it. He suggested to Ms. Mitchell that the HPC discuss the key topics that she mentioned in her memo.

Ms. Mitchell talked about the proposed changes to the commercial and residential standards. She said the residential standards would include those standards that are not included within the General Standards, but are still applicable to residential properties. She explained the same process would apply for the commercial standards and would include those standards that are not included within General Standards, but are still applicable to commercial properties. She added that new construction and additions would be different because Staff suggests to separate the existing new construction and addition standards from the existing residential and commercial sections to create a new section for only new construction and additions standards. Ms. Shook added that it would be necessary to figure out which standards that are different from additions and other construction. Chair Plaag pointed out that this topic was a tripping point when the HPC was reviewing the Southend Brewing Company Certificate of Appropriateness (COA) because they were adding a seasonal outdoor bar, the question with the proposed storage container, and whether it was considered as new construction or as an addition. He added that at that time, there was discussion on use versus the structure. He said there was also discussion involving the names for elevations, including primary, secondary and tertiary elevations, and how this language needed to be revised. Ms. Shook said the Staff read the elevation language strictly by definition because that is how Staff was trained to do. She explained if you look at how the terms are used throughout the entire standards, it was a tertiary elevation, even though by definition, it's a secondary elevation. She agreed that the elevation text needed to be revised to make it clearer.

Ms. Mitchell pointed out that she had used the color purple to highlight any proposed revisions regarding substitute material. She referred to Packet Page 61 and 62, proposed Appendix D, Section D2.04.14 and

noted that the suggested text additions regarding additional exterior architectural components. She noted the difference in text color with the dark blue including text from the existing commercial standards, and the light blue text being suggested text revisions by Staff.

Chair Plaag said the current standards specifically addresses covering or replacing historic materials with substitute materials, and he added the other circumstance was with new construction concerning the parking deck. Ms. Shook said that substitute materials need to be addressed in both situations, and she added a general discussion on substitute materials is needed. Chair Plaag talked about the different interpretations of the standards that were discussed, specifically when the HPC was reviewing historic material for the COA case on the building for Everybody's Bruncheon Club. He said in terms of the standards, he did not remember any other issues except where there was the problem with the historic bricks suddenly being unveiled after decades of time had passed. He said his interpretation was yes, they could replace the historic material with a substitute material. He added that Member Watkins's interpretation was there is a history of there being stucco on this building even though it was during the period of significance. He added that the question was is stucco a historic material or not. Chair Plaag suggested that the text be revised to clarify what we mean by "historic material," and this is a problem in the standards as they are currently written. He asked if there is a definition of "historic material," and Ms. Shook said we did in the old standards.

Ms. Mitchell referred to Packet Page 80, Section D2.04.23, Artificial Materials was added to this section that states the materials not to use. She said in the existing commercial standards they include kiln brick, wood, trim, structural glass, and it lists the coverings on the buildings. She said this could have been the standard referenced for the Watauga County Parking Deck COA case. Chair Plaag said we need to define these types of historic materials, and his intent when writing the standards was that historic materials would be materials that were present on a building at some point during its period of significance, which for the historic district is 1918 to 1964. He explained that there is the one exception of the buildings predating 1918 and the things that were on them.

Chair Plaag talked about the argument that Mr. Jim Deal from Deal, Moseley and Smith, stated when the HPC was reviewing the COA case for the Everybody's Bruncheon Club building. He explained that Mr. Deal implied that the historic district standards do not define what a historic material is. He said if the HPC went with the standard dictionary definition for historic material that would be any material that is historically on a building at any point in time. He said this is why the standards need to define specifically what we mean by historic material and the timeframe of it. Member Watkins said the question is do you go with a treatment known to existing on the building the period of significance or do you invent something new that is congruous. He added if it is a known façade with evidence and photographs, that is a more reliable option to follow than something new. Chair Plaag talked about two examples of things that happened in the district outside the period of significance that we agreed on, when the district was created. He said the first example is the 1980s era mountain village look, which the HPC agreed that in current standards is not appropriate. He talked about the Boone Mini Mall on King Street and if someone wanted to work on that building, they might want to bring back the mountain village portico. He explained that we know that look would not be appropriate to the period of significance. He said that particular look

is an invented fantasy of what a mountain village should look like from the 1980s. He added that we have clearly stated in Appendix D that we do not want this look in the district. Chair Plaag talked about the Watsonna Western Store on King Street and stated that western village look is not appropriate in the district and does not fit into the period of significance for that building.

Chair Plaag pointed out that there were reasons why the HPC picked the dates for the period of significance. He added that if the HPC wanted to revisit the dates for the period of significance for possible changes to them, it happens sometimes because people change their minds on what they want to see in their districts. He said it might be a challenge to convince the SHPO why it is a good idea to change the dates. He explained that this is how the process works by defining your boundaries and it also puts a protection in place for the district. He added to the conversation that SHPO provided guidance to choose 1964 because of a 1965 renovation to the current Ben & Jerry's building that removed a façade similar to Farmer's Hardware with a three-story glass lobby, and the 1968 completion of the Watauga County Courthouse.

Mr. Vardell Smyth asked the question if there are multiple facades if it is possible to look at the earliest façade. Chair Plaag provided an example with the Mast General Store façade and said that the stucco was added to it in the 1950s and at one point it had cable hung awnings on it and that was how it looked in 1954 when Mr. Hunt decided to make it a department store. He said if someone wanted to put cable hung awnings back on that building, Appendix D allows for that to happen, if there is precedent for it because it falls into that range of the period of significance. He added that with the current Appendix D language on that specific building someone could come forward and say they wanted to stucco the whole thing.

Ms. Shook asked the HPC about the various facades on buildings and what should the Staff be telling applicants regarding the period of significance. She stated that it would eliminate questions about which period to go by, if the proposed language had the earliest period of significance in it. Chair Plaag pointed out that you would see this type of thing in older Plantation houses that may go through several different iterations of a façade over a period of time that might be in their period of significance. He said this could change in 20 years, but the practice now is what is the most significant part of that period of significance, if you can quantify it. He said this might mean putting back a porch that was on that building in 1820 when it was built. She asked the HPC if it was acceptable for the applicant to do their investigative work for their proposed project, and if they find that they can carefully restore a façade back to its period of significance.

Chair Plaag talked about the Qualls Block, which is where the Venture Chocolate and Wine Company building is on King Street. He said the appearance of that building today is not the way it looked originally, but it is the closest you can get to its original look with what remains of it. Chair Plaag explained that there was a period of time in the late 1930s and early 1940s when there was a huge Colonial Revival portico on the front of the Venture Chocolate and Wine building, when it was the Carolina Hotel. He said the portico was added to compete with the Daniel Boone Hotel. He noted that the portico was on that building for about 15 years. He said if someone came along and could demonstrate through photographs that they owned a portion of the sidewalk, the portico is not in the right of way, and the portico would be on their

property, he thought the HPC would have a difficult time fighting not allowing the portico to be put back on the building.

Chair Plaag started a discussion on deciding the period of significance for a building in a historic district. He asked isn't it the "every man historian" or a group of historians that decide what that period of significance is for a building. Student Member Ziegler added that it also refers to the general public. Ms. Shook said the general public makes up who lives in this area, and she pointed out that the HPC and Staff respond to the general public. She explained that when the first conversations started about the historic district, some people showed concern for what happens to the community that they grew up in, if the appearance of buildings goes back to the period of significance and they have totally lost their place in their community. She said that did not seem fair and a difficult thing for people to handle.

Ms. Mitchell talked about substitute materials and the application of them. She asked the HPC what would be allowable substitute materials. She asked if the applicants would have to demonstrate that it would not make an impact, provide evidence, or does the Staff need to be more familiar with the substitute materials and application of them. Ms. Shook asked if there was process that would benefit the applicant in the everchanging market of building materials. She said the standards that are put in place today, in two years for example will there be a product available that might be acceptable. She said do we allow the applicants to propose a material and provide information about why it might be acceptable or will there be super strict standards provided for the applicants. Chair Plaag responded that the National Park Service (NPS) position is that they no longer endorse substitute materials of any kind because they have learned their lesson that if they endorse this now, and then in 25 years from now, they could find out a product fails at a high rate. He added it is self-defeating what they are trying to do. He said the HPC's position is the same as the NPS's position, they do not endorse substitute materials and prefer a purity of original materials.

Ms. Shook explained that the Staff has met with applicants that want to use original materials, but sometimes the dollars associated with the original materials impact what they want to do or should be done. Ms. Shook said the applicants are looking for perhaps a range of materials that would be acceptable. She suggested this range of materials could include a low-end Styrofoam or related product that would not be acceptable, and then similar products that could be applied where you can't distinguish between. She was working on a way Staff can work with an applicant to get the best result. She asked the HPC if this topic would be worth a work session to discuss other possibilities for substitute materials.

Chair Plaag voiced his frustration with the Watauga County Parking Garage - COA case and the proposal for the use of thin-set brick material. He said the HPC's intentions were for the standards to not permit this type of material. He said the language in the standards was enough to support not permitting that substitute material for that structure. He noted that he was not comfortable with the discussion involving the Town Attorney regarding the substitute material because it was taken that the HPC should be more forgiving of alternative materials in the future. He added this is not how the NPS approaches these types of issues. He said the NPS is very clear on the materials that are allowed, and they strongly suggest that you do not open up the door to brand new things that are not tested over time.

Chair Plaag voiced further frustration with the building that is being built at the corner of Burrell Street and King Street. He said they are cutting their expansion joints, so the masonry that was recently applied looks like a thin-set brick upon concrete. He added that this is exactly what happened to the Rivers Walk Apartment building on Poplar Grove Road. He said now traditional masonry applications are being modified to fit, modern appearance on modern buildings.

Ms. Shook told Chair Plaag that she understood about the NPS guidelines and the preservation of the existing structures but she wanted to know about new construction. Chair Plaag responded that the standards can be written anyway you want to see them for the district. He added that SHPO may not like some of the things that are revised. He said the HPC claims that they want a congruous appearance in the district. He said there are various kinds of examples in Savannah, Georgia and Charleston, South Carolina of new construction and new additions being done that have set some solid things to make them less intrusive. He said the best example he can think of is in Savannah, Georgia where they built an all steel and glass addition to a building that reflects the original building. Discussion continued about the Jepson Center museum in Savannah, Georgia.

Ms. Shook said how do we marry the different ends of the spectrum. She said that Staff needed direction on how to approach this topic. She explained that she understood that the HPC preferred that only original materials to be used on the buildings in the district. She said on the applicant's side, they are interested in the most cost-effective way to get the same end result or desired appearance.

Chair Plaag added about the Watauga County Parking Garage COA case that the original design was to use traditional masonry. He said it was only after the HPC made the initial approval, then the applicant came back and proposed thin-set brick. He said the applicant was motivated because the proposed thin-set brick was easier to work with and less expensive to use. Member Watkins noted that the applicant's claim was that they needed to address how to drain the water from behind the brick, and if it was built the traditional way, the implication was that it would fall apart. Chair Plaag noted that if the architect had possibly provided the HPC with the proposed materials to review and research prior to the meeting. He said it would have been a different conversation during the hearing of the case. Ms. Shook stated that approach would be out of the Staff's control regarding the applicant's presentation. Ms. Shook explained that the applicant is not going to spend the dollars for the detailed architect plans and the engineering before they get approval for their project because there is no point if they are not approved. She further explained that there would need to be time allowed for the applicant for plan modifications. Chair Plaag stated that it is wise to be hesitant to embrace relatively new technology, but the HPC had no idea of how the thin-set brick material would hold up over time on the parking garage structure. He said maybe ten years in the future the applicant might come back to the HPC because the panels are cracking and need to replace them with a new product. He said this conversation would not be happening if they had used an acceptable true and tried material. Ms. Shook asked about, in this instance, if it was the application of the material, since it was a thin-set brick on panels. Member Watkins added that in the manufacturing process the mortar is pushed to the front surface of the brick, compared to a traditional application where

the brick stands proud of the masonry. He added his opinion would have been different if it had been proposed to where the sightline included other brick surfaces, instead of off by itself.

Ms. Shook explained in her role as the administrator of the Planning and Inspections Department having to help Staff interpret the standards, she preferred to have direction from the HPC on how to move forward with the language in Appendix D. Chair Plaag explained that the opinions that the HPC had stated, depending on the composition of the HPC, a couple of the HPC members agreed that the thin-set brick is good and a couple of others thought it was not good. He said this is the art of preservation. Ms. Shook responded that it should not matter who is sitting on the HPC on whether the applicant gets approval. She asked shouldn't there be a level playing field to base the decision making on. Chair Plaag asked Ms. Shook if she thought the composition of the board does not matter in how cases go. Ms. Shook explained that opposition does to an extent make a difference because it is political and not design. She said an applicant probably has a savvier awareness of political than design and historical preservation.

Chair Plaag explained that the guidance in the Secretary of the Interior Standards suggested to him that modern substitute materials should be used with a lot of skepticism, when it comes to their interest in historic landmarks and historic districts on both new construction and rehabilitation. He said with the parking deck there was more allowance for their use on new construction. He said the parking deck was less incongruous than if it was wedged between two 1920's buildings. He explained that where the level of skepticism comes out is when his skepticism is greater than Member Watkin's skepticism. Ms. Shook explained that she did not necessarily agree with Chair Plaag's explanation. She explained that the Board of Adjustment is a quasi-judicial board that makes legislative decisions based on language in the Table of Permissible Uses that are acceptable for the cases they hear. She said this is the same thing that the HPC should do as a quasi-judicial board.

Ms. Shook talked about the HPC side of the process, and how they review the applications that come before them and find the critical part of them. She said on the Staff's side, they explain to an applicant how to prepare for a meeting and things they should bring with them. Ms. Shook pointed out that there has been a lot of Staff research done on mortar but there has not been a discussion on the different types of pointing of brick.

Chair Plaag talked about the new real estate office. He said the UDO language does not explicitly say that brick on new construction should be a particular color or range of colors. He said this is clearly what the HPC does not want to see in the district. Ms. Shook noted that when the applicant brought in a sample of red colored brick, it looked redder than when it was put on the building. Member Watkins noted this is the problem with introducing modern architecture. Ms. Shook said that the Staff understood the process.

Chair Plaag said it comes down to the Staff completing a draft language for the HPC to review. Ms. Mitchell pointed out that the Staff have upcoming Comprehensive Plan meetings scheduled and she was not sure when the Staff could prepare the draft language. Vice-Chair Bond told Chair Plaag that she would like to see him be the Council Liaison to the HPC. He said he could potentially attend the HPC meetings as an observer.

Vice-Chair Bond and Chair Plaag told the Staff that they appreciated the work they had done on the revisions to make Appendix D a better product. There was consensus from the HPC that the Staff was on the right track with their proposed changes. Chair Plaag said he saw value in the Staff finding the funding, or for at least Ms. Mitchell, to at minimum audit some historic preservation classes.

Ms. Shook explained about the shifting of positions in the Planning and Inspections Department and that Ms. Mitchell would remain the staff liaison to the HPC and her new job title is Advanced Planning Specialist. She said there would be an Advanced Planning division and a Zoning Administration division in the department. She added that under Zoning Administration would be where COA are processed, and that Mr. Mike James, Commercial Zoning Administrator, would be handling commercial projects and Ms. Christy Turner, Residential/Sign Zoning Administrator, would be handling residential projects. She said that the department had gone through some necessary renovations to be able to incorporate an office space for a new residential housing position.

OTHER DISCUSSION

There was no other discussion at this meeting.

ADJOURNMENT

Member Watkins made a motion, seconded by Student Member Ziegler, to adjourn the meeting at 5:55 p.m.

Vote: Aye – All

Nay – None

The motion passed.

Eric Plaag, Chair

Marlene Crosby, Board Secretary

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
October 3, 2023, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and Vardell Smyth

Student Member: Riley Ziegler

Council Liaison: Virginia Roseman

Town Staff in Attendance:

Jane Shook- Director of Planning & Inspections, Jessica Mitchell-Advanced Planning Specialist, Marlene Crosby-Board Secretary, Mark Freed-Director of Cultural Resources, Lane Moody-Downtown Boone Development Coordinator

Others in Attendance:

Jill Privott, Katie Mack, Doris Stam, Rebecca Triplett-Johnson, Brenda Councill, Susan Keefe, Roberta Jackson, Anna Boyce Phillips

CALL TO ORDER

Chair Eric Plaag called the Boone Historic Preservation Commission meeting via WebEx to order at 3:01 p.m.

ADOPTION OF AGENDA

Student Member Ziegler made a motion, seconded by Member Smyth, to adopt the agenda as written.

Vote: Aye – All

Nay – None

The motion passed.

Chair Plaag referred to the Town of Boone Rules of Procedures for Boards and Commissions for public comment. He explained that public speakers would have five minutes per speaker in the order they were received from the Planning and Inspections Department.

Chair Plaag asked Ms. Jessica Mitchell, Advanced Planning Specialist, if anyone had contacted her to speak. Ms. Mitchell stated that she had been contacted by some individuals who confirmed that they wanted to speak, some said they did not want to speak, and she was unsure if some of the other individuals on the call wanted to speak.

PUBLIC COMMENT

The first speaker was Ms. Jill Privott, who stated she was a resident of Boone. Ms. Privott clarified her position on any opposition to some of the content in the Boone Cemetery Panel, especially since no one from the HPC had asked her about her position for her reasons, motive, or intent. She said she had been put in a position to defend her integrity because it concerns her stance on any dissenting areas of the panel. She explained her intent was not to disregard or marginalize any racial aspects of the Boone Cemetery's history or to help any family promote their history but in a true and balanced light. She pointed out that she was not from the local area and any evaluations she would share are highly objective historian

perspectives from her knowledge and experiences in her work, which involves marker work on a national and local regional level. She pointed out that she was familiar with the standards because she used them in her work with numerous marker projects. She talked about the local families she had worked with privately, and she added that no one had tried to disregard or suppress the racial history intertwined with their family's history. She appreciated that some of the proposed changes she made had been accepted, but she saw the cemetery panels as not being ready for production for many reasons. She stated that the content in the cemetery panels included narrow topics about the cemetery and did not follow best practices of historic marker standards of succinct language. She said the cemetery panels must consist of a comprehensive presentation of the cemetery, as summed up in Ms. Tracy Council's letter. Ms. Privott referenced to this letter, in which Ms. Council said the draft cemetery panels might read that Boone has not progressed from the days of slavery and Jim Crow. She said more time is needed to research to increase the balance of history. She clarified that the term "systemic racism" had been misidentified in the panel. She said that no one has said it did not exist; they only challenged the use of the catchphrase, and the meaning or concept should not be used. She said the signage needs to transcend societal changes and terms become obsolete. She added that a well-written sign gets the point across in its linguistic style. She said the term systemic racism needs to be deleted, not the concept. She said words like QR Codes could become obsolete, like floppy disks, CDs, and jump drives. In closing, she stated it is a well-intended project. However, it still is infused with stereotypical historical interpretations, opinions, and commentary that paints an inaccurate and incomplete history of the Boone Cemetery and, consequently, of Boone and cheats the visitors of Boone from the full scope of the cemetery's history. She concluded this project needs to be halted for further review and input.

The second speaker was Ms. Brenda Council, who stated that she was not a resident of Boone. She agreed with the public comment given by Ms. Privott. She pointed out the unified discontent regarding the draft cemetery panels she and her group had given to the Town of Boone and the HPC, including their collective and various communications and legal opinions. She told the HPC they should be fully aware of their discontent with the draft cemetery panels text. She received a letter from Ms. Tracy Council and read aloud the following topics from the letter written by Ms. Tracy Council. The first statements from the letter were: the cemetery panels would better be titled "Racism in the History of Boone and Its Burial Practices" because the footnotes focus on the history of segregated burial practices in Boone, from its early days through the modern era period. The topics listed on the panels focused on the practice of slavery, segregated burials, the internment of three Union soldiers on the back side of the cemetery subsequent to Stoneman's Raid, speculating without historical documentation as to the motives of their placement there, and calling into question the decision made by business and civic leaders in the 1950s and 1970s. The panel focuses on racist institutions and behavior partly based on fact and conjecture. She said the footnotes make it difficult to follow the thread of the story being told, particularly in the parts that deal with the 1950s through the 1970s. She said that the cemetery panels focusing exclusively on racism omit the opportunity to talk about the folks who came to Boone to work on the railroad, taught in one-room schoolhouses, and people who died caring for the people during the Spanish Flu epidemic of 1919. In the letter, Ms. Tracy Council added that she is a descendant of Boone's largest slave-holding family, and she and her group do not defend the practice of slavery. She said she was not proud of what her ancestors had done, and she did not seek to suppress that story but to find a fair and balanced history for our community.

Chair Plaag clarified with Ms. Brenda Council that neither the Staff nor the HPC was aware of a legal opinion being delivered to the HPC. Ms. Council responded to Staff's question that the information was given to the Town of Boone on August 25, 2023. Chair Plaag asked who the legal opinion was from and whether it was on the cemetery panels. Ms. Council responded that the HPC could contact Mr. Nathan

Miller, Attorney at Law. Council Liaison Virginia Roseman said that the Town Council did receive something and it would be best to contact Ms. Allison Meade, Town Attorney. Ms. Council said she would not speak on that subject and agreed it would be best to contact Ms. Meade on said topic.

Ms. Mitchell said next on the list of attendees was Mr. Samuel Deibler, a journalist from "The Appalachian" newspaper. He was not present at this meeting.

The third speaker was Ms. Doris Perry Stam, who noted that she had emailed the Mayor and Town Council regarding the cemetery panels text. Ms. Stam was unable to speak and approved Ms. Mitchell to read the email to the HPC. Ms. Mitchell read the letter which stated that Ms. Stam was a Watauga County taxpayer and member of the Dougherty family, and she was opposed to the cemetery panels for many reasons. She mentioned the discussion of the Union soldier's skirmishes and burials, highlighting the slavery practice of one family and belittling their name, and the attention given to the traveling circus girl. She said Chair Plaag had done excellent work researching the cemetery's history. She said, why not make his research more inclusive by informing others through articles and local publications at tourist locations. She said more than three meetings were needed to discuss the cemetery panels text.

Ms. Mitchell added that from the list of invitees these were the individuals who requested to speak under Public Comment.

The fourth speaker was Ms. Anna Boyce Winkler Phillips a resident of Boone. She asked why are the Blacks buried in the White cemetery. She said the Council's could have buried their family in a new place. She said that maybe they were friends with the enslaved people. She pointed out that she did not know Mount Lawn was a segregated cemetery. She explained that the Rein-Sturdivant Funeral Home in North Wilkesboro owned Mount Lawn then, and owned the funeral home next to the First Baptist Church. She noted that she was not prejudiced and she admired Black people and all people of Boone.

The fifth speaker was Ms. Rebecca Triplett-Johnson a former resident of Boone and a descendant of many families in Boone, and some interred in the Boone Cemetery. She said more research needed to be done on the cemetery panels. She added that no media blitz had occurred to inform the public about the proposed cemetery panel project. She noted that in one of the meetings she had attended, someone said when the proposed cemetery panels were completed, they could add them to the ghost tours. She said the ghost tours are no reason to stop valuable historical research, and time should not be a factor. She proposed that a media blitz be made a priority to inform the public of this proposed project and to create a new starting point that could include anyone who wants to be a part of memorializing the people interred in the cemetery with respect and integrity.

The fourth speaker, Ms. Anna Boyce Winkler Phillips, gave additional public comment. She did not understand why three northern soldiers were mentioned by name and age when the Councils are one of the founders of Boone, the Dougherty Family, who founded Appalachian State University, and the Rivers Family, who started the Watauga Democrat are not mentioned.

At approximately 3:35 p.m., Chair Plaag closed public comment.

BOONE CEMETERY INTERPRETATIVE PANELS REVIEW

Chair Plaag stated that he would like to address some of the statements made during public comment and there was no objection from the other HPC members.

Chair Plaag reminded everyone that the HPC had been working on the proposed cemetery panel project for at least three years. He said there was an initial draft text for the cemetery panels produced about two and one-half to three years ago, but the HPC tabled it because the Town Council asked the HPC to review other pressing matters. He said the HPC has been revising this proposed text since January 2023. He said the proposed revised version in the meeting packet was version five. He said that at the August 2023 Town Council meeting, the Town Council directed the Town Manager to send out a communication to the various people who, at that point, had submitted comments or appeared to make comments at the Town Council meeting. The Town Council asked those people if they had documentation or had questions about information in the draft material, to submit that information to Ms. Mitchell in the Planning and Inspections Department by a date at the end of August 2023. He added that at the September 2023 HPC Advisory meeting, at the request of one of the HPC members, this topic was tabled to this meeting for discussion. He said he asked anyone who saw an error in the draft material to submit the documentation showing that the text included in the drafts needed more accuracy. He asked Ms. Mitchell if she had received any documentation since the September meeting from anybody that addressed any of the factual claims made in the draft panel text. Ms. Mitchell responded that since the September 2023 meeting, there has been no documentation submitted to Staff and the communication received was shared with Commission members.

Chair Plaag responded to some of the statements made during public comment. He addressed the comment made by Ms. Stam regarding the burial of Rita Sheridan, the "Circus Girl," by the people of the Town of Boone. He said that Ms. Stam's statement was not true because there was newspaper documentation that indicated that friends of hers from the circus when they were in Town for a subsequent circus many years later, brought the stone with them and installed it into the cemetery. He said residents of the Town of Boone did not install the stone. He said this is why the stone reads, "By Her Professional Friends." Vice-Chair Bond noted that Ms. Sheridan's birth date was not on her gravestone because no one knew that date.

Chair Plaag responded to Ms. Rebecca Triplett-Johnson's statement about ghost tours in Boone. He said to his knowledge that since he has lived in Boone, no one had given ghost tours, and none are planned. He said last year the Town of Boone and the Watauga County Historical Society, with five different people led a series of tours that covered various topics on various people, both Black and White. He said some were Confederate and Union veterans, past politicians, past police officers, and business leaders. He said these tours were not designed to be ghost tours and were held on Friday evenings in October of 2022. He noted that Mr. Trent Margrif, an Appalachian State University faculty member, had been giving cemetery tours for many years. He added that the tours were meant to be informative and cover a wide range of the cemetery's history. He asked the people who are making accusations that somehow the Town or the Watauga County Historical Society intended to be disrespectful to the people buried in the cemetery by doing ghost tours to desist from characterizing them in that way. He added that the HPC has never planned ghost tours for the cemetery, and that is something they would not do.

Chair Plaag stated that he received an email from Mayor Pro-Tem Edie Tugman and he wanted to read it to the HPC. In the email, Mayor Pro-Tem Tugman noted that the cemetery's history is not pretty and, in some ways, disgraceful, but it is what it is. She acknowledged the families' feelings and contributions to Boone, but it is our history and not our fault. She quoted an old saying, "Those who fail to learn from history are doomed to repeat it." She said our history must be recognized and reported, and it can be told without bludgeon.

Chair Plaag noted that he worked closely with Staff to get all of the communications into the meeting packet that he had received personally or the HPC had received, including communication received by the Watauga County Historical Society that he believed was intended for the Commission.

Chair Plaag opened the floor for comments from the HPC. Member Smyth stated that he was recently appointed to the HPC and had read the meeting packet. He pointed out that the proposed cemetery panels are not made of bronze material and are not carved in stone. He said they may last ten to 15 years, then, different Commission members could revise these panels and change their text. Vice-Chair Bond said she was amazed that more people did not know the HPC was working on the draft cemetery panel text. She said had they known, they would have gotten a lot more feedback on them.

Chair Plaag addressed a public comment made by a person in this meeting who needed help understanding why Mount Lawn was included in the recent draft text. He said it was included because the commentary on the last draft from July 2023 was why there was a discussion on Clarissa Hill and no discussion on Mount Lawn. He said in an attempt to include Mount Lawn, he did the research and incorporated that information. He said the outcome of adding Mount Lawn was that the story of Mount Lawn was not very attractive either. In the 1950s, he said White town folk were segregating the Town cemetery and told the Black community there was no room for them. They needed to go to the cemetery on the west side of Town. He also pointed out that with the request for additional context he provided in the latest draft, if you don't like the additional context, he said it is disingenuous to object to having additional context.

Vice-Chair Bond agreed with Chair Plaag about providing additional context on the Mount Lawn cemetery. She added that the HPC asked for documentation and did not receive it. She mentioned the request for a media blitz. She was unsure how much more the HPC could advertise it. She added that the people who stated they were frustrated that the families of the people interred in the cemetery needed to know about the work of the HPC, she suggested that those people tell the families about it.

Student Member Ziegler commented that signs, like words and QR codes only last for a while before they go defunct and would be replaced with something else. She said the HPC looked at an option for signs where the information panel could be changed out easily without removing the entire structure.

Member Watkins summarized the topics in his memo dated October 3, 2023 (permanently on file). He explained that he was troubled by the fact that this proposed cemetery panel project had evolved into an unintended and unnecessary controversy when we all are trying to achieve the same goal. He had read

the communications that had been submitted, and it was unfortunate that we encountered difficulty in achieving that consensus. He said one form of controversy is who is and who is not a "real" historian. He pointed out that as the number of panels had increased, we have been getting more and more into a level of detail that the average person would not read or be interested in. He pointed out that in different studies in different museums, visitors spend between eight and twenty-seven seconds looking at very fine works of art. He proposed a revision to one panel with two sub-headings.

Member Watkins read aloud the section of the memo named "Welcome to the Boone Cemetery." He talked about the land for the Boone Cemetery being originally owned by the Council Family, and the Council's and their slaves were buried there. The cemetery was segregated, with the Blacks buried on the east side and the Whites buried on the west side, with a fence separating the two sides. By the 1950s, the Black and White residents developed new burial spaces outside Boone's Downtown area. In 2015, the Town of Boone acquired the cemetery. Many of Boone's most influential people are buried there, including B.B. and D.D. Daugherty, who founded Appalachian State University, writer John Preston Arthur, and veterans of the nation's wars, including those who fought on both sides of the Civil War. He said this section is 173 words.

Member Watkins read aloud the second section of the memo named: "Visiting the Cemetery." He pointed out in this section that the Boone Cemetery is open to the public year-round from dawn to dusk. The visitors are reminded that it is a sacred place and not for recreation or sports, pets are not permitted, children must be accompanied by an adult, and behavior including interfering with a grave, rubbing a gravestone, removing grave goods, or leaning on a stone are forbidden. It reminds visitors that the desecration of gravesites in any form is a violation of North Carolina Law. He said this section is 89 words.

Member Watkins added that he was not suggesting that this wording is sacrosanct. He said he revised the wording on the panel to begin a discussion about what wording might appeal to everyone and still be within the grounds of appropriate professional historical practice. He also wanted to make people, generally, citizens of the Town, feel included in the process and satisfied with the outcome.

Chair Plaag asked the HPC members for feedback on Member Watkins's revised text for the cemetery panel. Member Smyth said that he visited the cemetery, and the dog waste station outside the cemetery gate invites dogs into the cemetery. He said when he was a student at ASU, and he did not know there was a cemetery there. He asked how are others expected to find out and be directed to the Boone Cemetery and who would the audience of these panels be.

Chair Plaag responded that he recollected that members of the Town Council said they would like to see some interpretative signage for the Boone Cemetery that addresses the key things that are interesting in the cemetery, and how to behave in the cemetery because there has been a long history of bad behavior in it. Chair Plaag commented that many people who gave public comment described these cemetery panels like Chair Plaag was forcing everybody to accept them and that they were Chair Plaag's panels. He explained that the work on the cemetery panel text was the work of the HPC body, and the proposed project was assigned to the HPC by the Town Council. He said they had done the best that they could do.

He added that the HPC asked him to draft the language, which he did. He said it had been discussed and revised many times. He said that the fence between the two sections was removed when the chain-link fence was removed, and the Town Council showed an interest in seeing this fence interpreted. He explained that Vice-Chair Bond had suggested that a run of granite markers be placed on the fence line. Chair Plaag said that later, the HPC learned that the cost of putting the granite markers was cost-prohibitive.

Chair Plaag explained that the Junaluska Heritage Association (JHA) knew about the discussion of the granite markers, and they said if the HPC were not going to put them in, the JHA said they would put them in because they had some stones and gravel left from the JHA's project of marking unmarked graves from the ground penetrating radar study. He added that the JHA would mark the line if there were no objections from the Town Manager or Town Council; there were none and JHA completed the project.

Chair Plaag responded to Member Smyth's comment about how will people locate the cemetery. He said a separate project was being done by the Watauga County Historical Society that would be funded by the Watauga County Tourist Development Associations (TDA). He explained that the funding would create an application allowing for the Downtown Boone Walking Tour with satellite sites, one of which would be at the Boone Cemetery.

Chair Plaag pointed out that one thing that has been overlooked in the critiques of the cemetery is that each of the QR codes leads someone visiting the cemetery to additional content on significant people buried there. He said content still needs to be developed because the HPC has focused on the cemetery panels text. He said that topic would presumably be a task for the HPC to work on that content, which would allow the HPC to talk about significant political figures, business leaders, religious leaders, soldiers, women leader and important Black leaders in the community. He added that the intent is to provide a complete inventory of every variable with the QR codes, but probably not for every individual as that would be labor prohibitive for the Commission. Vice-Chair Bond pointed out that the Stoneman's Raid history could be tied into the Downtown Boone Walking Tours.

Chair Plaag pointed out that he had been asked implicitly why there was so much focus on the segregation of the cemetery. He said it was a defining characteristic of the cemetery. He explained that every person that he had ever spoken to about the cemetery, including on the tours last year, had no idea there was a Union occupation of Boone and if they had seen the Union soldiers here and not have known that they were in the Black section of the cemetery, they would have been very confused by it. He added that people said because of this tour, they knew what was going on in the cemetery.

Chair Plaag noted that he had discussed with author, Mr. Terry Harmon the assumption that Benjamin Council, Sr., played a role in the location of the burials of the Union soldiers. He said it was completely believable that the burials that occurred were on the Black side of the cemetery. He thought Mr. Harmon was wise to bring this topic up, and Chair Plaag modified the language to reflect it.

Student Member Riley talked about the people who had mentioned they were dissatisfied with QR codes on the panels. She explained that Staff had developed a design for a sticker to go over the panels when QR codes go defunct so the panels do not have to be changed out when information changes.

Discussion ensued on QR codes. Member Smyth talked about the feedback he had received on QR codes from the Blowing Rock Historical Association. He said because of the demographic of the Blowing Rock area, they were not as much in favor of QR codes as they were brochure stands, whereas the differing demographic of Boone might be different. He suggested having a brochure stand at the Jones Houses listing a map of the Boone Cemetery. Student Member Ziegler said in her age group and on campus at Appalachian State University, the students are hesitant to use QR codes because they can contain viruses. She added that the HPC had previously discussed having a brochure box at the cemetery.

Ms. Mitchell added to the discussion that when she talked to the Civil War Trails Program representatives regarding the Stoneman's Raid interpretative panel. She said the Civil War Trails Program indicated to her that they did not necessarily support putting QR codes in the text of the panels. She told them that the HPC had discussed putting a QR code on a sticker that could be easily changed out as necessary. She suggested not having the words QR code imprinted on the panel so that the sticker can be peeled off in the future when it is no longer needed. Vice-Chair Bond added that speaking from her age group, it would not matter if there was a QR code on the panel because she doesn't use QR codes to access information. She noted that other people are familiar with QR codes and have the devices to read them, and it would be beneficial to them to have a QR code on a sticker. Member Smyth noted that when QR codes become obsolete, the sticker could be removed and replaced with newer technology.

Ms. Mitchell informed the HPC that she had contacted the Vacker Sign Company to tell them there was a delay in the HPC sending them their order for the panels. She said the sign company responded that they understood, and they would provide Ms. Mitchell with a new estimate when the HPC was ready for one. She reminded the HPC that they had previously discussed having a brochure holder on one of the panels to be incorporated with the Downtown Boone Walking Tours.

Member Smyth suggested that the cemetery panels include highlights from a broad range of people buried there and information on the segregation topic, and Chair Plaag supported this suggestion. Chair Plaag added to the discussion that the text should be balanced and consider the important people from the Junaluska community that are buried there. Vice-Chair Bond added there should be recognition for the monument the JHA installed. Member Smyth noted that the fine line that the JHA put in at the cemetery was stark. He pointed out that a sign at the top of the hill in the cemetery talking about segregation would be appropriate. He suggested adding another sign near the front of the cemetery using Member Watkins's proposed suggested text, "Welcome to the Boone Cemetery." Member Watkins responded that the JHA may have more than one prominent person they might want to highlight in the cemetery. He said this is why he mentioned in his memo that he recommended that the proposed text be revised and vetted by all interested parties. He said he hoped that, ultimately, people would agree on who should be on the list for a general panel to be read by the average visitor to the cemetery.

Chair Plaag stated that he wanted to push back slightly on the comments he had heard during public comment and the idea of every interested party having an opportunity to weigh in on the cemetery panels. He explained that this is different from how the Town government works, except there is a public comment period where people can give their Town representatives and boards feedback on what they like and do not like about what they are doing in the Town. He said there are better ways to get the cemetery panels completed than the approach of trying to reach the approximately 20,000 people. He explained the Town Council directed the HPC to create proposed text for the cemetery panels that they may or may not vote to accept. He stated that the HPC had heard feedback three times prior to this meeting, and he tried to incorporate that information into the draft cemetery panel text. He added in the fourth revision of the draft cemetery panel text, he tried to include feedback from the community, including the broader Boone area. He stated that he revised the proposed text four times and does not care to do it again on his own. He said that Member Watkins's point was a fair one, and there is a way to encapsulate one more time to use the words that reach a broad audience and explains things in the eighth-grade language that would be typically used to make a historical interpretation on signs. He said that the HPC could revisit to see if four panels were the correct number because two panels might be the correct number of panels. He said one panel could be at the entrance and maybe a panel further up in the cemetery that interprets the dividing line and possibly includes something about the oddity of the three Union Soldiers being buried in the Black section in 250 words or less.

Chair Plaag suggested that another HPC member make the next revision to the proposed text. He opened the floor for the HPC to discuss how to move forward with the next revision. Vice-Chair Bond suggested that the HPC start with Member Watkins's information in his memo because it is well written, and he summed up the point of adding names to the text. She suggested that the HPC hold a special meeting to discuss the revised text. The HPC agreed to schedule a special in-person meeting on Tuesday, October 17, 2023, at 3 p.m. in the Planning and Inspections Conference Room at 680 W. King Street, Ste. C.

Member Smyth offered to work on the revision to the proposed text for the cemetery panels. He said he would prepare the proposed text from what he had learned in this meeting, and he would email it to Ms. Mitchell. It was discussed that Ms. Mitchell would forward the email to the HPC for their review and discussion in the special meeting and include in the meeting packet.

Discussion ensued on the revisions to the proposed cemetery panels text. Chair Plaag said he agreed with Vice-Chair Bond that the spirit that Member Watkins wrote about in his memo, and a good portion of the content, and his thoughts on condensing it all into one panel was a good starting point for the first panel in the next revision. Vice-Chair Bond asked if there should be another panel somewhere between the entrance panel and the one at the top of the hill of the cemetery. Member Smyth talked about incorporating segregation and the stark dividing line into the text.

Chair Plaag offered to create a list of historically significant people to be highlighted because he already had that information. He encouraged all the people attending this meeting via WebEx to email their list of historically significant people to Ms. Mitchell for the HPC to review. He noted that he preferred that the list of people be emailed within the next week. He added that the emailed information should include

the name and a few words about each person. Ms. Mitchell noted that she could do a brief social media announcement and email all of the people contacting her on the cemetery panels.

Chair Plaag talked about reducing the panels from four to two would give the flexibility to put a brochure holder in the cemetery and at the panel at the cemetery entrance, in addition to the QR codes.

JONES HOUSE LOCAL LANDMARK DESIGNATION REPORT UPDATE

Student Member Ziegler said she had been working on the architectural description and grammatical errors that Staff had pointed out. She requested some help from Chair Plaag on formatting photos and maps. Chair Plaag told Student Member Ziegler that he would give her explicit instructions on this formatting process. She said that she had been working on historical data from the packets Ms. Mitchell had given her on the National Register information for the property, and she needed find a better way to sort and organize the photos.

Chair Plaag said he was contacted last week by a relative of the Jones' and they have photos and materials from Dr. Jones, including family letters to donate. He said he hoped there was some information on the changes to the Jones House in the new donation materials. He said he thought it would be an outright donation, which would make it easier to allow Student Member Ziegler to use some of this new information if an exception could be made at the request of Chair Plaag. Ms. Mitchell stated the Planning and Inspections Department library might have some material that Student Member Ziegler could use with her work on the designation report. Chair Plaag pointed out that the P & I Department had the book entitled "Architectural History of Watauga County." Ms. Mitchell said she would check to see if the P & I Department had more architectural materials that Student Member Ziegler could use with her work on the report.

STREET NAMES PROJECT – REVISED HOWARD STREET NARRATIVE

Chair Plaag talked about the Howard Street Narrative and that it did not get on the Town Council agenda. Ms. Mitchell said that based on her research the HPC had worked on a draft narrative, and the Staff was waiting on Chair Plaag to update it and return it to the HPC. She stated that after that was completed, Staff would submit it to the Town Council. He asked the HPC for feedback on the updated narrative in the meeting packet. Vice-Chair Bond asked the HPC if someone was working on the Howard Street Project. Ms. Mitchell responded that the Public Works Department was doing the work. Chair Plaag reviewed the specific items that he changed in the narrative, including the four major events on the day of the 1913 auction. He said it added another page to the narrative. He asked the HPC if they were alright with his proposed changes to the draft narrative before they voted to send it to the Town Council for their consideration. Ms. Mitchell explained that after the Town Council approved the narrative, it would be added to the Town Website on the HPC page with the other street narratives.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Student Member Ziegler, that the Historic Preservation Commission recommends approval of the draft Howard Street Narrative by Town Council at their November 2023 meeting.

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

Ms. Mitchell said she would update the HPC in December on the decision of the Town Council on the Howard Street Draft Narrative.

Chair Plaag added that the November Advisory material discussion should include the HPC's work plan for the next fiscal year.

STAFF UPDATES

Ms. Mitchell reminded the HPC of the topics added to the Town Council's October 2023 agenda for their consideration and approval. She outlined the three items as the R.L. Clay (Rivers) House Local Landmark Designation Report to be sent to SHPO for their review, the Stoneman's Raid Interpretative Panels to see if the Town Council was interested in the HPC working with the Civil War Trails Program to get approval for outside funding, and the recommendation for the Dana Folk Way project. She noted that she and Ms. Lane Moody, Downtown Boone Development Coordinator, would jointly present the Dana Folk Way recommendation to the Town Council. She added that Ms. Moody had spoken with the members of the DBDA, and they were interested in supporting the Dana Folk Way signage proposal. She said that Ms. Moody wanted to present some ideas from the DBDA.

Ms. Mitchell said she found some information from the Montana Historical Society regarding their plaques the HPC was recommending for the Dana Folk Way project. She said the cost for their plaques was about \$800.00. She said they have a fully established marker program and charge \$35.00 per plaque application. She said this information might be beneficial if the HPC wanted to go with a marker program.

Ms. Mitchell explained to the HPC that the Town had hired consultants to update the Comprehensive Plan, and they would be in Boone on October 23 and 24 to meet with stakeholders and to learn about Boone. She said the Staff would contact the HPC to check their availability on October 24, 2023, to see if they could meet with the consultants. She added that specific times would be set up for the HPC to meet with the consultants, and when she found out the times, she would let the HPC know. Vice-Chair Bond noted that she was available on the morning of October 24, and Chair Plaag said his schedule was flexible on that day.

Ms. Mitchell continued with Staff Updates and referred to Packet Page 340, and she explained with the new permitting software in the P & I Department, Staff can run a report that shows the Statement of Conformity monthly activity. She said moving forward, the Staff wanted to try to use this report instead of having other Planning Staff, including Ms. Christy Turner, Residential/Sign Administrator, attend the meeting to give the report. She pointed out that Mr. Mike James, Commercial Zoning Administrator, was now handling the zoning for commercial properties. She said that the Rams Rack – Statement of Conformity (SOC) was still under review by Staff. Chair Plaag stated that he believed repointing brick required a Certificate of Appropriateness (COA). Ms. Mitchell responded that Mr. James recently received

that project application and it was under review by Staff. She noted that by Staff providing a monthly SOC report with a brief description, there would be less conflict for the HPC if the SOC became a COA.

HPC UPDATES

Chair Plaag announced a community event that was coming up on Thursday of this week at 4:30 p.m. at the Blowing Rock Community Library. The event is the Blowing Rocket Digitization Consortium launching of Phase 1 of its digitization project. He said that Mr. Ralph Lentz would give a talk on the history of the Blowing Rocket. He said there would be an appeal for the money they needed to digitize the first section from 1932 to 1950.

Chair Plaag said that he had talked briefly to Mr. Mark Freed, Director of Cultural Resources, and with some of the tour guides from last year about doing the cemetery tours again, and the general consensus was that everyone was overwhelmed. Chair Plaag said it might be better to stay a year off and work on being more organized about the approach to the next cemetery tours.

Vice-Chair Bond announced on October 18, 2023, at 5:30 p.m. a Watauga County Historical Society meeting, and Mr. Mike Hardy would talk on Benjamin Cleveland.

Student Member Ziegler asked Ms. Mitchell how she should handle the media when they ask for comments. Chair Plaag explained to Student Member Ziegler that she is never obligated to speak to the media. He said the approach that he always took is unless he has been authorized to speak for the Commission or a Town Council member has allowed him to speak, he does not speak for the Commission. He also explained that Student Member Ziegler could handle the press by saying that she wanted to emphasize that anything she says to the media is her own opinion and not the HPC's opinion.

NOVEMBER ADVISORY SESSION MATERIAL

Ms. Mitchell stated that it was discussed to include the following items: Staff Updates to include the Rivers House Local Landmark Designation Report, Stoneman's Raid Interpretative Panel with the Civil War Trails Program, and the Dana Folk Way Project; HPC Work Plan; Boone Cemetery Interpretative Panels following the discussion at the October 17 Special Meeting. Chair Plaag suggested the following item for the November Advisory Material: Jones House Designation Report Update by Student Member Ziegler.

OTHER DISCUSSION

There was no other discussion at this meeting.

ADJOURNMENT

Vice-Chair Bond made a motion, seconded by Student Member Ziegler, to adjourn the meeting at 5:05 p.m.

Vote: Aye – All

Nay – None

The motion passed.

Eric Plaag, Chair

Marlene Crosby, Board Secretary

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

OCTOBER 17, 2023, 3:00 p.m.

Planning and Inspections Conference Room & WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, Vardell Smyth, and Riley Ziegler

Council Liaison: Virginia Roseman

Town Staff in Attendance: Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Advanced Planning Specialist, and Marlene Crosby-Board Secretary

Others in Attendance: Mayor Tim Futrelle, Mayor Pro-Tem Edie Tugman, Anna Boyce Winker Phillips, Stephen Phillips, Elizabeth Phillips, Brenda Council, Jill Privott, Rebecca Triplett-Johnson, Dr. Andrea Burns-Appalachian State University History Department, Junaluska Heritage Association Members: Roberta Jackson, Diane Blanks, Katie Mack and Dr. Sue Keefe

CALL TO ORDER

Chair Eric Plaag called the Special HPC meeting, in the Planning and Inspections Conference Room and via WebEx, on October 17, 2023, to order at 3:00 p.m.

ADOPTION OF AGENDA

Chair Plaag asked to amend the agenda to include Public Comment. Student Member Ziegler made a motion, seconded by Member Smyth, to adopt the agenda as amended.

Vote: Aye – All

Nay – None

The motion passed.

PUBLIC COMMENT

Chair Plaag opened the floor for public comment. He told the speakers they had five minutes to speak and he asked them to state their names and if they were a resident of Boone.

The first speaker was Ms. Carolyn Mack, a Boone resident and a Junaluska Heritage Association member. She said that she had relocated back to Boone in 2018. She noted that Boone had radically changed since she had lived here in 1970, especially in the area surrounding the Boone Cemetery. She was surprised to see the Boone Cemetery in the condition that it is in now compared to when she used to live in Boone. She stated that as a member of the JHA, she supported the messaging on the cemetery panels. She suggested encouraging residents and visitors with a brief compilation of facts about the Junaluska Community and attracting further interest in Boone, North Carolina. She made suggestions for changes to the text of the proposed cemetery panels that she hoped would encourage others to continue their research into the details of the lives of the 162 Black people who were buried in the Boone Cemetery. She talked about the African American funeral traditions and burial practices from the 1800s and 1900s by Black families in Boone. She said they would dig the graves with the heads facing west and the feet facing east, use handmade coffins, or wrap them in blankets or quilts before being interred into the soil. She suggested including the meanings of the terminology and language used in the Black people's ceremonies

related to the customs that the whole community used. When a death occurred, Black families used terms like “death door,” “wake,” “living room,” “saved by the bell,” and “home going.” She added that these terms have a different meaning today than in an earlier day. She talked about the role the Black ancestors played in the growth and development of Boone during the early 1900s, which benefited both white and Black residents. She suggested the proposed text include the Black-operated coal yard. In conclusion, she stated that she was happy to be a part of the JHA, and every gesture that the HPC can make to honor the legacy that the Black Community has contributed to Boone would be greatly appreciated.

The second speaker was Ms. Jill Privott, a resident of Boone. She supported Member Watkins's final draft recommendation presented in the October 2023 meeting that included his approach to the differences of opinion regarding the wording and quantity of the cemetery panels. She explained that since she had attended the HPC meetings discussing the cemetery panels and listening to letters from Mayor Pro-Tem Edie Tugman. She wanted to clarify some things because of the focus that has been on the Council family not wanting their family history presented regarding slavery. She said this was incorrect and that her exposure to all of the family representatives has only been that the narrative does not contain opinion, conjecture, and mischaracterized history. She pointed out that the revised draft cemetery panel text included corrections to the opinion and conjecture in the statements, dates, and grammar presented in the original cemetery panel language only after the Town Council addressed these things. She stated that all the Council family wanted was an objective and more accurate presentation of their family's history. She added the original draft language did not show the need for more objectivity in the wording but about the quantity and style of the cemetery panel text being intrusive and disrespectful at large. She noted that the cemetery is a place of reverence and dignity for those visiting the cemetery. Ms. Privott recommended from a history and historical preservation perspective that a sentence needed to be added about the JHA placing a marker with the year in honor of all African Americans known to be buried there, including enslaved or former enslaved people, which has become a standard in the federal and state level parks. Ms. Privott said it would be incomplete historically to not include in the draft cemetery panel text the historical placement of the monument that the JHA placed in the cemetery.

The third speaker was Ms. Diane Blanks, a Boone resident and a JHA member. She stated that Mr. Fredrick Norman, her paternal grandfather, was buried in the white section of the Boone Cemetery. He was the pastor of the Boone Adventist Church and a Sociology Professor, and maybe the first person to teach at Appalachian State Teacher College with a doctorate. She stated that the following sentence in the draft cemetery panel text is not needed and needlessly upset some people, “Under the economic realities of systemic racism, finely carved monuments often marked graves in the west section, while fieldstones marked most east section graves if they were marked at all.” She pointed out that not having a finely carved marker was not an indication of systemic racism around Boone but a sign of family finances. She said there were a fair number of white people in this area whose graves were marked with a flat rock, including some of her relatives. She stated that the following section should be rewritten in the draft cemetery panel text “Meanwhile, on the further act of segregation, Black residents were directed to inter their loved ones in the colored cemetery on the old County Home site located three miles west of here is the Clarissa Hill cemetery,” instead of the Mount Lawn Memorial Park and Gardens, a racially exclusive cemetery where most Whites were buried after 1950. She asked Ms. Sandra Hagler of the Junaluska Community why the Black Community had burials at Clarissa Hill. Ms. Hagler told her it was because the Black section of the Boone Cemetery was full. Ms. Blanks suggested that the text regarding the Black portion of the Boone Cemetery be on one panel, another panel about the white section, and the “How to Behave in the Cemetery” sign.

The fourth speaker was Ms. Anna Boyce Winkler Phillips, a resident of Boone. She told Chair Plagg that she appreciated all of the hours of research that had been done to help preserve the history of Boone and the efforts through Digital Watauga. She talked about the book entitled "Remembering Boone," which was also written to preserve the history of Boone. She pointed out that the part missing in the research process was that the Black or White people who grew up in Boone had not been interviewed to see how they interacted with each other. She had made a list of the people buried in the cemetery and she wanted their families interviewed so the HPC could learn about their everyday life. She apologized to the Junaluska Community because her ancestors bought enslaved people and that it affected them in a negative way. She stated that she appreciated the Junaluska Community.

The fifth speaker was Ms. Brenda Councill, a resident of Watauga County. She stated that she was representing 15 descendants of the Jordan Councill family. She pointed out that this is the fourth meeting on this subject including a Town Council meeting that she had attended. She said that collectively, her committee has been advocating the elimination of excessive commentary and racially provocative phrases. She said the Councill family supported the recommendation made by Member Watkins regarding "common ground" after he read the correspondence and documentation issued by prominent historians, researchers, preservationists, and families, including oral histories. She said the Boone Cemetery is a reverend and sacred space, and no family or group has supremacy over another. She added that no single historian should have jurisdiction over the descendants of those individuals buried within it. She noted that this was a collective and should have been a collective from the beginning. She said the descendants of the Councils interred in the cemetery did not advocate further highlighting their contribution to signage. She supported Member Watkins's recommendation to reduce the number of panels. She did not support listing individuals on any placard, sign display, or permanent feature within the Boone Cemetery. She supported the proposed QR codes and brochures to show the many contributions that individuals and families have made to the Town. She stated that the current graphic design and marker choice needed to be reviewed because it is invasive and has a temporal aesthetic. She pointed out that a vertically permanent bronze, aluminum, cast stone, granite, or cast aggregate choice promotes permanent installation and adheres to best practices for permanent marker and public art placement standards. She added that references to specific historic cemetery informational markers in Old Salem, Charleston, Atlanta, and Savannah are not invasive to sacred spaces. She said it is unfortunate the Town of Boone has not regarded these standards. In summary, she thanked the HPC for their consideration on this matter.

The sixth speaker was Ms. Rebecca Triplett-Johnson, a former resident of Boone. She stated she represented those who could not attend from her family and many other ancestors in the cemetery including the Hardin, Triplett, and Councill families. One point Ms. Triplett-Johnson made was the general public needed to know about the proposed draft cemetery panel project. She added that many people needed to be informed that the information from the HPC's discussions of the draft cemetery panels was posted on the Town website because a public announcement had not occurred. She said the deadlines that the HPC has made for people to send in valuable historical knowledge are irrelevant because those who need to be a part of it still need to be made aware that the project is happening. She added that we should focus on the wording on the draft cemetery panels, reach out to everyone who wants to participate in the project and share their valuable knowledge. She said the panel discussions should be concise with direct general information. She supported Member Watkins's recommendation regarding the draft cemetery panels. She said the primary focus should be to reach out to people in the Boone, Watauga County, Allegheny County, and Avery County areas because some of the people with close relatives that may be buried there may not be living in the Boone area right now. In closing, she hoped that a deadline would no longer be used, and a resolution would be made.

Ms. Mitchell pointed out that she had received a phone call from Ms. Phyllis Templeton and Mr. Phil Templeton, and they stated that they supported the recommendation made by Member Watkins regarding the draft cemetery panels. Ms. Mitchell received a phone call from Ms. Reba Moretz, who stated she had lived in Boone since 1936, read Member Watkins's memo, and stated that Member Watkins should have more responsibility for the project because of his work experience with the museum. Ms. Mitchell continued with Ms. Moretz's statement of the appreciation of Member Watkins's knowledge of how to move the project forward, and was glad that someone was continuing the proposed cemetery panel project.

Chair Plaag opened the floor for people in the meeting room to make remarks.

Mayor Pro-Tem Edie Tugman of the Boone Town Council stated that she had contacted several people who have called or asked to speak about this issue. She explained that the Town Council is responsible for appointing the Commission members, and that the Town Council ensures that every Commission member has the credentials, experience, and knowledge to serve on a Commission. She pointed out that the Historic Preservation Commission has significant responsibility and takes its positions seriously. She noted that she did not believe the community understood the thousands of hours that went into the Town meetings. She stated that the HPC has often allowed the community to submit appropriate historical documentation about the proposed cemetery panels. She stated that she implicitly trusted the HPC to find what was in the community's best interest. She said the proposed cemetery panel project had been going on for several months, and the meeting packet was published every time there was a meeting. She said an accurate historical perspective of the cemetery should take place. She added that the Town Council appointed the HPC to perform this task.

Mayor Pro-Tem Tugman stated that she did not know that the Western Youth Network building was the newest segregated Black school in Watauga County until the Town Council recently contracted to purchase it. She said it was built six years after segregation was supposed to have stopped in this country. She said in 1965 and 1966, the Black students did not attend school in their community, but they were dispersed to schools all over the county.

Mayor Pro-Tem Tugman said that she grew up in a time when her parents chose what she believed, and they did not illustrate to her integration and segregation, which meant that her experience of what happened to our Black communities was not accurate. She said that as much as we would love to believe the people in the Black community were equally integrated into this community, it is less likely for history to tell this information. She explained that those who fail to understand history are doomed to repeat it if they do not illustrate the mistakes made in generations past. She was sorry that this information offended some families. She noted that when the HPC drafted the text for the Council's Store historical marker, everyone was glad about it. She said the families do not want the names of some people mentioned on plaques because it implies historically that they may have been involved in the same racial ignorance that all of our families were a part of. She said it was not until 1982 that she learned that her family came from Haiti because a slave told them about an incoming slave uprising. They left their sugar plantations and moved to Charleston, SC. She added that her great-grandfather was a General Beauregard Palmetto Dunes regiment member who fired upon Fort Sumter. She noted she was not proud of her family for this reason.

Chair Plaag opened the floor for public comment from anyone attending the meeting virtually.

Ms. Diane Blanks stated that she grew up in Boone, and in the 1940s through the 1960s, people had two options to refer to the people who lived in the Junaluska Community. The available words were "colored" and the "N" word. She said friendly people used the word "colored" because they thought it was more respectful.

Ms. Roberta Jackson, a resident of Boone and a JHA member, talked about how it was when she went to school here in Boone. She read everything she could find in the library because she was interested in history. She appreciated the research on the proposed cemetery panels project and wanted the story told like it happened.

Chair Plaag closed the floor for public comment at approximately 3:48 p.m.

Chair Plaag addressed remarks by the three individuals made during this meeting or listed in the meeting packet. He pointed out that it was not true that he created the cemetery panel text, and forced it upon the Town or anything similarly constructed in that way. He said the work on the cemetery panel text was the collaborative effort of five highly qualified people, three of them being career-long historians, one is a student representative studying history, and a member from the community with a long-standing interest in local history. He talked about interpreting the cemetery with four panels, which was not the idea of these HPC members. He explained that the previous Town Manager specifically directed the HPC as an extension of their duties granted by the Town Council to begin three years ago to write interpretive panels for the cemetery. He said there had been times when the HPC asked him to create an initial draft for the HPC to review to come to an agreement on how to proceed. He said it is fiction to suggest that the project to interpret the proposed cemetery panels text was of his personal doing. He said this was not true, and he had approached his duties as a member of this Commission by bearing in mind the code of ethics that he agreed to when he became a historian and joined five different professional historical organizations. He said he had made decisions during this process in the discussions and of the cemetery panel drafts by keeping in mind those ethical codes, and he would continue to follow them. He said he would vote no on any panels that do not meet the ethical codes.

Chair Plaag addressed a specific remark made by Ms. Anna Boyce Winkler Philips regarding him not being from Boone. He stated that it was true that he was not from Boone; he grew up in Northern Virginia. He continued to explain that he was not from Appalachia, but he and his wife visited and then moved here because they liked the area. He said he was committed to this community by helping interpret its history.

Chair Plaag said that he and Vice-Chair Bond were part of an interview process for about 60 people who grew up and lived most of their lives in Boone. He said he sat in on about 55 interviews and conducted at least 45 discussions. He said they interviewed the people about their memories of the Town and growing up during the Appalachian Theatre's heyday. He said this project was completed over eight years. He noted that he had done the library research, talked to people, and captured their oral histories. Ms. Anna Boyce Winkler Phillips asked Chair Plaag if the people he talked with in the interviews were born in Boone. Chair Plaag replied that one of his favorite interviews was with Ms. Mary Hong Cole, who was 100 years old and went to school in Boone in the 1930s and lived in Boone for many years. He said that black and white people were interviewed and talked about their childhood memories growing up here and going to that theater. He said this was one of the most valuable projects he had ever done in his career. Ms. Phillips asked which years did the people share their memories. Chair Plaag responded the people he interviewed talked about their memories from the 1930s and 1940s.

Chair Plaag suggested that people stop using defamatory language for the individuals and highlight specific individuals in the HPC participating because it is the work of the entire HPC body. Chair Plaag noted that he found it difficult, and it troubled him to have several conversations with some people who have been engaged in personal attacks through correspondence with the HPC. He stated that he had not engaged in personal attacks on anyone at any time in this process, and he did not appreciate it when it came from people who were also engaged in this same process.

Chair Plaag pointed out that the HPC would discuss Member Watkins's revision to the draft cemetery panels provided at the last meeting. As well as the information that Member Smyth had worked on by taking information from Member Watkins's draft and other earlier drafts to propose three panels, one with the cemetery's rules, one introductory panel, and one on the old fence line in the cemetery.

Ms. Jane Shook, Director of Planning and Inspections, clarified with Chair Plaag that the revision the HPC was preparing to discuss had yet to go to the Town Council for their review. Chair Plaag said that was correct, and the HPC had chosen to discuss this revision.

Chair Plaag addressed a complaint about the graphic design. He said the HPC had yet to begin to discuss the graphic design for the cemetery panels, except for possible photographic images that might be included. He said a Staff person had contacted Vacker Signs, a well-respected design-producing company that has made signs for the Boone Greenway. Ms. Mitchell clarified they are a similar company to what the Town has used for the Boone Greenway signage, but is not the company previously used. She said the Town has researched different sign companies, and Vacker Sign Company has the most information and provides a design service. Chair Plaag added that the Vacker Sign Company has worked with the National Park Service to develop their signage. He said the sign configuration discussed by the HPC are typically used in National Parks to facilitate this type of interpretation.

BOONE CEMETERY INTERPRETATIVE PANELS

Chair Plaag pointed out that a recent change had been made to Member Watkins's revision to the cemetery panels since the last meeting on October 3, 2023 (permanently on file). Member Watkins reviewed the changes that he had made including:

- Starting with the paragraph that reads, "This is not a comprehensive list." The last sentence has an addition after the phrase "QR Codes or websites," which is "(See Mount Auburn Cemetery in Massachusetts, for example)."
- He eliminated some extraneous words to reduce the word count.
- The end of the paragraph that starts with, "Here is what I propose," he added, "Both paragraphs, in my opinion, should appear on a single panel."
-

Chair Plaag suggested that the HPC discuss Member Watkins's proposed revision to see if other HPC members have concerns with the proposed changes. Member Watkins noted that his intention was not for his proposed changes to be definitive but to offer one way to get one sign out of it, even if you put the same sign in two places.

Chair Plaag asked the HPC how they felt about having only one panel in the cemetery. Vice-Chair Bond stated that there should be at least two panels because one of the panels should be for the rules and regulations in the cemetery. She talked about how the HPC had once discussed having a brochure holder on one of the panels and incorporating a way for people to find the cemetery with the Downtown Boone Walking Tours.

Member Smyth suggested two interpretative panels and one sign containing the cemetery's rules. He said one interpretative panel could be at the entrance and one interpretative panel at the top of the hill on the dividing line. He said the marker text for the interpretative panel on the dividing line should include the history of segregation, which was important, and the JHA should have the maximum input to help tell this story. Vice-Chair Bond noted that the interpretative panel language should coordinate with the monument installed in the cemetery by the JHA. Student Member Ziegler, Member Smyth and Vice-Chair Bond agreed that a minimum of two interpretative panels was enough for the cemetery.

Student Member Ziegler agreed that more information can be conveyed through QR codes or websites. She added that with the amount of detail in the panels, she asked what we would need to add in a QR code. Chair Plaag agreed with the proposal that two content interpretative panels are needed, and the rules of behavior should be on some type of signage. He noted that he had sent Ms. Mitchell some examples of this type of signage separate from the interpretative panels.

Chair Plaag talked about potentially placing the individual's names on the panels. He decided that if you are going to include one individual's name, you need to include all of their names or none of them and refer to them generically. He referenced the version of the draft cemetery panels text presented in September and added that he made this proposed change to the draft text. He added that it was possible to add Benjamin Councill, Sr.'s name because he was the person who owned the cemetery land. He did not think that any individual's name should be included on the panels for the reasons that Ms. Brenda Councill pointed out, as well as the other Councill descendants. He said there was a significant risk of ignoring certain individuals, or their descendants being offended by being potentially excluded or included. He noted that he had added a longer sentence about the types of important people buried there. He suggested that adding that to the front panel would be the way to handle it, and this language could be created later.

Member Smyth agreed with Chair Plaag about not naming the individuals. Member Smyth noted that the Town website's HPC webpage could list all those individuals and their stories. Chair Plaag said there has yet to be a lot of discussion on what would be included in the QR codes. He explained that the HPC had begun a survey in the Boone Cemetery to provide Staff with that information. He said it had been six or seven years since that work started, but the Town Council asked the HPC to stop the survey work because they wanted the HPC to work on the Downtown Boone Historic District and other priorities. He added that the completed survey work at the Boone Cemetery should be at least verified or possibly redone. He explained that some thought should be given to who would be doing the reporting and vetting to make the information accurate. He thought this project might benefit from asking students from Dr. Deathridge's or Dr. Burn's Appalachian State University history classes to do some of the work with one of the HPC members overseeing the work. He said the first part was that the first QR code would include the individuals known in the cemetery, which would include a list with dates and the information on the headstone. He said the next part is telling the stories of the individuals on the list. He explained that after he leaves the HPC at the end of the year to serve as a Town Council member, this proposed work of telling the stories of the people buried in the cemetery would fall to the HPC, an intern, or an ASU class. He noted that this type of work would take much time to complete.

Chair Plaag suggested not including anything about QR codes directly in the panel text, but instead using a sticker system or a website as an applique to the signs to help lead the public to learn more about the cemetery and linking to the Downtown Boone Walking Tours. Member Smyth added that when this information is ready, there would need to be an individual who would handle the backend interface to manage the linking and the changing of technology.

Chair Plaag handed out a copy of a revision that he had made to the first panel (permanently on file). He pointed out that he had reduced it to about 250 words. He explained that he had taken information from the draft presented in September, and Member Smyth's and Member Watkins's recommendations, and captured the best parts from those sources.

Chair Plaag confirmed with the HPC that there was consensus on not including individuals' names in the cemetery text other than possibly including those early Council individuals. There was consensus.

Additionally, Chair Plaag confirmed with the HPC that there was consensus on having a rules and regulations sign separate from the panels, one introductory interpretative panel at the front of the cemetery, one interpretative panel on the dividing line between the two sections. There was consensus.

Discussion ensued on the placement of the sign for the rules of the cemetery. Member Smyth said if the sign was outside the cemetery, people would have a greater chance of seeing it. Chair Plaag confirmed with the HPC that there was consensus on putting the sign outside the cemetery.

Chair Plaag read aloud the revision of Panel #1: Boone Cemetery, as shared with members at the meeting. He opened the floor for feedback on it. Member Smyth pointed out in the third paragraph that the text did not have to state the sentence: "Since then, the Town has installed a new perimeter fence and a retaining wall at the east end of the cemetery to prevent erosion, cleared the grounds of overgrowth, cleaned and reset stones, and created cemetery interpretative programs," because all of that is self-evident by viewing the cemetery. Vice-Chair Bond agreed with Member Smyth because it is obvious all of that stuff has occurred. Student Member Ziegler said it was good to include this text because it is not obvious that the Town installed the fence and retaining wall at the cemetery. Member Smyth said the text should include that "the Town of Boone acquired both sections of the Boone Cemetery to provide for long-term preservation." Chair Plaag said to Student Member Ziegler's point that the text should read, "In 2015, the Town of Boone acquired both sections of the Boone Cemetery. Since then, the Town has made several improvements to the cemetery to provide for its long-term preservation."

Member Smyth stated that he had heard people talk about a deadline during public comment. He said there is yet to be an actual deadline for when this project needs to be completed. He suggested that the current version of the cemetery interpretative panels draft be placed on the Historic Preservation Commission webpage to make it easily accessible for everyone. He said this would eliminate everyone from going through the meeting packets to find the information on the interpretative panels.

Chair Plaag stated that through social media, the Town has repeatedly noted that the HPC was discussing and directing people to the meeting packets. He added that there is a form that the public can use to submit their feedback through the Town website. Ms. Mitchell stated that Staff could make a separate subpage like there currently is for the Historic District Local Historic Landmarks and Markers and the Boone Street Names Project. She said the Staff could present the latest information with a form, as information is submitted to Staff, it can be presented in the HPC meetings. She said she could also create a link to the Town meeting portal so the previous meeting packets with the latest version of the draft cemetery interpretative panels could be viewed.

Ms. Shook clarified that deadlines were set for the submission of information. She suggested a deadline also be set for the submission of the forms. Chair Plaag mentioned the requests that had been made for a media blitz notifying every resident in a seven-county area about the cemetery panel project. He explained that doing a media blitz as requested was cost-prohibitive for the Town to reach out to each

individual. He added that he did not think the Town Council would support this type of expense when there are modern ways to engage the public for free by using the Town website and the HPC meetings.

Chair Plaag said during public comment, the topic of signage at cemeteries was mentioned in places like Old Salem and Charleston, South Carolina, and the Bonaventure Cemetery in Savannah, Georgia areas, he did some research in these areas on their signage. Ms. Mitchell screen shared the images for meeting attendees. Chair Plaag discussed a distinction that confused some people commenting on the signage. He said the Bonaventure Cemetery in Savannah, Georgia, is the best example of signage. He noted several historical markers are installed at the grave site of a famous person buried in the Bonaventure Cemetery in Savannah. Still, he added, there is only official signage of the cemetery if they are specifically a Savannah Historic Marker, and some of them might be. He showed photos of the signage at the Bonaventure and St. Phillips cemeteries. He noted that the sign is on a post that includes the basic rules, some text identifying the cemetery, and a phone number to call in an emergency.

Chair Plaag iterated that the tours done last year in Downtown Boone were not ghost tours of the cemetery. He said they were lantern-led historical tours, no jump scares, no ghost hunting equipment used, and no one was in costume for any of the tours. He added that he would not support ghost tours in the Boone Cemetery.

Member Watkins pointed out that "grave markers are unstable" is a good phrase to include in the rules and regulation signage.

Chair Plaag viewed the signage for the Unitarian Church in Charleston, South Carolina. He said it included basic rules. He supported the phrase that Member Watkins pointed out about the unstable grave markers, and thought it should be added to the list of things about the cemetery. He said this wording on the sign could be written with these suggestions, and the sign would be placed outside the cemetery.

Chair Plaag described the sign at the Salem Moravian graveyard. He said he was not interested in prohibiting photography in the Boone Cemetery. He pointed out that they included the cemetery's history in about 200 to 250 words. Student Member Ziegler and Member Watkins did not support the appearance of it.

Ms. Anna Boyce Winkler Phillips and Mr. Stephen Phillips left the meeting at approximately 4:42 p.m.

Chair Plaag stated that completes the review of the signage mentioned explicitly by the commentators, other than the interpretive markers that are cast iron and about a specific individual.

Chair Plaag stated that in the Bonaventure Cemetery, he found the cast iron historical markers next to a grave to be more intrusive than what was proposed because in the Boone Cemetery, there could be potentially 40 of them, and he did not support that idea.

Member Watkins referred to the first sentence of the first paragraph of the revision to Panel #1: Boone Cemetery. He was uncertain that anyone cared that the cemetery was owned by Benjamin Councill, Sr., who likely inherited the land. Chair Plaag responded that this concern was brought up with Member Watkins's latest draft recommendation, although Member Watkins's text did not include it. He said the early criticisms were that Benjamin Councill, Sr. was not mentioned, and they insisted that his name be associated with the cemetery. Chair Plaag agreed that the following text could be removed from the first

sentence, "and was once owned by Benjamin Council, Sr. (ca.1807-1877), who likely inherited the land from his father, Jordan Council, Sr. (1769-1838)."

Member Watkins referred to the first paragraph and the second sentence and suggested that the word "intermarried" be changed to "inter-related".

Member Watkins referred to the first paragraph and the second sentence and pointed out that the families were not enslaved; they were slaves, and the family-owned them. He added that the Black people were captured and turned into slaves. He stated that it denotes a false idea. Chair Plaag disagreed with Member Watkins because many in the Black community have commented for three decades that the term "slave," when continued to be used to describe individuals, is an objectifying word; it suggests it is morally correct for the slaves to have been regarded as property. He said it normalizes and validates the slave trade and practice in the United States to continue to describe them as slaves. He added that any of those who owned people whether they bought them in a slave market or they were born to people, they were already enslaved and made a slave. He said that it was a choice that those people chose to enslave people either through purchase or through the births that attended to those they had purchased. Member Watkins responded that Chair Plaag was describing a fine splitting of hairs. He added that we are offended by slavery or offended by the fact that people had slaves and it was legal. He did not think that the owners of the slaves enslaved them. After this discussion, Member Watkins still thought the language was inaccurate about the term "enslaved." Student Member Ziegler suggested to say, "as well as enslaved people owned by these families prior to the American War Civil War."

Mayor Pro-Tem Tugman left the meeting at approximately 4:50 p.m.

Member Watkins referred to the first paragraph and the last sentence that read "with Blacks buried in the section to the east and Whites buried in the section to the west." He asked Chair Plaag if he wanted to repeat that phraseology or if he would want to vary it to read, "Blacks buried in the section to the east while Whites were interred in the western part of the cemetery." Chair Plaag explained it was written that way to keep it in a parallel structure.

Member Smyth pointed out the technical difference between "burial" and "interment." He suggested using the term "burial" because, in general, there might be some people that are cremated. He said the literature that he had read referred to the term "enslaved." He said he was comfortable using either the term "enslaved by these families" or "other enslaved people owned by these families." Chair Plaag suggested using "as well as enslaved people owned by these families before the American Civil War." Member Smyth noted that it was important to say who owned the land and when they owned it to show that the Town of Boone did not always own it. He said the text should include the Council family because they owned the land. Vice-Chair Bond suggested leaving out Benjamin Council, Sr. Member Watkins stated his concern for leaving out Benjamin Council, Sr. was because there was no linking between the association with the Council family and the cemetery. He said that Jordan Council Sr. gave the land to Benjamin Council Sr. He said he did not know why we would want to include that information in the text.

Chair Plaag changed the first paragraph and the second sentence to read, "The land for the Boone Cemetery is historically associated with the Council family since the early 19th century."

Member Smyth asked Chair Plaag if there was any information on the first burials. Chair Plaag replied there was no information on them. He explained that Jordan Council's will portions his land among his children to his male children in equal shares. He said the will did not state which portion of land went to

which child. He said the earliest burial records that he knows of are the Todd family members that date back to the 1850s. He talked about their headstones being carved the same as their relative's headstones from the 20th Century.

Member Smyth referred to the first paragraph and the second sentence and asked what the earliest burials would be associated with the Councill families. Vice-Chair Bond suggested using the term "mid-19th Century." Member Smyth said that using the time period would give some idea as to when the land was first used as a cemetery. Chair Plaag suggested changing the text to read, "the earliest burials were likely Councils' and others from interrelated families buried as well as enslaved people owned by these families prior to the American Civil War." Chair Plaag confirmed consensus from the HPC on the revisions to Panel 1: Boone Cemetery draft discussed at this meeting.

Chair Plaag asked Ms. Mitchell if the Town Council needed to approve the Staff adding a subpage on the Town website to add the current draft of the Boone Cemetery Interpretative Panels for feedback. Ms. Mitchell responded that the Staff could go ahead and add the subpage, based on the process for other HPC topics that Staff has added in the past. Chair Plaag said he would incorporate the proposed changes to the draft document and send it to Ms. Mitchell.

Discussion ensued on Panel 2: Chair Plaag stated that he had not prepared any changes to this panel. He referred to packet pages 94 and 95 and asked Member Smyth to share his thoughts. Member Smyth said that he did not have the perspective to propose changes to the cemetery panel and wanted the JHA's input on what text should go onto this cemetery panel. Chair Plaag said the best way to handle this was to communicate with everyone who had given oral or written public comment either in the Town Council or the HPC meetings and let them know the communications are posted online. Member Smyth asked if the HPC could take a proactive approach and instead of the HPC revising the text, they could ask the JHA what important information they want to see on their cemetery panel.

Chair Plaag referred to packet page 94, and noted that he had minor word changes to Member Smyth's recommendation for the proposed cemetery panel text. He suggested changing the word "boundary" to "fence line" in the first sentence. In the second sentence, he suggested changing the word "South" to "United States." He pointed out that the information in the fourth sentence had been a contention point for some commentators. Chair Plaag stated that the information in the fourth sentence was accurate based on the archival record and the aerial photos. At the end of the fourth sentence, Chair Plaag suggested adding the following sentence, "On at least two occasions, once in the 1890s and the other in the 1950s, local leaders erected a fence that separated the two sections and fully enclosed the white section." Member Watkins said to Chair Plaag that the additional sentence had a lot of detail. Chair Plaag noted that it was important to him from a historical context standpoint and to the Junaluska Community to clarify that the division was still evident. Chair Plaag suggested changing the fifth sentence, "In 1958, town officials took over maintenance of the still privately owned west section." Chair Plaag referred to packet page 95 and stated that he agreed with the wording in the second sentence. Member Smyth referred to the third sentence and noted that he did not know how many unmarked graves are in the cemetery because grass has grown over the fieldstones. He noted that for a future project, he would like to see the fieldstones be uncovered. Chair Plaag suggested that in the third sentence, instead of giving a specific number, it should include "Typical of the more than," with the appropriate number he would need to count possible 250 or 300, and the HPC could use Mr. Chris Miller's, GIS Specialist, previous survey where he geo-located the actual stones. He noted a few additional burials there that do not have stones. He said the text should be flexible on the number of unmarked graves and include "in the White section to the west."

Chair Plaag agreed the third sentence should read, "Typical of the 'x' known burials in the White section to the west are graves marked by a headstone bearing the names, relevant dates, and often an epitaph of the deceased." Chair Plaag suggested adding the following words to the third sentence: "Relatively few grave sites in this section remain unmarked."

Chair Plaag suggested the fourth sentence read, "In the Black section of the cemetery to the east, there are four surviving gravestones, as most burials were either marked with a fieldstone or other temporary marker."

Chair Plaag suggested that the fifth sentence read, "In 2016, a ground penetrating radar survey identified nearly 200 unmarked graves. Unable to identify these to a particular person, each was marked by a flat field stone. The names of those buried here are recorded on the large memorial marker installed by the Junaluska Heritage Association in 2017." He also suggested using the aerial photo from 1950.

Ms. Mitchell clarified that it was the desire of the HPC to, at some point, add the revised draft for the second cemetery panel to the Town website. Chair Plaag replied yes, unless there was a concern from one of the HPC members. Member Watkins said he would like to see the revisions to the draft cemetery panels be completed in paragraph form. He wanted to see the total word count, and he thought the text in both cemetery panels should be about the same length. Member Smyth said they could be the same length, but he thought it was optional depending on how much someone wanted to say.

Ms. Mitchell pointed out that throughout this process, she had kept track of everyone who had attended the meetings and given public comment. She had communicated with them primarily via email. She asked the HPC if they wanted her to contact the JHA members separately that had previously contacted her. Chair Plaag clarified to ensure to include them in addition to the other commentators.

Vice-Chair Bond expressed her discomfort in some of the statements made during public comment that the community did not know that the HPC had been discussing the proposed text for the cemetery interpretative panels. Student Member Ziegler expressed her thoughts regarding some of the statements made during public comment; she said the most the HPC can do is put up multiple notices in various places to get the word out about the HPC discussing the proposed text for the said panels. She added that doing a media blitz financially did not make sense for this situation.

Ms. Mitchell said that while working with all of the public requests in September and October, she thought social media would be the easiest. She said the one thing she left out was doing a press release. Ms. Shook stated that a press release is by choice of the media provider that publishes, and they do not always publish the request.

Member Watkins asked for a recap of the most important things that should be included on the second cemetery panel. He stated that the HPC has determined that the ground penetrating radar was important. Discussion by members ensued to include the monument that was installed by the JHA and the date it was installed, a fence distinguishing the area, and that the Black section was not properly maintained like the White section was maintained. Chair Plaag read from Member Smyth's document the paragraph, "Slavery may have formerly ended in 1865, but racial segregation in the cemetery did not. In the Century that followed, locals usually called the cemetery's east section the colored cemetery and the west section the city cemetery." Member Watkins said that was an important statement because racial discrimination continued. Chair Plaag said if some words needed to be removed, they could be taken from the second sentence of what they called the cemetery.

Ms. Mitchell confirmed that she would wait for Chair Plaag to send her the revised draft cemetery panel text, and then she would enter it on the Town website. She told the HPC that she would work on making a subpage for the draft cemetery panels and the public feedback form.

Ms. Mitchell explained to the HPC that the October 24, 2023, Comprehensive Plan meeting they were invited to was not mandatory; she said the Staff left it open to any HPC member who could attend it. She noted that a hybrid format for the meeting would be available to any HPC member to attend the meeting. Chair Plaag and Student Member Ziegler stated that they could attend the meeting.

Ms. Shook asked about the deadline for the responses since the Staff has to make a form. Chair Plaag suggested the deadline be at noon on November 3, 2023. Ms. Mitchell said the meeting packet would be posted on October 31, 2023, but the Staff could adjust it to November 3, 2023, to include any responses that might come in.

OTHER DISCUSSION

Vice-Chair Bond announced that on Wednesday, October 18, 2023, at 5:30 p.m., the Watauga County Historical Society will meet at the Watauga County Library, and their guest speaker, Mr. Michael Hardy, would speak on "Benjamin Cleveland".

ADJOURNMENT

Student Member Ziegler made a motion, seconded by Member Smyth, to adjourn the meeting at 5:25 p.m.

Vote: Aye – All

Nay – None

The motion passed.

Eric Plaag, Chair

Marlene Crosby, Board Secretary

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
November 7, 2023, 3:00 p.m.
Planning and Inspections Conference Room & WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance: Chair Eric Plaag (WebEx), Vice-Chair Bettie Bond, Chuck Watkins, Vardell Smyth, and Riley Ziegler

Council Member Liaison: Virginia Roseman

Town Staff in Attendance: Jane Shook- Director of Planning & Inspections, Marlene Crosby-Board Secretary, Amy Davis-Town Manager, Mark Freed-Director of Cultural Resources, Lane Moody-Downtown Boone Development Coordinator

Others in Attendance: Brenda Councill, Jill Privott, Karolyn Mack, Susan Keefe, Roberta Jackson, Anna Boyce Phillips, and JC Feimster

CALL TO ORDER

Chair Eric Plaag called the Boone Historic Preservation Commission meeting to order at 3:01 p.m.

ADOPTION OF AGENDA

Commission Member Ziegler made a motion, seconded by Commission Member Smyth, to adopt the agenda as written.

Vote: Aye – All

Nay – None

The motion passed.

APPROVAL OF MINUTES

Chair Plaag explained that he had yet to review the September 5 and September 20, 2023, meeting minutes, and tabled the review of the cases until the December 5, 2023 meeting.

PUBLIC COMMENT

Chair Plaag referred to the Town of Boone Rules of Procedures for Boards and Commissions for public comment. He explained public speakers would have five minutes per speaker.

Chair Plaag opened the floor for public comment.

The first speaker was Ms. Jill Privott, who stated she was a resident of Boone. She noted she had submitted a letter to the town about the proposed revisions made to the Boone Cemetery Interpretative Panels. She indicated the letter included proposed changes that she hoped the HPC would consider. [See November 7, 2023 Board Packet page 383 for full letter]. She noted the scope of the proposed language was not comprehensive and seemed imbalanced as it did not represent the full history of the cemetery. She noted she appreciated the time the HPC members had spent on the proposed language for the cemetery panels.

The second speaker was Ms. Brenda Councill, who stated that she was a resident of Watauga County but not a resident of Boone. Ms. Council noted that she had submitted a letter noting the same things as preceding letters have said. She noted the Boone Cemetery is a place to invoke peace and mediation and deserving of non-offensive language and devoid of subject commentary. She noted the town should allow

for respect and commend the cemetery as sacred but, instead, the space had deteriorated into a divisive site that would invite controversy and perpetuate myths and stereotypes that should be disallowed collectively. She said the Council family descendants supported the quest to accept and approve the draft text formerly presented by Commission Member Watkins. Ms. Council then reviewed the points she had submitted in her letter, which included rational for supporting Commission Members Watkins draft text as opposed to the draft text presented. [See November 7, 2023 Board Packet page 365 for full letter.]

The third speaker was Ms. Anna Boyce Phillips, a resident of Boone. She indicated that most of the information about the cemetery's history should not be put on the cemetery panels but in other parts of Boone. She supported Commission Member Watkins's draft text as opposed to the current draft text and thought it was the best information for the cemetery panels. She said that if the HPC wants to preserve the earlier history of the cemetery, they need to contact all of the people who grew up in Boone from the 1930s through the 1960s and listen to their stories of how it was when they grew up in Boone during those times. She noted that she was making a list of those people, and she wanted many names on the list. She thanked the HPC for preserving the history of Boone.

At approximately 3:18 p.m., Chair Plaag closed the floor for public comment.

BOONE CEMETERY INTERPRETATIVE PANELS REVIEW

Chair Plaag noted that written commentary was submitted specifically by Ms. Brenda Councill and Ms. Jill Privott and that in at least one case, there were specific references to individual members of the HPC, including allegations about the motivations, intent, and actions of individual members of the HPC that he did not think were accurate. He opened the floor for the individuals named during public comment to respond to those comments.

Vice-Chair Bond stated that she would like to know the basis for the statements made because she did not understand what was being referenced as she had based her comments on historical facts and figures.

Commission Member Watkins stated that he did not wish to respond to the comments about him during public comment. He did note that before the meeting, he had emailed Ms. Mitchell additional text material, but he did not realize that she would not be at the meeting.

Chair Plaag said in both cases, both commenters made statements that he neither believed were accurate nor did he agree with how those statements were presented. He noted that he was puzzled by how both commenters have requested to return to Commission Member Watkins's proposed text and specifically a desire regarding the first sentence regarding Jordan Council Jr, owning the land and donating it for the cemetery. Chair Plaag noted he was frustrated because the HPC has documented through existing land records the land on which the cemetery was located was owned by Benjamin Councill, Sr. He noted that previously, the HPC had indicated that though Benjamin Councill, Sr. likely inherited the land from his father, Jordan Councill, Sr., there is no documentation or basis for the claim. Chair Plaag gave a brief review of the documented ownership of the property and noted his confusion as to why the ownership is in question when there is extensive documented evidence to those facts as presented in the draft text. Chair Plaag additionally, noted that there was an implied request, if not directly stated, asking that there be a more direct reference to the ownership history while at the same time asking the HPC to embrace the first sentence in Commission Member Watkins's draft that did not include the detail outlined proposed text. Chair Plaag noted that detail was in a draft that preceded Commission Member Watkins's draft text. He noted that when Commission Member Watkins reduced the text from three panels into one

panel, a lot of that nuance was eliminated. He said the first sentence in Commission Member Watkins draft text did not address the complaints in both statements. Chair Plaag noted there was a demand for oral history, to be taken from current living individuals on things that happened at least 150 years ago, to document the early history of the cemetery even though there are living documents from a closer time period that document the ownership of the cemetery by Benjamin Councill, Sr. Additionally, in contrast, both statements seem to suggest ignoring the oral traditions of the Junaluska Heritage Association (JHA) and the Junaluska community. He said for decades the Junaluska community has understood that the Black section of the cemetery was the burial ground of people who were enslaved by the Council's and their extended families, dating to before the Civil War. He said there was no information to contradict this documentation.

Chair Plaag suggested that the next step for the HPC would be to recommend draft text based on whatever was decided at the current meeting to present to Town Council. He noted that at this time, he felt the HPC had received the community input needed for the project. Commission Member Vardell agreed with Chair Plaag.

Ms. Shook provided the HPC with a copy of the proposed text material in the email that Commission Member Watkins sent to Ms. Mitchell (permanently on file).

Discussion ensued as to the use of the term "slaves" versus "enslaved". Council Member Liaison Roseman noted Town Council would want the Junaluska Community to make the decision on which term was used. Commission Member Vardell indicated he had learned from his meeting with Dr. Deathridge that the HPC should in this context use the term "enslaved" rather than "slave". Dr. Sue Keefe, confirmed that "enslaved" and "enslavers" are the preferable terms in today's phraseology. She noted that Dr. Deathridge had submitted some revisions to the cemetery panel text on November 3, 2023.

Chair Plaag referred to the Revised Panel #1: Boone Cemetery (October 2023 Draft) on packet page 391. Chair Plaag suggested to the HPC that they review the draft cemetery panel text to compare the revisions in the packet from the JHA, the October 2023 draft, and the draft that Commission Member Watkins submitted. There was consensus from the HPC to review the revisions in this manner.

Discussion ensued on the draft text, sentence by sentence. With final draft text as follows:

Panel #1: Boone Cemetery

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

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

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

[Aerial image of Boone Cemetery from ca. 1907] *Caption:* Detail crop showing the Boone Cemetery from the northwest, circa 1907. Image courtesy of the Historic Boone Collection, Digital Watauga Project.

Panel #2: A Divided Cemetery

The stone line at your feet marks the fence line that once divided the Black section of the cemetery to the east from the White section to the west. Racial segregation of gravesites was common in the United States. Slavery formally ended in 1865, but widespread segregation, including the segregation of the Councill Cemetery, did not. In the century that followed, locals usually called the cemetery's east section the "Colored Cemetery" and the west section the "City Cemetery." Cemetery trustees and town officials maintained the western part but often neglected the eastern part.

On at least two occasions, local civic leaders erected a fence separating the two sections and fully enclosing the White portion. The first fence, constructed in 1898 was made of planks. In 1958, town officials took over maintenance of the privately owned west section and constructed a chain-link fence. In 2015, the Town of Boone acquired both sections and removed the fence that physically and symbolically divided the cemetery.

More than 265 known burials in the White section have graves marked by a headstone bearing the names, dates, and often an epitaph for the deceased. Relatively few gravesites are unmarked. By contrast, most graves in the Black section went unmarked or were designated with fieldstones and temporary markers, many of which have since been lost or displaced. Today, only four original headstones remain. Notable exceptions are the three replacement headstones for Union soldiers buried here in 1865.

In 2016, a ground-penetrating radar survey located nearly 200 unmarked graves in the Black section. Because these graves could not be associated with a specific person, each was later marked by a flat fieldstone. The names of those known to be buried here are recorded on the large memorial installed by the Junaluska Heritage Association in 2017.

[Aerial image of Boone Cemetery, circa 1950] *Caption:* Aerial image of Boone Cemetery from the northeast, circa 1950. Image courtesy of the Palmer Blair Collection, Digital Watauga Project."

After the HPC completed their review of the cemetery panels, Chair Plaag asked Commission Member Watkins, since he had submitted a proposal for new text, if the proposed revisions were satisfactory. Commission Member Watkins agreed and asked that clean copies containing the revisions be provided to the HPC to review and vote on before they were submitted to Town Council for consideration.

There was consensus from the HPC for Chair Plaag to make the revisions and present the final draft document at the November 14, 2023 HPC meeting. Discussion ensued as to the amount of information in the current packet and the difficulties it presented to locate materials. There was consensus that only the final draft text for the two panels and sign with the cemetery rules would be placed in the upcoming packet.

JONES HOUSE LOCAL LANDMARK DESIGNATION REPORT UPDATE

Chair Plaag asked the HPC if they had feedback for Commission Member Ziegler on the draft designation report. Vice-Chair Bond noted she had offered some changes on a hard copy that she then gave to Commission Member Ziegler.

Chair Plaag noted while the first brief statement of significance was a quotation that he had authored from other works, the significance of the site should be framed similar to the National Register Areas of significance, A, B, C, and D, Chair Plaag suggested she compare the Jones House property to similar properties. He also suggested that she write about the Jones House as an influential example of domestic architecture. He suggested that since she started with the architectural history of Watauga County, he would send her the 2015 survey files for resources in Boone via a Dropbox link to access them. He said that as she goes through the survey files, she would look for the best example of the Queen Anne-influenced domestic architecture that survives. He added that she would want to make an argument that the Jones House was the best example of a resource associated with the Jones family that He indicated that she should include in the report other examples of domestic architecture on King Street during that period and what happened to them. He noted the Linney House should be included in that list, as well as what makes the Jones House special compared to the Linney House. He suggested that she read the Linney House Designation Report. Chair Plaag noted that he would send Ms. Mitchell a copy of 15 survey reports to have for future reference.

RESOLUTION FOR DR. RENNIE BRANTZ

Chair Plaag thanked Commission Member Watkins and Vice-Chair Bond for the preparation of the Resolution Honoring Dr. Brantz. He offered that in the first line, a comma be added after the word Connecticut, and in the fourth paragraph, third line the wording be changed from, "serving on said Commission as Town Council Liaison" to "serving on said Commission as a member and Town Council Liaison." There were no further changes made to the draft resolution.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Commission Member Smyth, that the Historic Preservation Commission recommends approval of the draft resolution for Dr. Rennie Brantz as amended.

Vote: Aye – All

Nay – None

The motion passed.

STAFF UPDATES

Ms. Shook briefly reviewed the Staff Updates memo prepared by Ms. Mitchell located in the board packet dated November 3, 2023.

HPC Work Plan

Ms. Shook briefly reviewed the updated work plan prepared by Ms. Mitchell located in the board packet and noted the information provided for the HPC's review and that further discussion and recommendations for the next for fiscal year would take place at the December meeting. Council Member

Liaison Roseman reminded the HPC to be mindful of the Town Budget when discussing the prioritizing of their work plan.

HPC UPDATES

There were no HPC updates given at this meeting.

DECEMBER ADVISORY SESSION MATERIAL

Chair Plaag suggested that the next advisory meeting agenda include the following items: HPC Work Plan Discussion, Rivers House Local Landmark Designation Report Update, Stoneman's Raid Interpretative Panel with the Civil War Trails Program Update, Dana Folkway Project Update, Digital Photography Photo Library & Remaining Documentation on the architectural survey for Downtown Boone Update, Boone Cemetery Interpretative Panels Update, and the Election of Officers for Chair and Vice-Chair for 2024.

ADJOURNMENT

Member Smyth made a motion, seconded by Commission Member Ziegler, to adjourn the meeting at 5:26 p.m.

Vote: Aye – All

Nay – None

The motion passed.

Eric Plaag, Chair

Marlene Crosby, Board Secretary

**TOWN OF BOONE
SPECIAL HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
November 14, 2023, 3:00 p.m.
Planning and Inspections Conference Room & WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

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

Council Member Liaison: Virginia Roseman

Town Staff in Attendance:

Jessica Mitchell-Advanced Planning Specialist, and Marlene Crosby-Board Secretary

Others in Attendance:

Brenda Council, Jill Privott, Katie Mack, Rebecca Triplett-Johnson, Susan Keefe, JC Feimster, and Luke Barber-Watauga Democrat

CALL TO ORDER

Chair Eric Plaag called the Boone Historic Preservation Commission meeting to order at 3:04 p.m.

ADOPTION OF AGENDA

Commission Member Smyth made a motion, seconded by Commission Member Ziegler, to adopt the agenda as written.

Vote: Aye – All

Nay – None

The motion passed.

PUBLIC COMMENT

Chair Plaag referred to the Town of Boone Rules of Procedures for Boards and Commissions for Public Comment. He explained that public speakers would have five minutes per speaker, and there was no objection from the members on the time allotted.

Chair Plaag opened the floor for public comment.

The first speaker was Dr. Susan Keefe, who stated she had no comments on the draft cemetery interpretative panels and complimented the HPC on their work on the draft.

The second speaker was Ms. Katie Mack, who stated she had no comments on the draft cemetery interpretative panels, and she complimented the HPC on their work on completing a comprehensive draft.

The third speaker was Ms. Rebecca Triplett Johnson, who stated she was a former resident of Boone, and she represented multiple families and descendants of those interred in the cemetery. She said they asked the HPC to continue researching and working hard on raising public awareness of the project to get multiple inputs on the draft panel text. They wanted to ensure everyone was considered without a time limit placed on the project so the information received could be as thorough and inclusive as possible.

The fourth speaker was Ms. Brenda Council, who stated that she is a resident of Watauga County and not a resident of Boone. She pointed out that she was concerned about the fence separating the two sections,

Communication: November 14, 2023 - Special Advisory Meeting Minutes (Approval of Minutes)

and she wanted to know the historical facts regarding the reason for the fence. She stated that both sections of the cemetery were privately owned. She asked why one section of the cemetery would be fenced and the other would not. She asked the HPC if they had researched the Greene Horton acquisition in 1894 of the Black section of the cemetery. She did not think it was necessary to include the sentence that the "town has made several improvements to provide for the cemetery's long-term preservation." She noted that she had visited many historic cemeteries and had not seen cemetery interpretative panels of this nature in any of those cemeteries. She said it appeared that the cemetery's history was being overanalyzed and that some speculative and unfounded research was being added based on some of the statements in the draft cemetery panels text. She noted that some descendants are unhappy with the present draft's wording. She said the draft needs to have a brief, balanced historical description. She pointed out that the word "segregation" was used three times in one paragraph. She asked for the text to be rewritten inclusively.

The fifth speaker was Ms. Jill Privott, who stated that she was a resident of Boone. She noted that she agreed with Chair Plaag on the proposed change made at the last meeting regarding the first sentence of Panel 1. She said this proposed change was more historically pointed and delineated and told the cemetery's history with specificity. She noted on Panel 2, in the second sentence, that racial segregation was common in the United States. She pointed out that from a historical and best practice perspective, the words "racial" and "ethnic" are not interchangeable. She explained that "racial" is a term used to describe physical characteristics, and "ethnic" or "ethnicity" encompasses a broader range. She asked the HPC to research this information because she said the word "racial" would be more accurate. She noticed the word "segregation" was used several times and asked that the usage of it be reduced. In the paragraph that begins with "more than 265 known burials," she said there is no way to know the common practice for field stones in the cemetery over a long period, and she thought this topic was overemphasized.

Mr. Luke Barber from the Watauga Democrat joined the meeting at approximately 3:10 p.m. Chair Plaag confirmed that Mr. Barber did not want to speak at this meeting and he was there to observe.

Chair Plaag closed the floor for public comment at approximately 3:21 p.m.

Chair Plaag responded to some of the statements made during public comment regarding the reasoning for putting up the fence. He explained that a memo was included in a previous meeting packet dated August 24, 2023, that he authored for the Historic Preservation Commission and Town Council on the history of fencing and segregation in the cemetery. He said the memo included photos showing various fence iterations and detailed discussion with documented sources. He reiterated that in the 1890s, several issues of the Watauga Democrat covered this topic. He explained a desire to put up a plank fence around the "city cemetery" (as described at that time) on privately owned land. He said this effort involved only putting up the fence around the white section of the cemetery by town residents in combination with the Councill family members and various civic leaders. He said the first fence appeared to survive until the 1920s when it was discussed to put up another fence that was not completed. He noted that in images from 1950, there appeared to be a hedge row that showed a clear boundary around the white section of the cemetery.

Chair Plaag talked about the third fence. He said it was campaigned on by the Democratic Mayoral Candidate and the Democratic Town Alderman Candidate in 1957. They promised to install a fence around the privately owned "town cemetery" when elected that year. He added that by 1950, they had funded and installed the fence using town funds.

Chair Plaag stated that a commentator had given the impression that the cemetery was two separately owned parcels. He noted that no deed record existed for the Black section of the cemetery. He pointed out from photographic evidence and a WPA Survey from 1937 that a headstone for John E. Maricela was placed in the Black section of the cemetery that clearly shows Council Cemetery on it. He said there is no doubt that the Black section of the cemetery was Council family land. He noted one exception was a tiny portion of land adjacent to Brown Street, which was Lot 45 on the Kirshner plat, discussed in detail in the August memo. He explained how the Boone Chapel trustees of the cemetery purchased this portion of land, known as the Brown Chapel, to expand the Black section of the cemetery that was privately owned at one time. He said the cemetery's trustees created the Jordan Council Memorial Cemetery in 1998 and 1999. He continued that they created it specifically for the purpose of making a claim upon the Black section of the cemetery. He said trustees claimed the driveway parcel that fronted Howard Street despite no deed record. He said the Jordan Council Memorial Cemetery group was formed to legalize ownership of the two sections of the cemetery, Lot 45, and the driveway parcel to combine them. He said the intent was to create one large cemetery parcel with the two lots owned by the Jordan Council Memorial Cemetery group and the other two owned by the town cemetery's existing trustees. He noted the trustees for both groups were the same people.

Chair Plaag talked about the issue of the Greene Horton acquisition of land not being addressed by the HPC. He explained in the 1990s that a student from Appalachian State University was interested in the cemetery, and he made a statement without documentation that the Black section may be a parcel purchased by Greene Horton sometime in the 1890s. He explained that a discussion came up on social media regarding this topic excoriating the HPC for the proposed panel text. He said that many claims were made, and one of the claims was made by Michael Hardy, who stated that the HPC had ignored the Greene Horton parcel. He added this claim stated that the student had confirmed that Greene Horton owned the land where the Black section was located. He continued that Mr. Hardy had not done his research because it differed from what the student said in the report. Chair Plaag noted that the deed the student referred to made a clear reference to a road at the northwest corner of the parcel that went between the white and Black sections of the cemetery. He referred to the deed details that noted Greene Horton owned the land immediately to the south of the Boone Chapel parcel. He said this information had been publicly available for four months, and he did not want to spend more time on it. No other comments were made on this topic by the commentators or Commission members.

BOONE CEMETERY INTERPRETATIVE PANELS – REVIEW OF FINAL DRAFT TEXT

Chair Plaag referred to the November 7, 2023, draft on page two of the meeting packet. Chair Plaag noted that these are the revisions the HPC agreed upon at their last meeting. He indicated that he had made some minor changes that he noted in the footnotes. He mentioned that Commission Member Watkins had submitted an entirely new revised text for review at this meeting. He asked Commission Member

Watkins to voice his rationale for the revised text after the HPC had agreed on the final draft revisions at their last meeting. Commissioner Member Watkins said the HPC did not agree to any final draft text. He said they reviewed the proposed text line by line and that the revised text would be provided back to the HPC for re-examination. He said the HPC did not finalize the proposed text at the last meeting a week ago. Commission Member Watkins explained that he re-submitted the revised text for the panels to clean up the language by removing some duplication and some regrouping of wording from one panel to the other. He added that when you match panels or mix graphic elements with the portions of text, the amount of text should be approximately the same on each panel. The last reason he gave for submitting this text was to try to find common ground between the public and the work of the HPC on this project.

Revised Sign #1: Boone Cemetery Rules

Chair Plaag noted there was an issue with the rules and regulations sign for the cemetery on whether pets should or should not be prohibited, and he asked the HPC to discuss this topic.

Discussion ensued on the Boone Cemetery Rules sign. Chair Plaag noted that he drafted the proposed text for the sign from the October draft version that Commission Member Smyth had submitted for review by the HPC. Chair Plaag pointed out that St. Philip's and the Salem Moravian Graveyard prohibit pets, but Bonaventure and Unitarian Church in Charleston, South Carolina, do not prohibit pets (photos permanently on file).

Chair Plaag opened the floor for the HPC to give their feedback on this sign issue. Commission Member Smyth said when he researched this topic, pets were prohibited because many people used the cemetery as the only area where people could walk their dogs. He said it is not an issue in Boone because there are a lot of places for people to walk their dogs. Commission Member Ziegler said her personal opinion was that pets should be prohibited in cemeteries because of the lack of respect from pet owners to use the dog bag station provided for them. Commission Member Watkins stated that he was unsure about this issue. He said if you allow pets, you must provide a dog bag station, which must be monitored. He continued that on the other hand, if you do not allow pets and people come to the cemetery with dogs, what will they do with the dog while they visit the cemetery. Commission Member Smyth pointed out there is a dog bag station at the cemetery. Chair Plaag noted that the dog bag station at the cemetery has sometimes been an issue because it was not emptied regularly. He asked Ms. Mitchell to remind the Public Works Department to try to keep it emptied. Ms. Mitchell said she would contact the Public Works Department on this issue. Chair Plaag noted that on several occasions when he was at the cemetery, he encountered occasional dog manure, even with the dog bag station in place. He also mentioned the issue of dog urination, and there is no apparent way to stop it. He agreed with Commission Member Ziegler on prohibiting pets in the cemetery for the reasons he just stated.

Motion and Vote:

Commission Member Ziegler made a motion, seconded by Chair Plaag, to recommend to the Town Council that pets should be prohibited in the Boone cemetery.

Vote: Aye – (Plaag, Watkins, Ziegler)

Nay – (Smyth)

The motion passed.

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

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

**REVISED SIGN #1: Boone Cemetery Rules
(Final Version from HPC)**

- The Boone Cemetery is owned by the Town of Boone.
- The cemetery is open to the public year-round from dawn to dusk.
- Desecration of gravesites in any form is a violation of North Carolina law.
- Visitors are reminded that this is a sacred space and not an area for recreation or sport.
- Be respectful of other visitors.
- Grave markers are unstable, old, heavy, and fragile.
 - Do not sit, stand, climb, or lean on any grave marker.
 - Do not attempt to perform a “rubbing” of a gravestone.
 - Do not attempt to clean grave markers.
 - Children must be supervised at all times.
- Do not remove or disturb grave goods, including flags, flowers, small stones, or artifacts left by mourners.
- Pets are prohibited.
- For additional information, contact the Boone Town Manager at (828) 268-6200.

Revised Panel #1: Boone Cemetery

Chair Plaag referred to the Revised Panel #1: Boone Cemetery and the revisions from Dr. Andrea Burns from Appalachian State University submitted via email to Staff; Staff shared the email with the HPC prior to this meeting. He suggested to the HPC that they review the draft cemetery panel text to compare the revisions submitted by Commission Member Watkins and Dr. Burns. There was consensus from the HPC to review the revisions in this manner.

Discussion ensued on the draft text, sentence by sentence. With final draft text as follows:

**REVISED Panel #1: Boone Cemetery
(Final Version from HPC)**

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

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

Resting here are many of Boone's civic and cultural leaders, elected officials, and veterans of the nation's wars, including those who fought on both sides of the Civil War. The Boone Cemetery remains a sacred space for reflection on the lives and history of those interred here. [215 words]

[Aerial image of Boone Cemetery from ca. 1907] *Caption:* Detail crop showing the Boone Cemetery from the northwest, circa 1907. Image courtesy of the Historic Boone Collection, Digital Watauga Project. [21 words]

Motion and Vote:

Commission Member Ziegler made a motion, seconded by Commission Member Smyth, to recommend to the Town Council approval of the proposed final revisions to the Boone Cemetery Interpretative Panel #1 text and to place it outside the cemetery gates.

Vote: Aye – All

Nay – None

The motion passed.

Ms. Mitchell added to the discussion about whether the HPC wanted to discuss directional language to add to the interpretative panel as a sticker mounted. Chair Plaag responded that the Commission would revisit this topic after reviewing Panel #2 text.

REVISED Panel #2: A Divided Cemetery

(Final Version from HPC)

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

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

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

In 2016, a ground-penetrating radar survey located nearly 200 unmarked graves in the Black section, each of which is now designated by a flat fieldstone. Although these particular graves remain unidentified, the names of those known to be buried here are recorded on the large memorial installed by the Junaluska Heritage Association in 2017. [245 words]

[Aerial image of Boone Cemetery, circa 1950] *Caption:* Aerial image of Boone Cemetery from the northeast, circa 1950. Image courtesy of the Palmer Blair Collection, Digital Watauga Project. [20 words]

Motion and Vote:

Commission Member Smyth made a motion, seconded by Commission Member Ziegler, to recommend Town Council approval of the proposed final revisions to the Boone Cemetery Interpretative Panel #2 and to place it at the crest of the hill of the cemetery on the dividing line between the two sections of the cemetery.

Vote: Aye – All
Nay – None

The motion passed.

Ms. Mitchell asked the HPC, regarding the motion for Panel #1, to clarify the reasoning for the panel being located outside the cemetery gates rather than inside the gates. Chair Plaag responded that from a previous discussion, most individuals, as town residents or visitors, do not know about the cemetery. He stated to have the panel outside the cemetery gates to draw attention to it. Chair Plaag asked the Commission if there was any objection to the panel being inside the cemetery gates if the Town Council wished to do so; there was no objection.

Discussion ensued on directional language to include on the panels as references to one another. Chair Plaag stated that he was not opposed to a sticker to address this. Student Member Ziegler agreed that if the panel were removed, a sticker would be best with easy removal. Chair Plaag added that if a future Commission wished to add another panel, a sticker could also be modified to address that. Ms. Mitchell said she could discuss creating a sticker and an attachment to the panel with Public Works.

Ms. Mitchell confirmed that the Commission still desired to include a brochure box for one of the panels to tie in with the Downtown Walking Tour. Chair Plaag confirmed and added that the brochure box should be added to the first panel. Council Liaison Roseman said the cemetery still has a fascinating history that she hopes will be addressed.

ADJOURNMENT

Commission Member Smyth made a motion, seconded by Commission Member Watkins, to adjourn the meeting at 5:35 p.m.

Vote: Aye – All

Nay – None
The motion passed.

Eric Plaag, Chair

Marlene Crosby, Board Secretary



Application Information for Filing for a Certificate of Appropriateness for Local Historic Districts & Landmarks

PLEASE READ THE ENTIRE APPLICATION PACKAGE

The Town of Boone strives to review applications as efficiently as possible. The policies outlined below enable Planning Staff and the Historic Preservation Commission to give each application the attention it deserves. Complete applications will be scheduled to appear before the Historic Preservation Commission; incomplete applications, however, will be returned to the applicant pursuant to Article 4 of the Town of Boone Unified Development Ordinance (UDO).

Approval of a Certificate of Appropriateness is required before any “major work” may be carried out with respect to improvement of a property located in Boone’s local downtown historic district. Major work may include, but is not limited to, the following:

- A. New construction or additions to buildings
- B. Reconstruction of buildings once located on the site but demolished or moved at some previous time
- C. Restoration or rehabilitation of an historic property to its historic appearance
- D. Pointing of masonry as well as alteration, repair, or replacement of masonry, siding, roofing materials, architectural trim elements, foundations, windows, doors, and other significant architectural details
- E. Demolition of any part of a building or structure
- F. Work that is likely to disrupt or damage known or discovered archaeological resources on the site
- G. Moving of buildings
- H. Replacement of architectural details when there will be a change in design or materials from the original or existing details
- I. Changes to rooflines
- J. Establishment of exterior fire exits
- K. Exterior modification of existing buildings for ADA compliance
- L. Painting or stuccoing of buildings not previously painted or stuccoed
- M. Installation of mechanical systems, air conditioning units, vents, and related equipment in primary elevations that involves alteration to the building facade
- N. Location of satellite dishes, solar panels, and other roof attachments to the primary elevation roof and/or facade of a building if they are not effectively screened or are visible from a public street

Historic Preservation Commission Information

- Meetings: 2nd Tuesday of each month at 3 p.m.
- Meetings are currently being held virtually, through WebEx, a video-conferencing software. Please contact the Planning & Inspections Department by email (planning@townofboone.net) or by phone (828-268-6960) for more information on how to watch or participate in the HPC meetings.

See the published Town of Boone Planning & Inspections Meeting Schedule for more details.

Certificate of Appropriateness for Major Work

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



A. Required to be Submitted at Time of Application

Note: A pre-application meeting is required prior to application submittal.

Failure to provide the required information will delay the review and scheduling of the requested hearing.

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☐ Information in compliance with the Supplemental Checklist on Page 4
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section [L](#)), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application. Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

B. Requested Hearing – See latest published Meeting Schedule for dates

Date of requested hearing: December 12, 2023

C. Property Information

Street Address:

567 W. King Street

Watauga County Parcel Identification Number:

Existing Zoning District(s): B1 Downtown Core/Downtown Boone Local Historic District Overlay

Total Land Area: _____

Are there any existing variances or other site-specific approvals granted to the property? ☐ Yes ☒ No ☐ Unknown

If yes, describe: _____

D. Applicant Information

Name:

Amy Davis

Complete Mailing Address (Street, City, Zip):

PO Drawer 192, Boone, NC 28607

Phone Number:

828-268-6200

Email Address:

amy.davis@townofboone.net

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☒ Email

E. Property Owner Information

Name:

Town of Boone, c/o Amy Davis

Complete Mailing Address (Street, City, Zip):

PO Drawer 192, Boone, NC 28607

Phone Number:

828-268-6200

Email Address:

amy.davis@townofboone.net

F. Landmark/District Information

District/Landmark Name: Downtown Boone Local Historic District

Period of Significance: 1918-1964

G. Project Details

Project Cost: \$To Be Determined

Project Type:

☐ New Construction

☒ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☒ Architect

☐ Engineer

☐ Owner

☐ Other: _____

Name:

Company:

Bill Dixon, Jr, AIA, NCARB

Appalachian Architecture, PA

Complete Mailing Address (Street, City, Zip):

PO Box 179, Boone, NC 28607

Phone Number:

828-265-2405

Email Address:

bill@appalarch.com

Additional Designer Information: If additional designers are involved beyond the one listed, please provide additional info on a separate sheet

I. Applicant Signature and Property Owner Authorization

I hereby certify that I am authorized to submit this application, that all information is correct and complete, and all work will comply with all applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic Preservation Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at mutually agreeable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications, and related project details presented to, and approved by, the Historic Preservation Commission. Any proposed modification or addition must be submitted to the Planning and Inspections Department for review.

By signing below, the applicant agrees to notify the Planning and Inspections Department of any changes or alterations in the data contained in this application, the approved plans, or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic Preservation Commission members cannot discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic Preservation Commission about an application outside of the formal evidentiary hearing on the application.

Applicant (Print)

Applicant (Signature)

Date

Amy Davis, Town Manager

/s/ Amy Davis

10/02/2023

Property Owner (Print)

Property Owner (Signature)

Date

Official Use Only				
Permit Name: Town Hall Exterior Bathroom Renovation				
Permit Number:				
Date: 10/2/2023	Fee: NA	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number: _____	Paid By:

Public Hearing Meeting Date: 12/12/2023

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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COA for Major Work Supplemental Checklist

Note: The following is a checklist for the presentation materials needed for your application. It is the applicant's responsibility to provide adequate photographs, architectural plans, and other material to enable the HPC to understand the proposal and its impact on the historic district/landmark. The consideration of the application may be delayed if preservation materials are not sufficient to evaluate the proposal.

- ☐ Written Description of the proposed work: Describe in detail the scope and nature of the proposed project, including exact material types, colors, and dimensions for materials to be used (e.g., width of siding, color of window trim, type of roofing materials, etc.).
- ☐ Design Standards References: Cite the applicable sections of the design standards related to and/or reflected in the proposed request.
- ☐ Photographs of Existing Conditions: Provide current photographs showing the present conditions of the area where the work will be completed and/or the portions of any existing building that will be affected by the proposed work. Photographs must be clearly labeled and keyed to a site plan.
- ☐ Site Plan: For development which includes modifications to the site in addition to the building, the applicant shall provide scaled drawings prepared in accordance with UDO Appendix A, which depict at least the relationship of all buildings, secondary structures, driveways, sidewalks, fences, drains, lighting, and trees to the property line. Clearly identify the location of any and all proposed changes. Caliper of trees should be indicated as measured from four and a half feet (4.5') above the earth's surface.
- ☐ Historical Documentation: If available, provide copies of historic photographs of the property in question, along with a list of any known previous alterations to the property (and the approximate date of those alterations). If the property is already listed on the National Register of Historic Places or is a designated Local Historic Landmark, include a copy of the nomination text for the property.

Exhibit 2

PROPOSED WORK – Boone Town Hall - 567 West King Street

Because of the large number of out-of-town guests visiting downtown Boone, the Town, the TDA and the DBDA have been searching for an appropriate location to provide new public restroom facilities downtown. Because of Town Hall's centralized location, visibility and easy access, it was determined that Town hall would be an ideal location for a public restroom.

The proposed restroom(s) would be located in the front left corner of the Town Hall building, readily accessible from the King Street sidewalk, in an area inside the building where the vault of the original Northwestern bank remains. Field measurements verified that the vault was large enough to accommodate two fully accessible public restrooms with entrances onto the King Street sidewalk.

The request of the HPC is to approve the removal of an existing planter, relocation of the 'Town Hall' sign and bulletin board and installation of two new doors in the otherwise featureless red brick wall located to the left of the main entrance door to Town Hall.

PROPOSED EXTERIOR WORK

PRIMARY ELEVATION

The proposed scope of work would require alterations to the primary street elevation of the building for the purpose of providing two accessible public restrooms. As noted in the historical attachments, this façade has undergone multiple significant changes since it was originally constructed as a branch bank in the late 1950's.

SECONDARY ELEVATION - NA

TERTIARY ELEVATION - NA

DESIGN STANDARDS FOR COMMERCIAL BUILDINGS

1. Storefronts, Upper Facades, Side and Rear Elevations

1.1 – 1.2 - NA

1.3 - The proposed work assumes that the featureless red brick wall extends to sidewalk level behind the existing planter which is to be removed. The proposed work would include the removal of the rock planter and demolition of two areas (Approximately 3'-4"w x 7'-0"h) to accommodate the installation of two new doors into the new restrooms.

1.4 – 1.9 – NA

2. Architectural Components and Details – NA

3. Foundations – NA

4. Masonry –

4.1 – 4.2 – NA

4.3 - All mortar 'repainting', if required, will match the appearance, texture and color of the existing mortar on the building. Replacement brick, if required, will match the size, color, shape, texture and quality of the existing brick on the 1980's red brick façade.

4.4 – NA

4.5 – As noted in 4.3.

4.6 – 4.11 - NA

5. Wooden Elements – NA

6. Windows, Doors and Awnings –

6.1– 6.6 – The proposed new restrooms will require two new doors installed in an otherwise featureless red brick wall which, according to historical records, replaced what was originally made of a rock veneer. As noted earlier, the façade has been significantly altered since the original building was constructed.

Due to the restricted interior dimensions, the doors to the new restrooms will open outwards onto the sidewalk. The sidewalls of the 1980's arched brick canopy on the front of the building will allow the new doors to open onto the sidewalk without impeding the flow of pedestrian traffic, much of which occurs in the uncovered 6'-10' sidewalk in front of the canopy.

It is the applicant's opinion that a solid insulated hollow-metal door and frame painted to match the brick would be the best solution in this situation rather than attempt to match the existing shiny silver aluminum storefront door and window system at the main entrance to Town Hall. Because of privacy and security, the new restroom doors will be opaque. Because of the 8'-0" ceiling height in the vault, transom glass above the doors would be too narrow to be effective.

6.7 – 6.8- NA

6.9 – 6.15 – NA

6.16 – The historical integrity of the current Town hall façade has been significantly altered since the original late 1950's Northwestern Bank. It is the applicant's opinion that the addition of two new doors, designed to "blend-in and disappear" in the overall elevation, will not affect the "established proportions and spacing of the existing window and door openings".

7. Roofs – NA

8. Entrances, Porches and Balconies – NA

9. Paint and Paint Color – So as not to compete with the current entrance to Town Hall, applicant proposes to paint the new doors and door frames to match the red color of the existing brick.

10. Utilities and Energy Retrofit – Any required venting of the restrooms will be located in an inconspicuous location.

11. Accessibility, Health, and Safety Considerations – The new public restrooms will be fully accessible from the King Street sidewalk. Because of the difference in floor elevations of the existing vault floor and the sidewalk immediately outside, the town will adjust the elevation of the sidewalk to create handicapped accessible entrances into the new restrooms. In addition to the toilet and lavatory in each restroom, wall mounted baby changing stations will be provided in both toilets.

12. Additional Standards on Artificial materials - NA

13. Additions to Existing Buildings in the District – NA

14. New Construction of Commercial Buildings within the District – NA

15. Height, Width, Spacing and Setback requirements – NA

Excerpt from the February 2021 “Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT” prepared by Dr. Eric W. Plaag with contributions from Paul Fuller, Nicole Holladay, and Carson Hamilton.

WT0846 Northwestern Bank (1960)

567 West King Street

This two-story, commercial block building with basement was originally constructed in 1959-60 as a branch office of the Northwestern Bank on property purchased from W. R. and Effie Winkler in April 1958 (Deed Book 79, Page 518), necessitating the demolition of a bungalow home owned by the Winklers. A Watauga Democrat article from September 24, 1959, described the start of construction, noting that O’Cain and Brackett of Hendersonville, NC, were the architects, with Greene Construction Company, a local firm, serving as the contractor. The grand opening of the new bank building occurred on May 16, 1960 (Watauga Democrat, May 12, 1960). The Boone Town Hall government offices currently occupy this property. A large, arched arcade was added to the front of the building between 1980 and 1985.

Originally, the front façade had a band of vertical, stacked stone covering the eastern third of the elevation, with brick on the remaining portion, but this treatment was replaced at an unknown date, possibly when the arcade was added. Today, the north elevation of the building, which fronts on West King Street, is composed of running bond red brick coped with metal. A large arcade spans the entire first floor of this elevation, with three flat arch openings with soldier course lintels providing access to the original first floor façade. This arcade space is ceiled with a stucco material probably over drywall. The arcade is clad in a squared seam, metal roof. The original, first floor façade face includes a large, slightly inverted, metal-frame, storefront window complex consisting of a single door entry at left (east) flanked by narrow sidelights and capped with a large transom, with two banks of one-over-one windows to the right (west). A brick wall is visible to either side of the storefront window complex, with a bulletin board case mounted to the left of the main entrance. Flower boxes composed of cultured stone with metal railings flank either side of the main entrance. The second floor of the north elevation offers two symmetrically placed, fixed, metal-frame windows occupying piercings visible in 1960 (newspaper photo, cited above), although the windows themselves are new. Two narrow, vertical windows that were symmetrically spaced at the center of the second floor elevation are no longer present.

The west elevation continues the wrap of the arcade with a single rounded arch visible on the west side of the arcade. A clear seam is visible between the brick of the arcade and the west elevation of the main building. The first floor of this west elevation includes a very large plate glass window in a metal frame with a brick lintel and rowlock sill located at the northwest corner of the west elevation. Immediately to the right (south) of this window is a partially open enclosure with a shed roof clad in standing seam metal over a boxed soffit and a metal frame windscreen parallel to the west elevation. This shields an old, night deposit box still visible on the west wall but no longer in use. Immediately to the right (south) of this are four symmetrically-spaced, metal-frame, plate glass windows with rowlock sills. Immediately beyond the fourth of these windows is a single, metal-frame door with plate glass window, rowlock header, and concrete stoop. To the right (south) of this door are two symmetrically spaced, small, square, metal-frame, fixed-light windows with rowlock sills. A narrow concrete walkway runs parallel with the west elevation and is bordered by a simple metal railing on the outer part of the walkway. As the grade of the adjacent

asphalt driveway descends to the south, this concrete walkway terminates in an iron staircase cap just south of the single doorway, then resumes as a concrete walkway with the grade as it descends to the south parking lot. The second floor of this west elevation features six metal frame, single, fixed-light windows with rowlock sills in alternating sizes of small-large-small-small-large-small (reading left to right/north to south). The low parapet wall of this west elevation is coped in metal.

The south elevation is quite complex, featuring a two-story addition (basement and first floor) to the east side of the elevation and a three-sided, single-story addition to the west of the first addition. It is not known when these additions were completed. This latter element also has a prominent, porte cochere-style roof covering in metal with metal support posts, all in service to a two-lane, drive-thru, service window area. This single-story addition features a large, bank-style, metal framed service window on its middle, angled side. An air conditioning unit protrudes from an opening in its south face, while the roof appears to be clad in rubber. The south elevation of the two-story addition has a single, aluminum frame door with plate glass at the west end, followed to the east by a single light, fixed window with rowlock sill. A hipped, awning roof clad in squared seam metal divides the first and second floors. The second floor of the south elevation of the two-story addition has two large, symmetrically spaced, one-over-one, fixed light windows with rowlock sills. A similar window is present on the west face of the second floor of this two-story addition. The east side is obscured by WT0609 to the east. The south elevation of the main block, meanwhile, has two large, single-light, aluminum-frame windows with rowlock sills just above the roof of the one-story addition, while the second story of the south elevation of the main block has three smaller, unevenly spaced, single-light, aluminum-frame windows of varying sizes with rowlock sills. Metal gutters are present along the roofline of all three components visible on the south elevation. A large, interior chimney—probably a boiler stack—rises above the roofline near the southeast corner of the main block. It is composed of two different brick stocks (suggesting a repair at some point to the upper portion) and features a concrete cap.

Excerpt from the April 2021 “REPORT AND RECOMMENDATION FOR THE DESIGNATION OF THE DOWNTOWN BOONE LOCAL HISTORIC DISTRICT BOONE, NORTH CAROLINA” prepared by Dr. Eric W. Plaag.

WT0846 Northwestern Bank (1960)—CH
567 West King Street (2900-88-5833-000)

The site of several residential properties and an inn from the late 1800s until 1959, the present building is an excellent example of 1960s infill along King Street that

often replaced architecture dating to before Boone’s commercial boom that began about 1919. The architectural firm of O’Cain and Brackett designed this two-story, brick, commercial block building with basement that was completed in 1960 by the Greene Construction Company to house the new offices of Boone’s primary banking institution of the period. While mostly brick, the north (main) elevation featured a thick stack of what may have been crab orchard stone—a popular local treatment—along the east third of the elevation, while a drive-thru teller booth was available at the basement level on the west side of the building. Today, the crab orchard stone veneer is gone, and a large, arched, one-story, brick arcade dating to the early 1980s obscures the lower half of the north elevation. While most of the original window piercings and the original entrance configuration survive, actual windows appear to be updates of earlier

treatments. The building is now home to the town offices for the Town of Boone. Numerous relics of the original bank operation's interior, including the vault, built-in customer tables, and the drive-thru, still survive. The remainder of the large western part of the parcel extends all the way to Howard Street and serves as a surface parking lot.

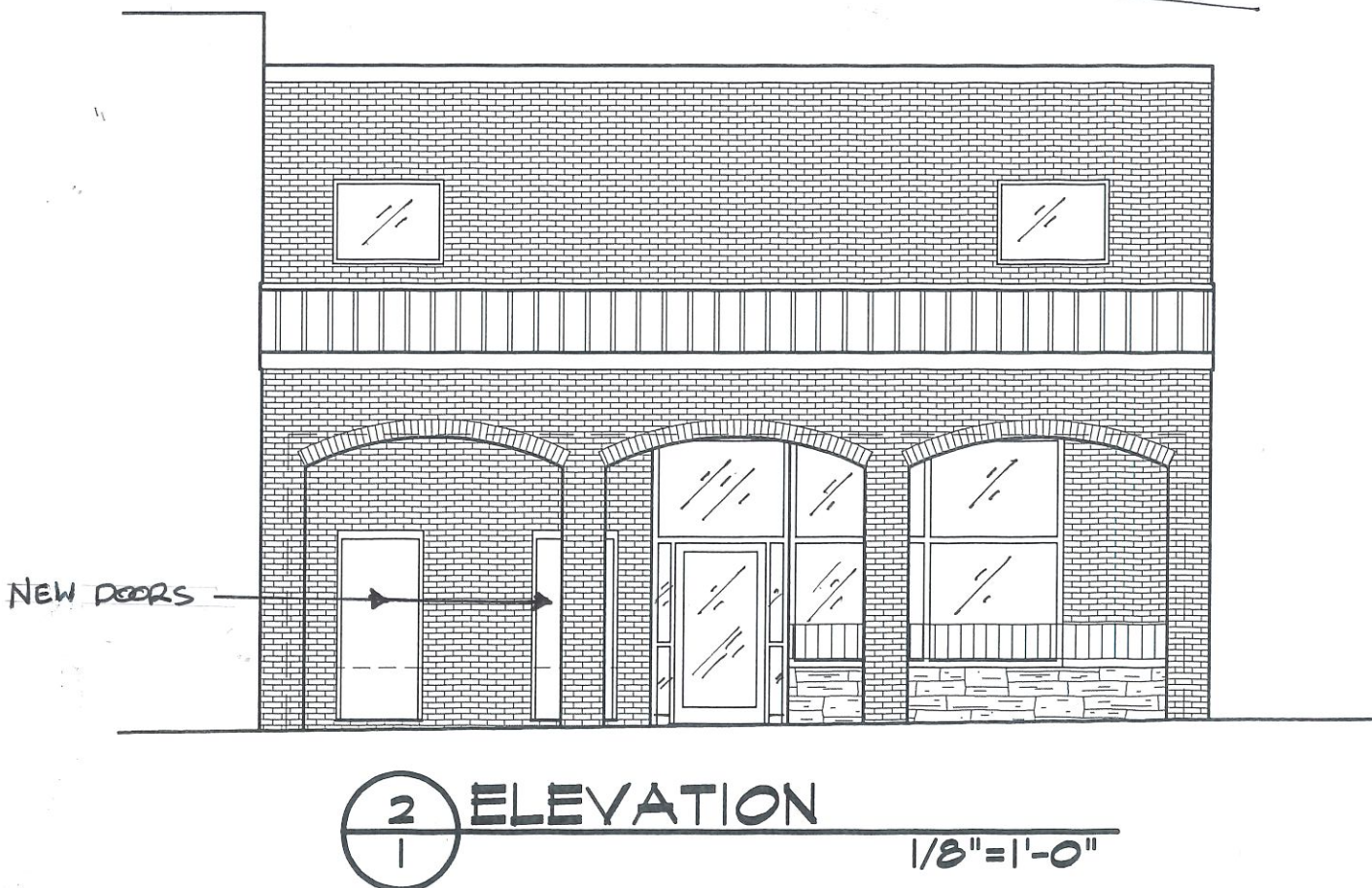
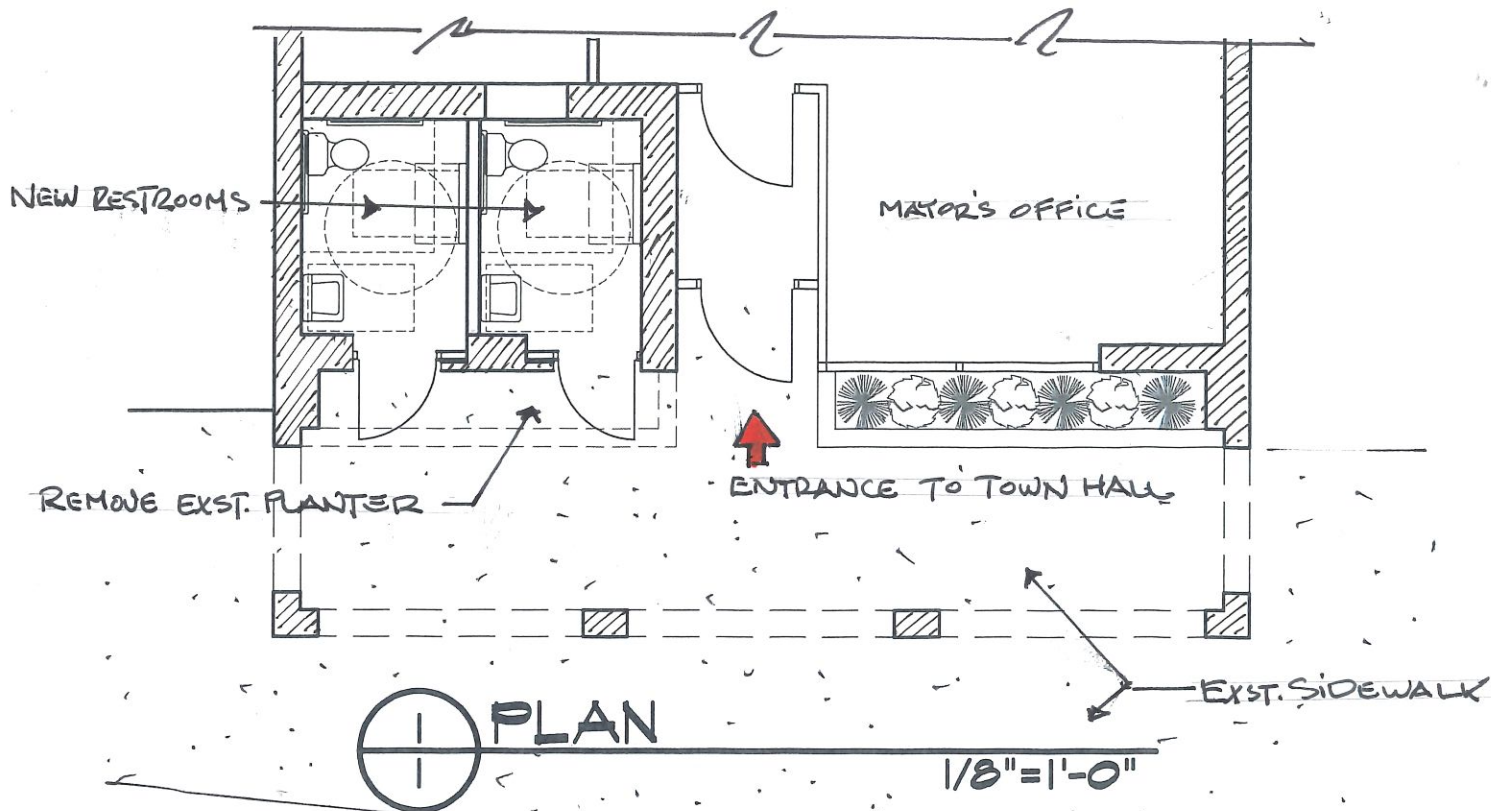
New Public restrooms in Town Hall

COA application

Exhibit 4

October 24th, 2023

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



Communication: Exhibit 4: Case A23-0404 Town Hall Facade Renovation - Building Elevations (Case A23-0404 Town Hall Facade Renovation -



Staff Report

December 12, 2023

Case A23-0404 Town Hall Primary Façade Renovation Certificate of Appropriateness for Major Work

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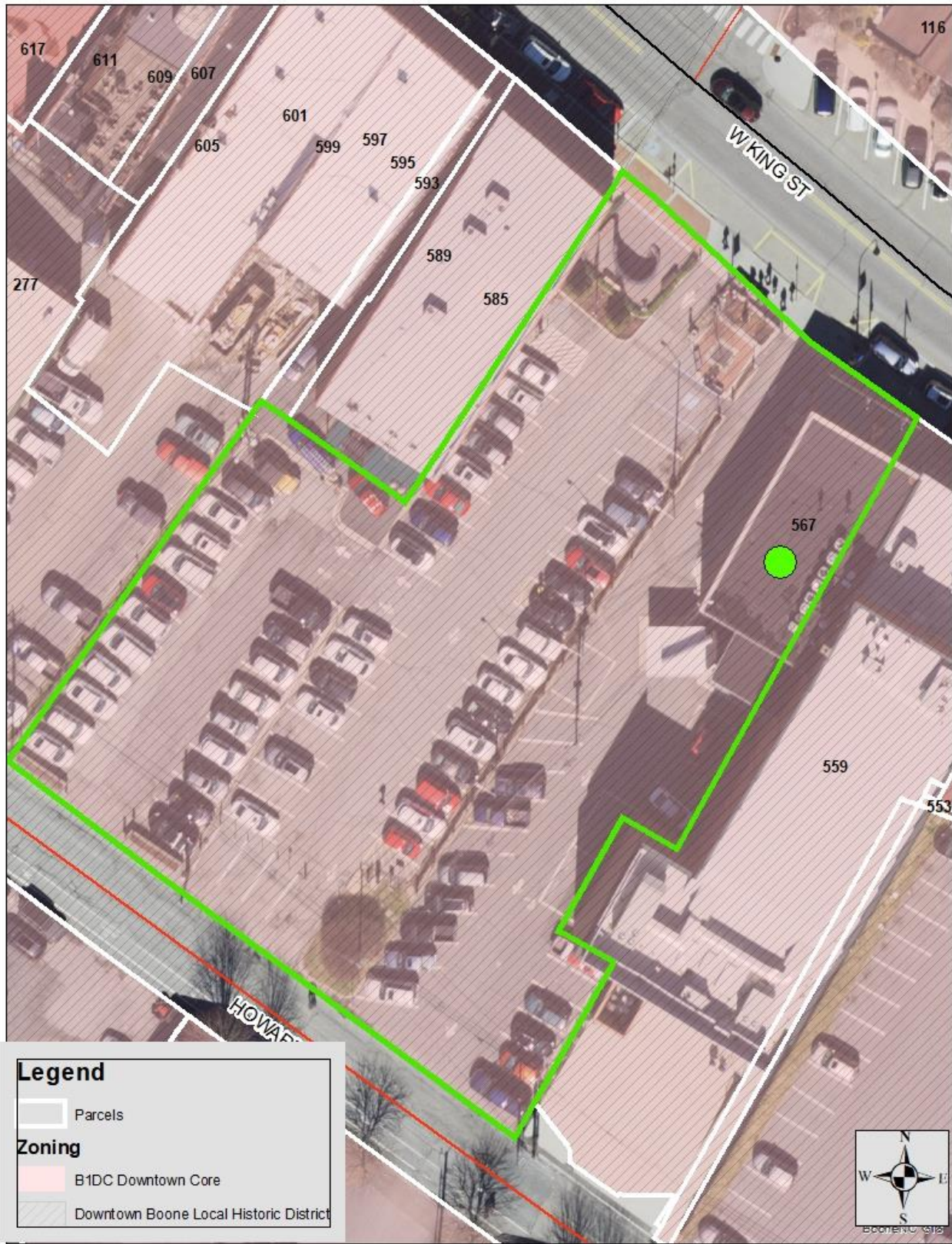
Request

The Town of Boone has submitted an application for a Certificate of Appropriateness for Major Work (COA) for 567 W. King Street (Town Hall), located in the Downtown Boone Local Historic District, to modify the primary facade of Town Hall. The work includes the removal of the existing planter along the brick facade and the addition of two new doors to access two new public restrooms. The subject property is outlined in green on the map below and 567 W. King Street is marked with a green dot (●).

The Table of Minor Work and Major Work, located in both UDO Article 8, Subsection 8.05.03 and Appendix D, requires the applicant to obtain a (COA) for the alteration of the exterior surface materials and the addition of the new doors (including the new openings).

Staff Notes can be found throughout the report marked in **bold green italicized text**.

Zoning Map



Parcel Information**Address:** 567 W. King Street**Property Owner:** Town of Boone**Watauga County PIN:** 2900-89-5833-000**Lot size (total):** .829 Acre**Jurisdiction:** Town of Boone**Access:** W. King Street (State maintained)/Howard Street (Town Maintained)**SFHA:** No**Watershed District:** No**Corridor District:** No**NCD:** No**Viewshed:** No**Steep Slope:** No**Very Steep Slope:** No**Transitional Zone:** No**Current Zoning:** B1 Downtown Core, Downtown Boone Local Historic District Overlay

The B1 Downtown Core, together with the B1 Downtown Interface District encompass the Town of Boone's downtown area and represent, in large measure, the remaining vestiges of the Town's historic character. Regulations in these districts are intended to preserve and maintain a small town, high country atmosphere. Preservation and adaptive reuse of existing historic buildings are encouraged and new construction shall be appropriately scaled to be sympathetic to the existing built environment. Design and regulatory standards for these districts reinforce the character of the downtown as a pedestrian friendly area by encouraging architectural solutions that are visually interesting, and are compatible in scale and character to the surrounding area. To help accomplish this, the area is divided into two (2) districts, each with its own character and scale which contribute to the overall vitality of the downtown area. Identification of the districts is listed below:

1. B1 Downtown Core District: The Downtown Core District is the center of the downtown area and contains the greatest concentration of historic commercial buildings. This district establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass.
2. B1 Downtown Interface District: The Downtown Interface District serves as a gateway into the downtown area and as the transition between the B1

Downtown Core District and adjacent zoning districts. Development in this district must be sensitive to issues of compatibility with the Downtown Core District as well as surrounding zoning districts, many which are low-density residential.

Staff Note: The Downtown Boone Local Historic District is an overlay districts, which is a district that overlaps, in this case, the general use B1 zoning districts and contains standards in addition to the underlying general use district zoning standards. Where requirements conflict, overlay district standards supersede.

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1 Downtown Core, Downtown Boone Local Historic District	Multi-family Residential
East	B1 Downtown Core, Downtown Boone Local Historic District	Indoor Theater
South	B1 Downtown Core, Downtown Boone Local Historic District	Multi-Family Residential; Surface Parking Lot
West	B1 Downtown Core, Downtown Boone Local Historic District	Retail, Restaurant

Architectural Survey/Designation Report Information

The following three documents are central to the Downtown Boone Local Historic District:

1. [Comprehensive Architectural Survey of Downtown Boone, NC – Final Report](#)
2. [Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, NC](#)
3. [Downtown Boone Local Historic District Standards](#)

The designation report (#2 above), was created using the architectural survey of the downtown area (#1 above) and recommended the Downtown Boone Local Historic District area be designated as a historic overlay district; and the Downtown Boone Local Historic District Design Standards, which are outlined in a separate document (#3 above), are to be applied by the HPC when it considers applications for Certificates of Appropriateness for proposed development within the historic district.

Inventory Classification

The following information has been taken from the designation report starting on page 69. The property inventory found within the report was specifically written to assess the contributing significance and integrity of the district's resources. Integrity, as determined was based upon the following:

1. design integrity, meaning the building's relationship to its original appearance or altered appearance during the period of significance;
2. material integrity, meaning the building's relationship to original materials during the period of significance or replacement materials that mimic the appearance of original materials during the period of significance;

3. locational integrity, meaning the building's relationship to its original location during the period of significance;
4. integrity of association, meaning the building's relationship to its original or adapted use, function, and purpose during the period of significance; and
5. integrity of relationship to the district as a whole, meaning the building's historical importance to the development of downtown Boone's commercial district during the district's four periods of growth within the period of significance (1918-1964).

Inventory Classifications:

- CA:** Contributes to the character of the district based on architectural significance
- CH:** Contributes to the character of the district based on historical significance related to events or individuals associated with the property
- NC:** Non-contributing property
- VL:** Vacant lot

Designation Report

The Designation Report summary is included on the right (in blue), and the full Architectural Survey summary is included below.

Staff Note: *The subject property is classified as “CH” meaning the property contributes to the district based on historical significance related to events or individuals associated with the property.*

Architectural Survey

WT0846 Northwestern Bank (1960) 567 West King Street

This two-story, commercial block building with basement was originally constructed in 1959-60 as a branch office of the Northwestern Bank on property purchased from W. R. and Effie Winkler in April 1958 (Deed Book 79, Page 518), necessitating the demolition of a bungalow home owned by the Winklers. A Watauga Democrat article from September 24, 1959, described the start of construction, noting that O’Cain and Brackett of Hendersonville, NC, were the architects, with Greene Construction Company, a local firm, serving as the contractor. The grand opening of the new bank building occurred on May 16, 1960 (Watauga Democrat, May 12, 1960). The Boone Town Hall government offices currently occupy this property. A large, arched arcade was added to the front of the building between and 1980 and 1985.

Originally, the front façade had a band of vertical, stacked stone covering the eastern third of the elevation, with brick on the remaining portion, but this treatment was replaced at an unknown date, possibly when the arcade was added. Today, the north elevation of the building, which fronts on West King Street, is composed of running bond red brick coped with metal. A large arcade spans the entire first floor of this elevation, with three flat arch openings with soldier course lintels providing access to the original first floor façade. This arcade space is ceiled with a stucco material probably over drywall. The arcade is clad in a squared seam, metal roof. The original, first floor façade face includes a large, slightly inverted, metal-frame, storefront window complex consisting of a single door entry at left (east) flanked

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by narrow sidelights and capped with a large transom, with two banks of one-over-one windows to the right (west). A brick wall is visible to either side of the storefront window complex, with a bulletin board case mounted to the left of the main entrance. Flower boxes composed of cultured stone with metal railings flank either side of the main entrance. The second floor of the north elevation offers two symmetrically placed, fixed, metal-frame windows occupying piercings visible in 1960 (newspaper photo, cited above), although the windows themselves are new. Two narrow, vertical windows that were symmetrically spaced at the center of the second floor elevation are no longer present.

The west elevation continues the wrap of the arcade with a single rounded arch visible on the west side of the arcade. A clear seam is visible between the brick of the arcade and the west elevation of the main building. The first floor of this west elevation includes a very large plate glass window in a metal frame with a brick lintel and rowlock sill located at the northwest corner of the west elevation. Immediately to the right (south) of this window is a partially open enclosure with a shed roof clad in standing seam metal over a boxed soffit and a metal frame windscreen parallel to the west elevation. This shields an old, night deposit box still visible on the west wall but no longer in use. Immediately to the right (south) of this are four symmetrically-spaced, metal-frame, plate glass windows with rowlock sills. Immediately beyond the fourth of these windows is a single, metal-frame door with plate glass window, rowlock header, and concrete stoop. To the right (south) of this door are two symmetrically spaced, small, square, metal-frame, fixed-light windows with rowlock sills. A narrow concrete walkway runs parallel with the west elevation and is bordered by a simple metal railing on the outer part of the walkway. As the grade of the adjacent asphalt driveway descends to the south, this concrete walkway terminates in an iron staircase cap just south of the single doorway, then resumes as a concrete walkway with the grade as it descends to the south parking lot. The second floor of this west elevation features six metal frame, single, fixed-light windows with rowlock sills in alternating sizes of small-large-small-small-large-small (reading left to right/north to south). The low parapet wall of this west elevation is coped in metal.

The south elevation is quite complex, featuring a two-story addition (basement and first floor) to the east side of the elevation and a three-sided, single-story addition to the west of the first addition. It is not known when these additions were completed. This latter element also has a prominent, porte cochere-style roof covering in metal with metal support posts, all in service to a two-lane, drive-thru, service window area. This single-story addition features a large, bank-style, metal framed service window on its middle, angled side. An air conditioning unit protrudes from an opening in its south face, while the roof appears to be clad in rubber. The south elevation of the two-story addition has a single, aluminum frame door with plate glass at the west end, followed to the east by a single light, fixed window with rowlock sill. A hipped, awning roof clad in squared seam metal divides the first and second floors. The second floor of the south elevation of the two-story addition has two large, symmetrically spaced, one-over-one, fixed light windows with rowlock sills. A similar window is present on the west face of the second floor of this two-story addition. The east side is obscured by WT0609 to the east. The south elevation of the main block, meanwhile, has two large, single-light, aluminum-frame windows with rowlock sills just above the roof of the one-story addition, while the second story of the south elevation of the main block has three smaller, unevenly spaced, single-light, aluminum-frame windows of varying sizes with rowlock sills. Metal gutters are present along the roofline of all three components visible on the south elevation. A large, interior chimney—probably a boiler stack—rises above the roofline near the southeast corner of the main

block. It is composed of two different brick stocks (suggesting a repair at some point to the upper portion) and features a concrete cap.

Library of Congress - Sanborn Fire Insurance Maps (Not Applicable)

The Library of Congress has made Sanborn Fire Insurance Maps from 1928 and 1947 accessible. As these years fall within the historic district's period of significance (1918-1964), these maps will be used when the property in question, or area of the property in question, can be viewed within these maps. The content of the Library of Congress online Sanborn Maps Collection is in the public domain and is free to use and reuse.

Staff Note: *The Northwestern Bank building was constructed in 1959-60, thus is not included on the Sanborn Fire Insurance Maps.*

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Narrative

Applicable/relevant narrative from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, is outlined below.

Excerpt from “The Architecture of Downtown Boone,” last paragraph on page 23:

“During Downtown Boone’s last major phase of development between 1950 and 1964, then, construction focused primarily on infilling the few undeveloped lots, demolishing older buildings for new construction, and making alterations to existing architecture. While most of these new buildings were smaller projects on King Street, Depot Street, and Howard Street, the Swofford’s Tire Store (1951) that replaced the old, frame J. B. Taylor Motor Company Building and the W. B. and Ola Wilcox Hodges Building (1956) that replaced the old Jennie Coffey Store were examples of demolition leading to new construction. This “revitalization” process led to the demolition of several historically important houses that had survived for decades if not a full century on King Street, including the David and Lucy Greene bungalow adjacent to the Appalachian Theatre, demolished for construction of the Northwestern Bank (1960), as well as the J. G. Rivers House—originally built for Jordan Council, Jr., in 1850—that was demolished for the new A&P Grocery Store (1960) at the southeast corner of Burrell and King Streets.”

Design Standards for Commercial Properties

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for Commercial Properties within the District, are outlined below. These standards for commercial properties are intended to address many of the most common issues to arise during renovations, additions, and new construction in the District. Where the standards are silent on a particular issue or concern, the HPC will rely upon the Secretary of the Interior’s Standards for Rehabilitation to guide their review of the proposed work under the COA process and any subsequent recommendations.

1. **Storefronts, Upper Facades, Side Elevations, and Rear Elevations:** In an effort to preserve what remains of the District’s historic commercial architecture and encourage the reconstruction or rehabilitation of elements that have been removed or covered over, the standards for storefronts, upper facades, and other elevations are intended to facilitate preservation and reconstruction wherever possible while also addressing new construction and its compatibility with the rest of the District.

- 1.3 In making changes to storefronts or other elevations to comply with code or accessibility requirements, avoid destroying historic materials and features and select configurations that have minimal intrusion or impact on the character-defining aspects of the property in question.

...

4. **Masonry:** Many commercial properties in the District are composed of brick or stone masonry, and it is imperative that original masonry materials—many of which have a weathered appearance reflecting the history of the building—remain preserved whenever possible.

Staff Note: Per the Architectural Survey, the original façade of the building originally featured a thick stack of what may have been crab orchard stone along the east third of the elevation where the doors are to be installed. Today, the crab orchard stone veneer is gone, and a large, arched, one-story, brick arcade dating to the early 1980s obscures the lower half of the north elevation.

- 4.3 Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.

- 4.5 When repairing or replacing masonry or mortar, take care to maintain the alignment, bond pattern, joint spacing, color, texture, and size of the original masonry.

...

6. **Windows, Doors, and Awnings:** The arrangement of doors and windows on an historic property is one of the most important elements of building design. It is imperative that these arrangements be preserved in order to maintain the integrity of individual historic properties and the integrity of the District.

Staff Note: The applicant proposes to install two new doors/openings to access two newly created public restrooms via the sidewalk in front of the building.

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

- 6.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.

- 6.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, surrounds, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.

6.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows on principal elevations should be retained. On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.

6.16 New construction, additions, and renovations to existing historic buildings or properties within historic districts should maintain established proportions and spacing of window and door openings.

...

9. **Paint and Paint Color:** While the HPC does not regulate paint colors in the District per se, property owners are required to submit proposed paint samples as part of any COA application and seek guidance from the HPC and/or the State Historic Preservation Office when considering paint schemes for historic properties. Nevertheless, paint colors and applications must comply with all other general requirements outlined in the Town of Boone UDO. Beyond this, some general standards are applied by the HPC when considering paint in relation to historic properties.

Staff Note: *Per the applicant's narrative, the new doors are to be a color to match the existing brick.*

9.3 Select paint colors that are appropriate for the building's architectural style and that are complementary to neighboring buildings. In general, color should function as a method of contrasting among different materials and architectural elements that make up the building. Contrasting colors that accent architectural details and entrances are discouraged, however, except in those cases where this design element was common to the historic architectural style of an existing historic property and there is historic precedent for such accenting.

10. **Utilities and Energy Retrofit:** Updating utilities and energy systems in historic properties is a common and natural event in the life of a building. As technology improves and environmentally friendly mechanical systems become more readily available, many property owners will desire to improve the efficiency of their historic properties. The HPC encourages the installation, rehabilitation, or replacement of mechanical systems—in compliance with local building codes and utility company standards—with systems that will improve the overall efficiency of those properties. That said, these mechanical systems, when installed in or on an historic property, must comply with certain essential standards.

10.1 Install utilities and mechanical equipment in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building. Installation at the rear (tertiary elevation) of the building, if feasible, is preferred.

10.3 Ductwork, piping, fuel tanks, plumbing vents, solar collectors, and satellite dishes should not be visible from the street. Ground-level equipment that can be seen from the street should be screened with shrubbery or fencing. Rooftop equipment should be screened with existing parapet walls or located toward the portion of the roof nearest the tertiary elevation.

...

11. **Accessibility, Health, and Safety Considerations:** Modern building codes and/or the needs of the people who own, shop, work, and live in historic properties often mean that a variety of accessibility and safety elements must be installed in those properties. Careful planning insures that the integrity of historic properties can be maintained in spite of the addition of these non-historic elements.

11.2 Introducing items such as wheelchair ramps, fire exits, and fire stairs without damaging the character of a historic structure requires careful planning. Owners should introduce fire exits,

stairs, landings, and ramps on rear (tertiary elevation) or inconspicuous side (secondary elevation) locations. If access ramps must be installed in a manner that makes them visible from the public right-of-way, they should be constructed in a manner that makes them as simple and compact as possible and limits their projection from the building.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, are outlined below.

1. **Streetscapes:** In contrast to the natural elements around which communities are often organized, historic streetscapes instead represent the built environment that defines the character, context, and components around which a community grows and evolves. Typically, buildings are the most obvious and dominant streetscape features, but this type of landscape includes other elements, including the spaces between buildings, private yards, alleyways and streets, sidewalks and other pedestrian elements, lighting, fences, public benches, retaining walls, monuments, public art, and street signage.
 - 1.2 The width, alignment, and configuration of streets, alleys, sidewalks, and walkways within the District should be retained and preserved.
 - 1.13 New paving and sidewalk materials, especially new accessibility features, should be designed to be consistent with the character and appearance of historic paving materials.
 - 1.15 Materials, architectural features, and entrance orientations of all historic buildings associated with historic streetscapes should be preserved and maintained. Non-historic architectural features, including promenades, porches, and other additions to buildings intended to create an imagined “mountain village” appearance that is not an accurate reflection of the District’s historic buildings and streetscapes, should be removed and/or altered to more accurately reflect the context and history of Boone’s streetscapes. When possible, public-private partnerships, including programs like the Main Street Façade Grant program, should be utilized to restore historic streetscape features.

Zoning Analysis (B1 Downtown Core)

The following UDO requirements are required to be met for the proposed façade renovation unless superseded by any requirements of the Downtown Boone Local Historic District overlay.

Exterior Doors:

UDO Subsection 14.19.06(I)(3)(C) requires that (1) renovations to facades shall retain recessed door areas or recreate recessed door areas, if historically appropriate, to the extent practicable; and (2) renovations which have new doors on the primary or secondary facades shall meet the standards set forth in UDO Subsection 14.09.06(H)(3)(e). This would require all entrance doors on the primary and secondary facades shall be made of a solid wood frame and must be architecturally compatible/sympathetic with the storefront of the building. Please see acceptable door gallery for office and residential access on page 14-57.

Staff Note: The UDO is does not provide guidance on the type of doors used to access public restroom facilities.

Conformity to Adopted Plans

Comprehensive Plan Update

1.1 Overall Objectives for the Boone Comprehensive Plan (p. 15):

The following objectives, which have not been listed in any particular order of importance, are deliberately broad in scope and less specific than either a policy statement or an implementation action.

Economic Development: Acknowledge the area's natural beauty, university, and medical center presence as the Town's greatest assets for economic development and jobs creation. Treat them accordingly.

Community Appearance and Community Character: Blend the built environment with the natural, scenic, and historic character of a High Country small town. Especially discourage commercial strip development, cluttered signage, and "cheap" apartment buildings.

Open Space: Integrate open space and greenways into the urban fabric of the Town. Preserve the countryside by discouraging suburban sprawl. Avoid development in floodplains, on ridgetops, and on steep slopes.

Environmental Quality: Address and monitor growth factors and activities that contribute to water, air, light, and noise pollution.

Trees: Conserve existing trees and plant new trees, especially hardwoods.

Automobile Transportation: Maximize the efficiency of existing facilities, but not at the expense town and neighborhood character and livability. Build or expand transportation facilities and parking areas as needed, but with care. Work to reduce auto dependency, use, and congestion.

Bikeways: Implement the planned system of bikeways as a legitimate transportation alternative. Unify with greenways and other pedestrian facilities where possible.

Mass Transit: Enhance and support the mass transit system as an effective alternative to the congestion created by the individual automobile.

Pedestrian Movement: Encourage a system of sidewalks, paths, crosswalks and compact development patterns which make it easy to get around Boone on foot.

Infrastructure: Engage in long range planning for water and sewer systems, stormwater runoff, natural gas, and other utility systems. Place overhead utilities underground whenever feasible.

Public Safety: Maintain a high level of policing and fire protection and plan the expansion of public safety services to coincide with projected population increases and identified needs.

Energy and Waste: Reduce waste generation, and the consumption of energy and water. Develop area recycling programs to the fullest. Encourage an anti-litter consciousness among residents and visitors.

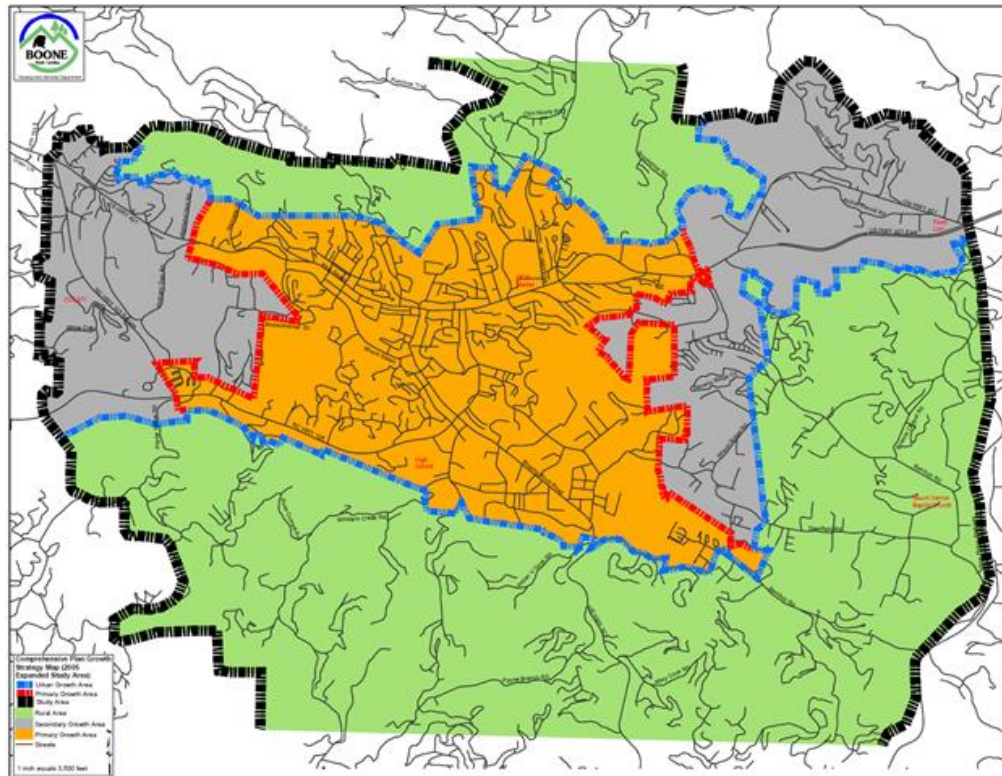
University: Emphasize cooperative planning among the Town, County, and University.

Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

Recreation: Strive for additional public recreation facilities, especially sports fields, greenways and indoor recreation centers.

Neighborhoods: Ensure the livability of neighborhoods, especially through land use and traffic planning.
Public Involvement: Encourage active public involvement and volunteerism to expand the effectiveness of community planning and action.

1.2 Growth Strategy Map (p. 17): This development is located within the Primary Growth Area as shown on the Growth Strategy Map. The Primary Growth Area is that portion of the urban growth area where urban levels of facilities are already in place or can be provided most cost effectively. This is the area where near term growth and development is to be especially encouraged. See Growth Strategy Map below:



2.0 Policies for Growth and Development (P. 18-77)

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Board should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

2.1 THE ECONOMY (p. 19)

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long-term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.
- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.

- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G. The Town shall support the development of new business parks.
- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

- A. A compatible design character for the downtown area, drawing upon the locality's original High-Country small-town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.
- B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.
- C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.
- D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.
- E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.
- F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

2.3 THE COMMUNITY (p. 60).

- A. Urban type development within the Urban Growth Area shall meet appropriate Town standards.

- B. Properly planned, mixed use developments that promote efficient provision of public services shall be encouraged within the Urban Growth Area.
- C. Funding for outside agencies and organizations serving the citizens of Boone shall continue to receive support consistent with area service needs and Town budget constraints.
- D. Coordinated inter-governmental and university-town planning for urban area land use and development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism and economic development shall be encouraged.

2.3.2 Community Character (p. 67)

- A. The identification, restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area.
- B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.
- C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.
- D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.
- E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High-Country small town.

2.3.4 Public Involvement

- A. Public involvement shall be encouraged in decisions concerning land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication among developers, the Town, the County, the University, and the general public. ****
- B. Neighborhood and special area planning shall be encouraged to foster public involvement in the production of closely tailored, action oriented special area plans and programs.
- C. Specific functional plans and implementation tools shall be supported as part of the comprehensive planning program for the Town and County.
- D. Special committees, advisory panels, educational forums, public workshops, leadership seminars, town meetings and media contacts shall be encouraged and fostered to enhance the effectiveness of citizen involvement in community planning and action.

Automatic Conditions of Approval

The following conditions are automatically included and a part of any approval.

- Where there is a conflict between the application information and the plans (October 24, 2023), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.

- Any commitments and representations concerning the proposed exterior modification made by the applicant or its 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.

Historic Preservation Commission Procedure

In considering this application for a COA the HPC shall base their decisions solely on the basis of competent, material and substantial evidence entered into the record via the application packet and sworn testimony at the public hearing.

The question before the Historic Preservation Commission is whether or not the proposed development is congruous (i.e., in agreement, in harmony) with the special character of the historic district. If the proposed exterior modification is congruous, the Commission shall issue the requested COA. If the proposed exterior modification is incongruous (not in agreement, not in harmony) with the special character of the historic district, the Commission shall deny the requested COA. The Commission shall approve, approve with conditions, or the deny the COA by majority vote.

Vote: The proposed development ☐ is congruous OR ☐ is incongruous with the special character of the Downtown Boone Local Historic District and is approved subject to the following conditions (as warranted):

1. Conditions:

Criteria for Conditions: The Commission may issue approval subject to reasonable conditions necessary to carry out the purposes served by the historic district (see G.S. 160D-940, 160D-947(a)). The purposes of the historic district are to (i) safeguard the heritage of the town insofar as the Historic District embodies important elements of the town's culture, history, architectural history, and/or prehistory, and (ii) to promote the use and conservation of the district for the education, pleasure, and enrichment of the residents of the town and/or the State as a whole, see North Carolina G.S. §160D-940, 944, 947(a).

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.*



Image courtesy: Unknown, "Photograph of Appalachian Soda Shoppe Entrance," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7929>.



Image courtesy: Unknown, "Photograph of Appalachian Soda Shoppe Entrance," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7929>.



Image courtesy: Unknown, "Appalachian Theatre Façade, circa 1965," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7930>.



Image courtesy: Unknown, "Appalachian Theatre Facade, circa 1965," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7930>.



Image courtesy: Dexter Color, "Appalachian Theatre Postcard, circa 1965," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7931>.



Image courtesy: Dexter Color, "Appalachian Theatre Postcard, circa 1965," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7931>.



Image courtesy: Unknown, "Rear Facades of King Street Buildings, Downtown Boone, 1990s," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7061>.



Image courtesy: Unknown, "Rear Facades of King Street Buildings, Downtown Boone, 1990s," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7061>.



Image courtesy: Unknown, "King Street Setting, Downtown Boone, 1990s," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7062>.



Image courtesy: Unknown, "King Street Setting, Downtown Boone, 1990s," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7062>.



Image courtesy: Unknown, "Parking Lot in Downtown Boone, 1990s," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7104>.



Image courtesy: Unknown, "Parking Lot in Downtown Boone, 1990s," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7104>.



Image courtesy: Unknown, "The Appalachian Theater on King Street in Downtown Boone, 1990s," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7107>.



Image courtesy: Unknown, "The Appalachian Theater on King Street in Downtown Boone, 1990s," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7107>.



Image courtesy: George Flowers, "Majorettes in Christmas Parade 1971 #1," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/11324>.



Image courtesy: George Flowers, "Majorettes in Christmas Parade 1971 #1," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/11324>.



Image courtesy: George Flowers, "Majorettes in Christmas Parade 1971 #1," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/11324>.



Image courtesy: George Flowers, "Majorettes in Christmas Parade 1971 #1," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/11324>.



Image courtesy: Harlan Ledford, "Children in Covered Wagon," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/9407>.



Image courtesy: Harlan Ledford, "Children in Covered Wagon," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/9407>.



Image courtesy: Harlan Ledford, "Covered Wagons Passing Appalachian Theatre," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/9412>.



Image courtesy: Harlan Ledford, "Covered Wagons Passing Appalachian Theatre," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/9412>.



Image courtesy: Harlan Ledford, "Young Girl Riding Horse," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/9413>.



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Image courtesy: Harlan Ledford, "Baby Horse Walking Beside Wagon," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/9419>.



Image courtesy: Harlan Ledford, "Baby Horse Walking Beside Wagon," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/9419>.



Image courtesy: Harlan Ledford, "Two Large Oxen," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/9425>.



Image courtesy: Harlan Ledford, "Two Large Oxen," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/9425>.



Image courtesy: John Ward, "Snowy King Street During the 1960 Blizzard #2," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/19922>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 1," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7117>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 1," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7117>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 2," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7118>.



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Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 9," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7125>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 9," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7125>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 14," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7130>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 14," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7130>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 17," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7133>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 17," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7133>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 18," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7134>.



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Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 19," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7135>.



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Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 21," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7137>.



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Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 23," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7140>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 23," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7140>.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 24," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7141>.



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Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 25," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7142>.



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Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 26," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7143>.



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Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 27," Digital Watauga, accessed October 24, 2023, <https://digitalwatauga.org/items/show/7144>.



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Application Information for Filing for a Certificate of Appropriateness for Local Historic Districts & Landmarks

PLEASE READ THE ENTIRE APPLICATION PACKAGE

The Town of Boone strives to review applications as efficiently as possible. The policies outlined below enable Planning Staff and the Historic Preservation Commission to give each application the attention it deserves. Complete applications will be scheduled to appear before the Historic Preservation Commission; incomplete applications, however, will be returned to the applicant pursuant to Article 4 of the Town of Boone Unified Development Ordinance (UDO).

Approval of a Certificate of Appropriateness is required before any “major work” may be carried out with respect to improvement of a property located in Boone’s local downtown historic district. Major work may include, but is not limited to, the following:

- A. New construction or additions to buildings
- B. Reconstruction of buildings once located on the site but demolished or moved at some previous time
- C. Restoration or rehabilitation of an historic property to its historic appearance
- D. Pointing of masonry as well as alteration, repair, or replacement of masonry, siding, roofing materials, architectural trim elements, foundations, windows, doors, and other significant architectural details
- E. Demolition of any part of a building or structure
- F. Work that is likely to disrupt or damage known or discovered archaeological resources on the site
- G. Moving of buildings
- H. Replacement of architectural details when there will be a change in design or materials from the original or existing details
- I. Changes to rooflines
- J. Establishment of exterior fire exits
- K. Exterior modification of existing buildings for ADA compliance
- L. Painting or stuccoing of buildings not previously painted or stuccoed
- M. Installation of mechanical systems, air conditioning units, vents, and related equipment in primary elevations that involves alteration to the building facade
- N. Location of satellite dishes, solar panels, and other roof attachments to the primary elevation roof and/or facade of a building if they are not effectively screened or are visible from a public street

Historic Preservation Commission Information

- Meetings: 2nd Tuesday of each month at 3 p.m.
- Meetings are currently being held virtually, through WebEx, a video-conferencing software. Please contact the Planning & Inspections Department by email (planning@townofboone.net) or by phone (828-268-6960) for more information on how to watch or participate in the HPC meetings.

See the published Town of Boone Planning & Inspections Meeting Schedule for more details.

Certificate of Appropriateness for Major Work

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



A. Required to be Submitted at Time of Application

Note: A pre-application meeting is required prior to application submittal.

Failure to provide the required information will delay the review and scheduling of the requested hearing.

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☐ Information in compliance with the Supplemental Checklist on Page 4
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section [L](#)), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application. Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

B. Requested Hearing – See latest published Meeting Schedule for dates

Date of requested hearing: December 12, 2023

C. Property Information

Street Address:

604 W. King Street

Watauga County Parcel Identification Number:

2900-89-5144-000

Existing Zoning District(s): Downtown Core

Total Land Area: 1 acres

Are there any existing variances or other site-specific approvals granted to the property? ☐ Yes ☒ No ☐ Unknown

If yes, describe: _____

D. Applicant Information

Name:

Amy Davis

Complete Mailing Address (Street, City, Zip):

PO Drawer 192, Boone, NC 28607

Phone Number:

828-268-6200

Email Address:

amy.davis@townofboone.net

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☐ Email

E. Property Owner Information

Name:

Town of Boone, c/o Amy Davis

Complete Mailing Address (Street, City, Zip):

PO Drawer 192, Boone, NC 28607

Phone Number:

828-268-6200

Email Address:

amy.davis@townofboone.net

F. Landmark/District Information

District/Landmark Name: Downtown Boone Local Historic District

Period of Significance: 1918-1964

G. Project Details

Project Cost: \$

Project Type:

☐ New Construction

☐ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☐ Architect

☐ Engineer

☐ Owner

☐ Other: _____

Name:

Company: _____

NA

Complete Mailing Address (Street, City, Zip): _____

Phone Number: _____

Email Address: _____

Additional Designer Information: If additional designers are involved beyond the one listed, please provide additional info on a separate sheet

I. Applicant Signature and Property Owner Authorization

I hereby certify that I am authorized to submit this application, that all information is correct and complete, and all work will comply with all applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic Preservation Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at mutually agreeable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications, and related project details presented to, and approved by, the Historic Preservation Commission. Any proposed modification or addition must be submitted to the Planning and Inspections Department for review.

By signing below, the applicant agrees to notify the Planning and Inspections Department of any changes or alterations in the data contained in this application, the approved plans, or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic Preservation Commission members cannot discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic Preservation Commission about an application outside of the formal evidentiary hearing on the application.

Applicant (Print)

Applicant (Signature)

Date

Amy Davis, Town Manager

/s/ Amy Davis

10/23/2023

Property Owner (Print)

Property Owner (Signature)

Date

Official Use Only				
Permit Name: Jones House – Picnic Shelter COA				
Permit Number:				
Date: 10/24/2024	Fee: NA	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number: _____	Paid By:

Public Hearing Meeting Date: December 12, 2023

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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COA for Major Work Supplemental Checklist

Note: The following is a checklist for the presentation materials needed for your application. It is the applicant's responsibility to provide adequate photographs, architectural plans, and other material to enable the HPC to understand the proposal and its impact on the historic district/landmark. The consideration of the application may be delayed if preservation materials are not sufficient to evaluate the proposal.

- ☐ Written Description of the proposed work: Describe in detail the scope and nature of the proposed project, including exact material types, colors, and dimensions for materials to be used (e.g., width of siding, color of window trim, type of roofing materials, etc.).
- ☐ Design Standards References: Cite the applicable sections of the design standards related to and/or reflected in the proposed request.
- ☐ Photographs of Existing Conditions: Provide current photographs showing the present conditions of the area where the work will be completed and/or the portions of any existing building that will be affected by the proposed work. Photographs must be clearly labeled and keyed to a site plan.
- ☐ Site Plan: For development which includes modifications to the site in addition to the building, the applicant shall provide scaled drawings prepared in accordance with UDO Appendix A, which depict at least the relationship of all buildings, secondary structures, driveways, sidewalks, fences, drains, lighting, and trees to the property line. Clearly identify the location of any and all proposed changes. Caliper of trees should be indicated as measured from four and a half feet (4.5') above the earth's surface.
- ☐ Historical Documentation: If available, provide copies of historic photographs of the property in question, along with a list of any known previous alterations to the property (and the approximate date of those alterations). If the property is already listed on the National Register of Historic Places or is a designated Local Historic Landmark, include a copy of the nomination text for the property.

Exhibit 2



Boone Sustainability would like to install a Haven Solar Picnic Shelter on the Jones House property. Placing the Haven at one of Boone's best known downtown landmarks and center for multiple public events throughout the year will be a wonderful demonstration of Boone's commitment to sustainability and renewable energy.



The Haven Solar Picnic shelter is a fully self-contained solar powered picnic table that can charge and power phones and laptop computers. In addition to providing power, the solar panels serve as both shade and rain protection as well.

The Haven will be installed on a 10'x10' concrete pad with a 5'x18' concrete ADA compliant sidewalk. The concrete used will be 5,000 psi concrete with fiber poured 4" thick and sealed with Kure and Seal 30 or equivalent.





The Haven will replace a picnic table that currently exists at the Jones House.



Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, are outlined below.

1. **Streetscapes:** In contrast to the natural elements around which communities are often organized, historic streetscapes instead represent the built environment that defines the character, context, and components around which a community grows and evolves. Typically, buildings are the most obvious and dominant streetscape features, but this type of landscape includes other elements, including the spaces between buildings, private yards, alleyways and streets, sidewalks and other pedestrian elements, lighting, fences, public benches, retaining walls, monuments, public art, and street signage.
 - 1.2 The width, alignment, and configuration of streets, alleys, sidewalks, and walkways within the District should be retained and preserved.
 - 1.6 All historic streetscape elements between buildings—most particularly road width, grade, crown, swale, curbing, sidewalks, lawns, tree plantings, and setbacks—should be preserved and maintained.
 - 1.7 Shared and public open spaces visible from public ways created by private yards, natural settings, and building setbacks should be preserved and maintained.
 - 1.13 New paving and sidewalk materials, especially new accessibility features, should be designed to be consistent with the character and appearance of historic paving materials.

...

10. Parks and Public Spaces: The District is also home to several parks and public spaces frequently utilized for community events in addition to their intrinsic pastoral and aesthetic purposes. Such locations include the Jones House property and Jimmy Smith Park, among others. Because these areas see a high volume of public traffic, they create a special challenge for protection, preservation, and maintenance by the Town and, in some cases, their private owners. The Town of Boone and its residents should observe the following standards in managing these important cultural landscapes:

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

Excerpt from the February 2021 “Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT” prepared by Dr. Eric W. Plaag with contributions from Paul Fuller, Nicole Holladay, and Carson Hamilton.

Comprehensive Architectural Survey excerpt for 604 W King Street

WT0008 John Walter Jones House (1908)

604 West King Street

Built in 1908 for Dr. John Walter Jones (1876-1925), this two-story, complex-gabled, Queen Anne-influenced house is one of the oldest surviving residential properties in Downtown Boone, and it remains largely unchanged on its exterior. A Watauga Democrat article from March 19, 1908, referenced Dr. Jones’s desire to “get into his new home very soon,” while an article from October 22, 1908, made explicit reference to the completion of painting at the home. The Jones family continued to own this building until 1983, when Mazie Jones Levenson donated the property to the Town of Boone for use as a community center (Deed Book 241, Page 660). The Town of Boone currently owns the building, which continues to function as a community center and performance venue, as well as home to the Town of Boone Cultural Resources Department. This property was listed on the National Register of Historic Places in 1987. This property was previously surveyed in 1983 and 2002; this entry serves as a detailed update to the previous surveys.

The house is positioned at the center of a large lot overlooking West King Street from the north, with Grand Boulevard located a short distance to the east of the house. Roofing material for the upper (main) roof is of asphalt shingle but is not original. The south (main) elevation features a large, two-story, projecting bay on its west half, capped by an overhanging, front-facing gable that is off-center from the bay. The area under this gable is clad in wood shake that slopes to a drip line at its lower edge and features a single, one-over-one, double-hung sash window with a simple wooden surround. The second-floor projecting bay has three single, one-over-one, double-hung sash wooden windows with aluminum storm windows installed on the interior. To the east of the bay is a double set of one-over-one, double-hung sash, wooden windows with aluminum storm windows installed on the interior. Aside from wooden shakes under the gables, the entire house is clad in weatherboard.

The first floor of the south elevation features a prominent colonnaded porch with a double staircase descending at the east end to the main concrete walk in the yard. Steps here are of wood, with wooden side railings and a center wooden railing; there is some photo documentation from mid-century that suggests these railings are not original to the house, although the steps and porch do appear to be original to the design. The porch area in front of the gable, meanwhile, is bowed out in a semi-circle and features a semi-circular balustrade with elaborately turned spindles. Town of Boone staff members have cut this railing to facilitate its removal for outdoor concerts, although the railing normally remains in position. The porch roof is supported by six elaborately turned column posts, while the porch itself rests on brick piers, with a modern wooden lattice filling the gaps between piers. The porch roof features a south-facing gable on the west end, also off-center from the bay, which includes a similar wood shake treatment under the gable that slopes to a drip line at the bottom edge. The first floor bay, meanwhile, consists of a large, one-over-one, double-hung sash, wooden window with a mullion pattern that divides the sash into a one-third/two-thirds orientation from top to bottom, presumably to allow for greater visibility through the lower sash while seated inside. The upper sash has been fixed by hardware that appears to lock it into place. Two flanking, single, one-over-one, double-hung sash windows complete this lower bay. The main

entrance is located just east of this lower bay and under the porch roof, and it includes a wooden door with an upper fixed light and decorative panels at top and bottom; door hardware and a mail slot may be original. To the east of this doorway is another single, one-over-one, double-hung sash wooden window.

The west elevation from south to north includes two single, one-over-one, double-hung sash wooden windows—one on each floor—with a large gap in openings before reaching another projecting, triple window bay with an off-center gable roof above. As with the previous bay, the area under the gable includes a wood shake treatment that slopes to a drip line at bottom and includes a single, one-over-one, double-hung sash window. The first and second floor windows of this projecting bay are roughly equivalent and are single, one-over-one, double-hung sash wooden windows. The first floor portion has been boarded over on the interior to facilitate the use of the interior space as an art gallery, although this boarding over is not visible from the exterior and does not affect the appearance of these windows from outside. To the north of this bay, the second floor has a single, one-over-one, double-hung sash window centered on the remaining distance between the bay and the northwest corner, while the first floor has four side-by-side, one-over-one, double-hung sash wooden windows (boarded over from the interior, as with the first floor bay) that take up almost the entirety of the distance from the bay to the northwest corner. An intriguing lintel feature above these windows suggests the possibility that the first floor portion of this space may have been a screened or three-season porch area; Cultural Resources staff (Pilar Fotta) indicated that these four windows originally aligned with a mudroom that was accessed from a doorway at the northwest corner on the north elevation. This entrance no longer exists.

Instead, the north elevation now consists of a single, twelve-light, wooden door entrance, capped by a horizontal transom, at the center of the first floor. This entrance has a shed roof portico supported by columns that is a recent addition to the house. A concrete accessibility ramp extends away from this portico to the east and up to the parking lot and is flanked by metal railings. To the west of this entrance are a wooden screen and a small wooden storage area with a shed roof over it. The second floor includes two single, one-over-one, double-hung sash, wooden windows that are off-center to the rear-facing gable above. As elsewhere, this projecting gable contains a wood shake treatment that slopes to a drip line at bottom, with a single, one-over-one, double-hung sash at center. The east elevation in some ways resembles the west elevation, with a two-story triple window bay at center, capped by a slightly off center projecting gable with the usual wood shake treatment and a single, one-over-one, double-hung sash, wooden window under the eaves. The primary differences include a single, one-over-one, double-hung sash, wooden window at the south edge of this elevation on the first floor; a single, one-over-one, double-hung sash wooden window between the first and second floors and south of the bay that functions as a stairwell window; as well as a similar stairwell window at the north edge of this east façade. Between this north stairwell window and the bay are single, one-over-one, double-hung sash, wooden windows on the first and second floors that are slightly out of vertical alignment to one another for reasons that are not clear.

While the interior of the house retains many original features, particularly in the front (south) parlor and entryway, much of the interior has been altered to suit modern community uses for this property. Recently, Town staff identified the original appearance of one of the second floor bedrooms after removing decades of subsequent wall and floor coverings, which will prove useful in better understanding the history of the house. Similarly, the landscape of this property has been altered slightly to facilitate egress from the front walkway to the large north parking lot at rear via a brick paver path. A modern memorial wooden arbor and trellis has been erected immediately east of the brick paver path (1996),

while the front yard (south elevation) contains a wrought iron fence with built-in metal benches, several free-standing wood and iron park benches, and a recent (2014) patio with a fixed checkerboard table and benches. Two large, historic trees occupy the extreme south end of the lot, between which runs a concrete set of steps with stone cheek walls and a center iron railing that descend to West King Street. A natural stone retaining wall abuts the sidewalk along West King Street and wraps the corner to Grand Boulevard, although this transitions to weathered stone or concrete block halfway up Grand Boulevard. A small wooden sign is located on the hill above West King Street, while a large metal sign with faux stone treatment is located on the corner of West King Street and Grand Boulevard. A large parking lot is located north of the house and provides parking for events and the community at large. It is surrounded to the east and north by a concrete retaining wall, while a wooden fence (2015) divides the Jones House parking lot from properties to the west.

The lawn of the property is also noteworthy for having briefly served as the home of a miniature golf course known at the “Tom Thumb Golf Course,” operated by Mr. and Mrs. T. Hill Farthing, in 1930 (Watauga Democrat, May 1, 1930, and May 8, 1930).

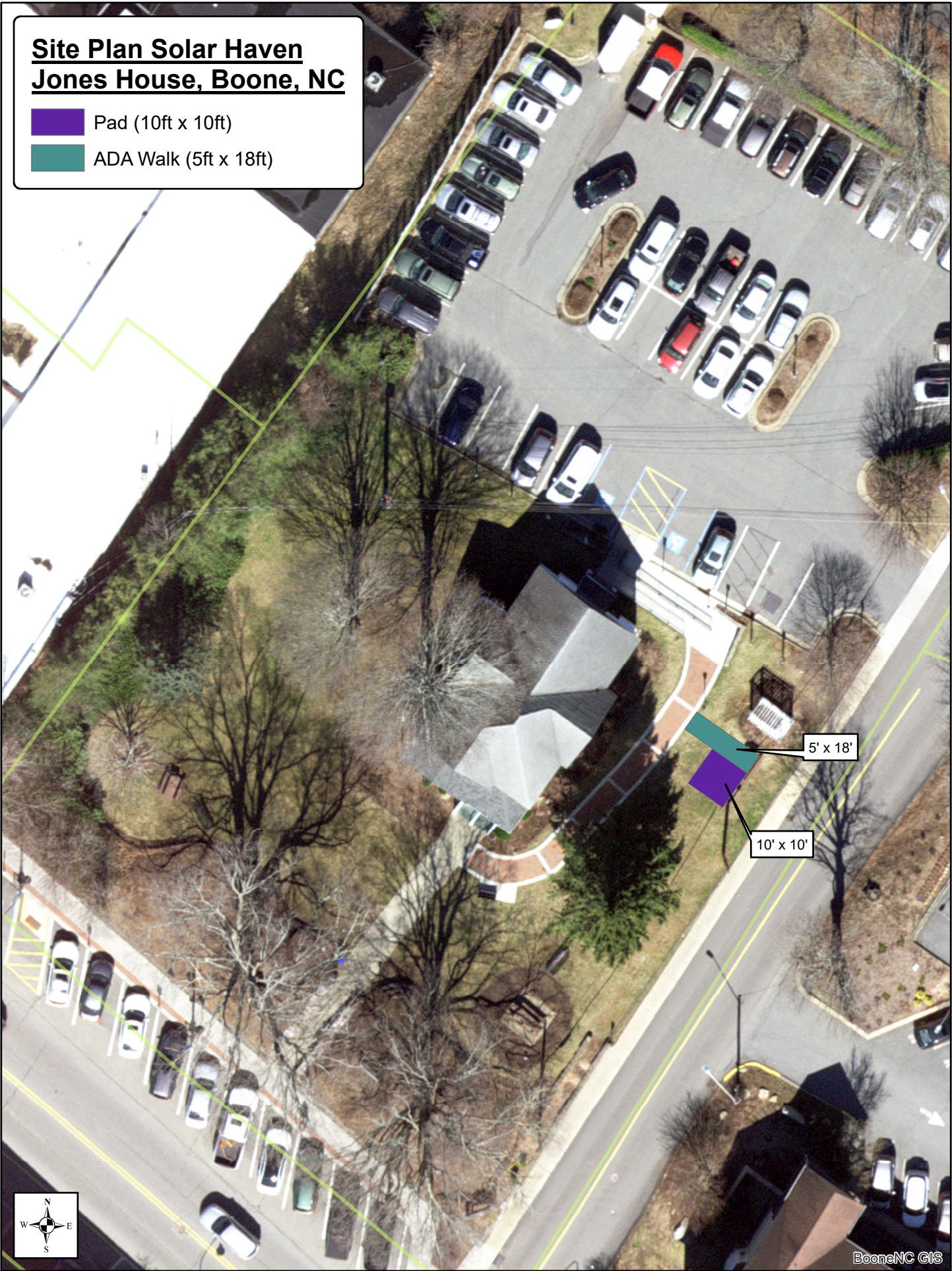
Excerpt from the April 2021 “REPORT AND RECOMMENDATION FOR THE DESIGNATION OF THE DOWNTOWN BOONE LOCAL HISTORIC DISTRICT BOONE, NORTH CAROLINA” prepared by Dr. Eric W. Plaag.

WT0008 John Walter Jones House (1908)—CA, CH
604 West King Street (2900-89-5144-000)

Built in 1908 for Dr. John Walter Jones (1876-1925), this two-story, complex-gabled, Queen Anne-influenced house is one of the oldest surviving residential properties in Downtown Boone and remains largely unchanged on its exterior. It is certainly one of the architectural jewels of downtown Boone. Also of note are the bowed, semicircular porch and balustrade of the south elevation, featuring elaborately turned spindles and columns. The first floor bay window offers a large, one-over-one, double-hung wooden sash with unusual mullion divisions in a one-third/two-thirds orientation that creates an outstanding view of King Street from a seated position in the parlor. The interior retains many original features as well, some of which have been exposed and preserved by the Town in an effort to interpret the house. Two large, historic, sugar maple trees that date to the American Civil War period occupy the bluff over King Street at the extreme south end of the property. The house was listed on the National Register of Historic Places in 1987, and the Jones family donated the property to the Town of Boone in 1983 for use as a community center, which continues today. The house is presently under consideration for designation as a Local Historic Landmark.

**Site Plan Solar Haven
Jones House, Boone, NC**

-  Pad (10ft x 10ft)
-  ADA Walk (5ft x 18ft)



spotlight solar®



Exhibit 5

Haven Solar Shelter



Haven solar shelter

Haven is a shelter in the sun and a break from the indoors. It's for togetherness... or distance. For working, eating, or hanging out.

Find abundant solar energy for your phone or computer or subwoofer. Batteries keep you powered for days... and nights, with elegant lighting.

Haven is flexible. Opt for a standing height table, or a large seating area. Add signs and digital content to deliver your clean energy message.







Haven features

- shade 11'-6" x 10'
- integrated solar power 1633W
- power outlets + wireless charging
- elegant LED lighting
- 3 day battery, safely elevated
- open farm table style
- high quality solid surfaces
- standing height table option, or seating only
- seating for up to 8
- equitable wheelchair access
- brand, signs integration
- WiFi and sensor options

Abundant shade and solar power

- 115 square feet of shade and rain shelter
- 1,633W of solar power
- thermally modified wood benches for long life



- table for 8 people
- high performance solid surfaces

- 4 wireless charging
- 4 120V outlets
- 4 USB A and 4 USB C
- owner can program on/off outlets

Communication: Exhibit 5: Case A23-0460 Jones House Picnic Table Area - Shelter Details

Equitable accessibility

- wheelchair access in center
- equitable access



Standing height table option



Large bench option

- seating for 6-8
- thermally modified wood for long life
- power outlets and USB



Elegant LED lighting

- pleasant lighting level for conversation
- 2,000 lumens
- simple phone app for owner's control



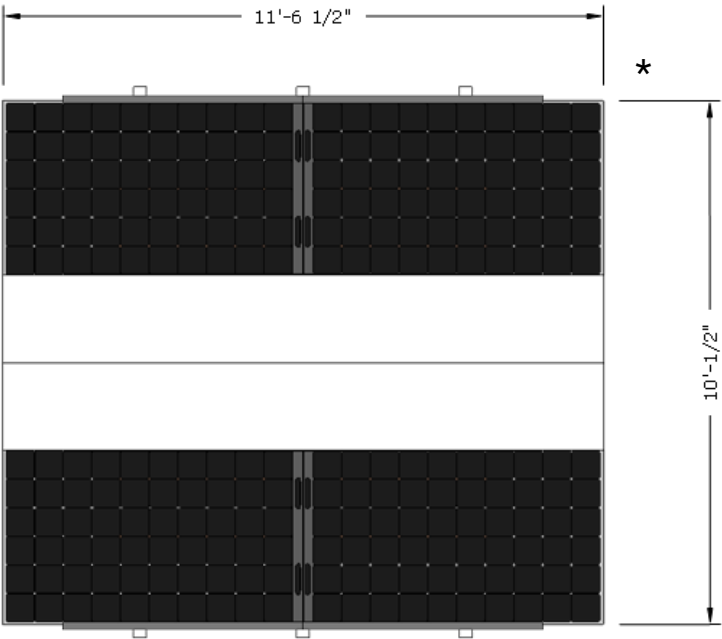
Signs, branding

- upper and lower signs
- illuminated
- connect to online content

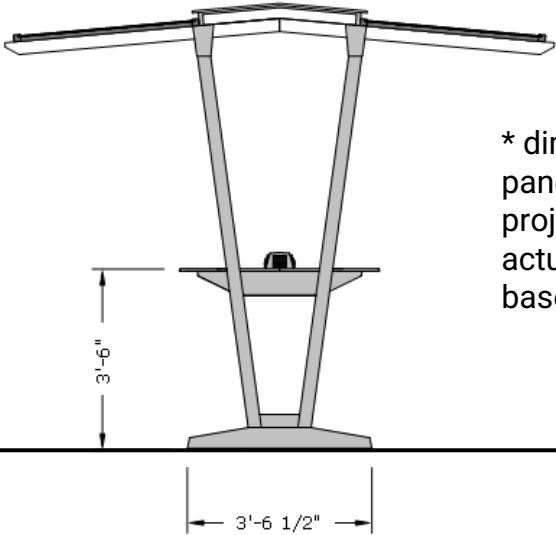
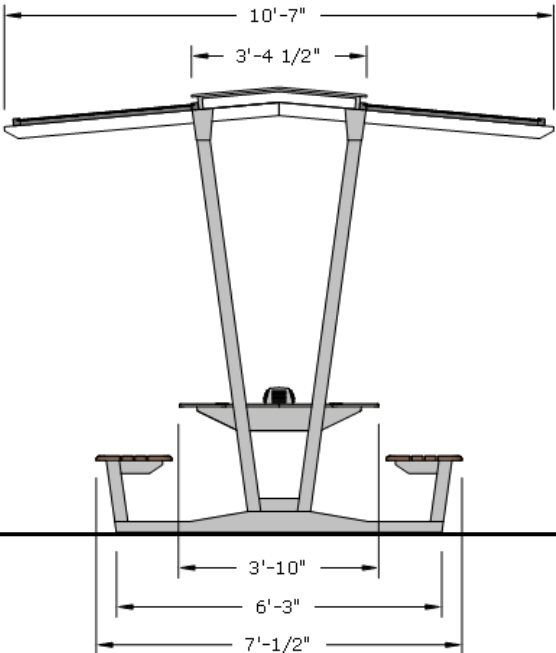
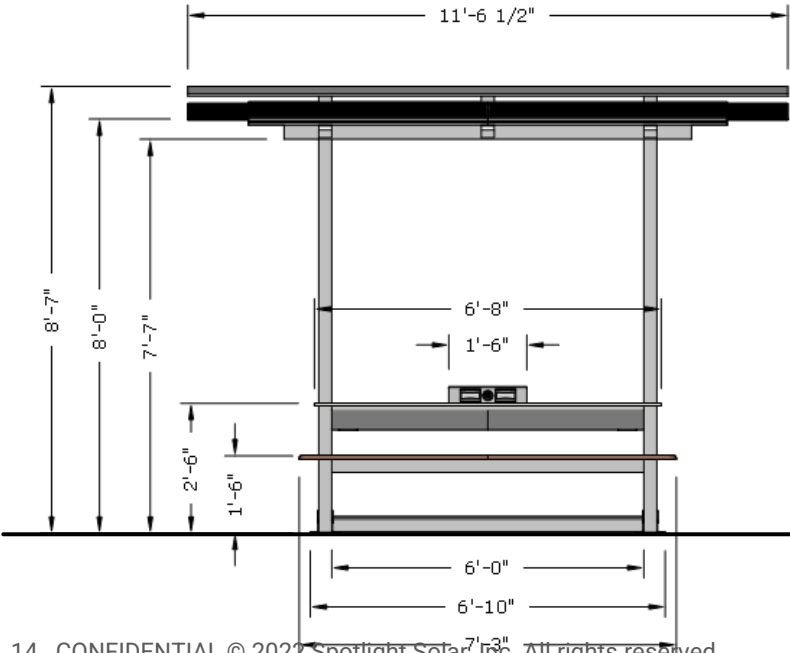


Specifications, Pricing, and Reservations

Haven Dimensions and Materials



Structure and roof	aluminum (corrosion resistant)
Coating	PPG PSX 700 epoxy polysiloxane
Solar panels	frameless 60 cell bifacial, US made
Battery chemistry	Lithium-Iron-Phosphate (safest per FAA)
Benches	thermally modified wood (20+ year)
Table	recycled solid surface (or HDPE for waterfront)
Seating	up to 8 people; wheelchair option in center
Loading	wind 175 MPH, snow TBD
Weight	935 lbs



* dimensions of sola
panels based on mfr
projections for 4Q22
actual to be confirm
based on availability

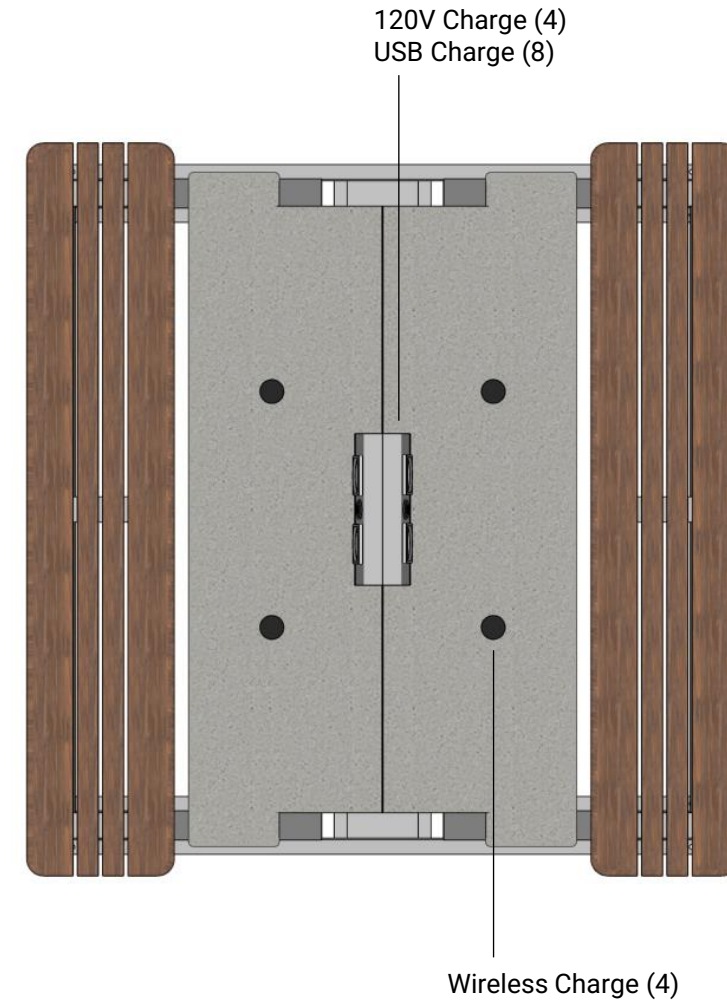
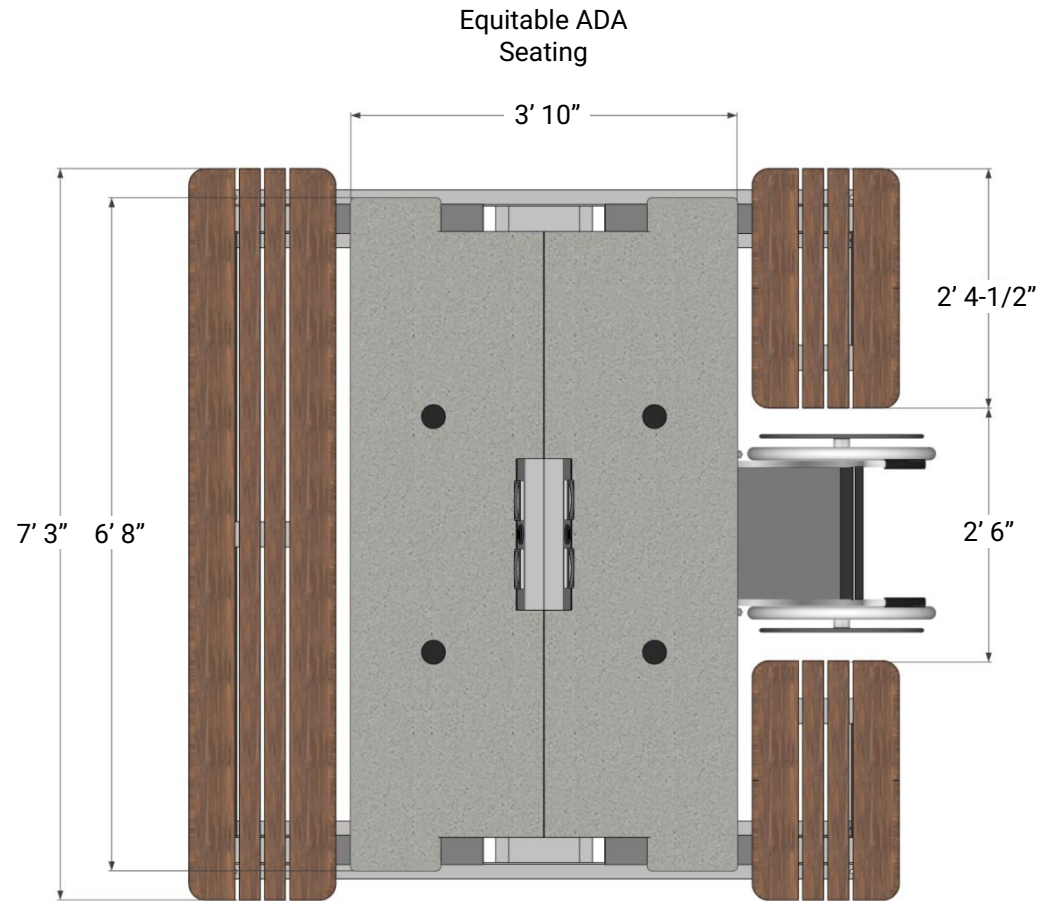
Haven Power Specifications

Haven is designed to support multiple users and devices, with three days of clean energy reserves in case of cloudy weather. Lithium batteries are used for long life and high performance in a range of temperatures.

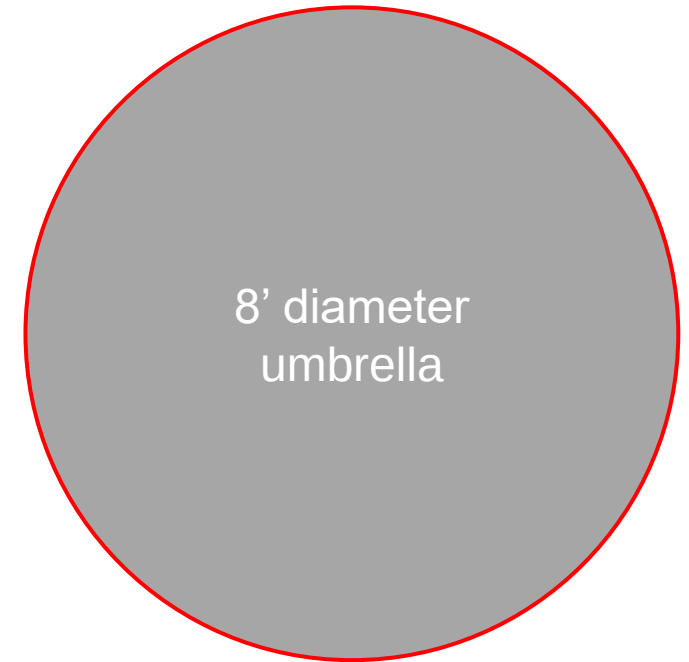
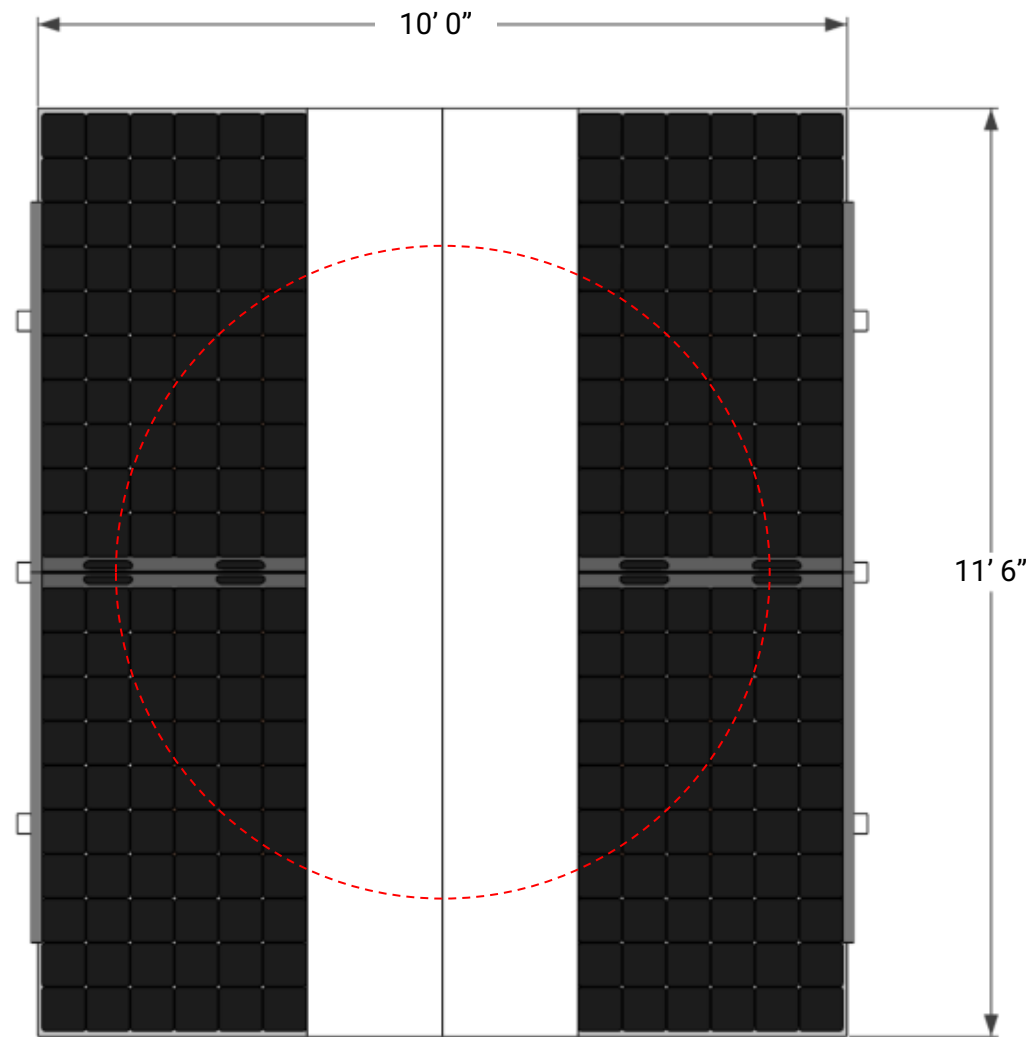
	Without lighting	With LED lighting – 2,700 lumens
Solar capacity	1,633W including 15% bifacial bonus*	
Lithium battery capacity	1,770Wh (24V, 69Ah)	2950Wh (24V, 115Ah)
Depth of discharge	100% (lithium's full capacity is available vs. AGM's 50%)	
Lithium battery lifetime	10 years (3X vs. AGM)	
Max continuous load, AC outlets	650W @75° F	
Power outlets	4 wireless, 4 120VAC, 4 USB A, 4 USB C (PD) (owner can leave out 120V outlets)	
3-day energy reserves (each day)	8 phones charged AND 8 hours of laptop charging	8 phones charged AND 8 hours of laptop charging AND 6 hours of lighting

* capacity of solar panels based on manufacturer projections for 4Q22, actual to be confirmed, no more than 10% different; no user experience impact

Haven – Seating, Charging and Wheelchair Access



- 115 square feet
- most shade among available solar tables

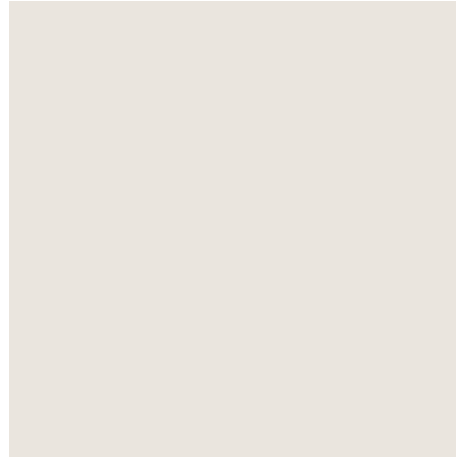


main structure and roof



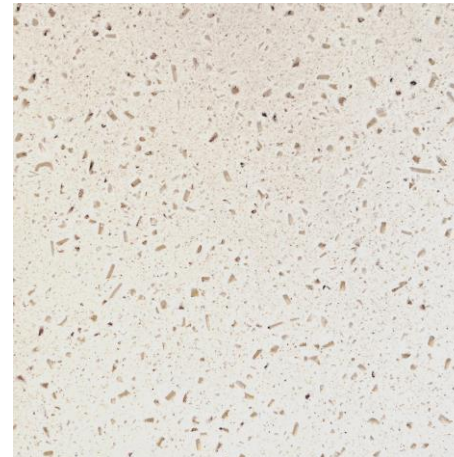
Warm gray
on aluminum

roof and supports



Gray White
RAL 90023
on aluminum

table



Seashell
recycled solid surface acrylic

benches



Ash
thermally modified wood

*Customization of colors available. Contact
Spotlight Solar for pricing and conditions.



Sea Foam
marine grade HDPE for shore

Warranty Items	Standard	Coastal (within 2 miles of shore*)
Materials and workmanship	10 years	5 years
Coating and surface finishes	4 years	2 years
Batteries (lithium) / electronics	8 years batteries / 5 years electrical components**	
Solar panels	30 years production / 10 years workmanship	

Warranty does not apply to damage, defects, or loss resulting from normal wear and tear, abuse, misuse, or failure to maintain according to Spotlight Solar's instructions.

Coating warranty covers defects such as peeling and corrosion. It does not cover gloss or color retention. Sun exposure and weathering may cause surface color and appearance changes.

*2 mile from a body of water with a horizon

**Does not include power outlets

Pricing for Haven solar shelter

Haven shelter with solid table – seated height or standing height	\$20,000
Haven shelter with bench seating, no table	\$20,000
Bench seats, both sides	\$2,000
Wheelchair access, one side of bench	\$500
LED lighting and higher-capacity battery, Bluetooth control	\$2,000

Concrete pad anchor kit	Included
Earth anchor kit	\$1,000
High wind kit – anchors and structure for wind zones over 150 MPH	\$2,000

Network Ready kit: power supply to upper area for owner's WiFi, hot spot, other devices	\$300
Remote Monitoring kit – requires Network Ready kit and internet connection	\$500
Small sign on side with customer's graphics, double-sided – two positions available	\$500
Two large signs at top with customer's graphics	\$1400
Custom table color	\$500
Custom paint color	\$500

IMPORTANT: Solar and battery systems qualify for federal credits and depreciation that **can reduce the net cost by 40% - 70%**. Details available upon request.

Credits instituted with the Inflation Reduction Act in September, 2022

Example: taxable customer, Haven

Initial project cost (example)	\$26,000	product, accessories, shipping, installation
Federal tax credit / direct payment	-\$7,800	30% Federal investment tax credit or direct pay for tax exempt org
Domestic content credit / payment	-\$2,600	10% Federal credit / payment for 40%+ domestic content
Depreciation tax benefit for taxable orgs	-\$6,178	[29.7% income tax rate] X [(project cost) - (credit amount X 50%)]
Net cost after tax benefits	\$9,422	= 36% of project cost

Example: tax exempt customer, Haven

Initial project cost (example)	\$26,000	product, accessories, shipping, installation
Federal tax credit / direct payment	-\$7,800	30% Federal investment tax credit or direct pay
Domestic content credit / payment	-\$2,600	10% Federal credit / payment for 40%+ domestic content
Net cost after tax benefits	\$15,600	= 60% of project cost

Important: This is not tax advice. Please consult your renewable energy CPA or tax professional.

spotlight solar®



We're happy to help

Tom Grimes

SVP, Business Development

919.395.8547

tom.grimes@spotlightsolar.com

Craig Merrigan

Co-founder and CEO

919.264.9692

craig@spotlightsolar.com



Staff Report

December 12, 2023

Case A23-0460 Jones House - Certificate of Appropriateness for Major Work

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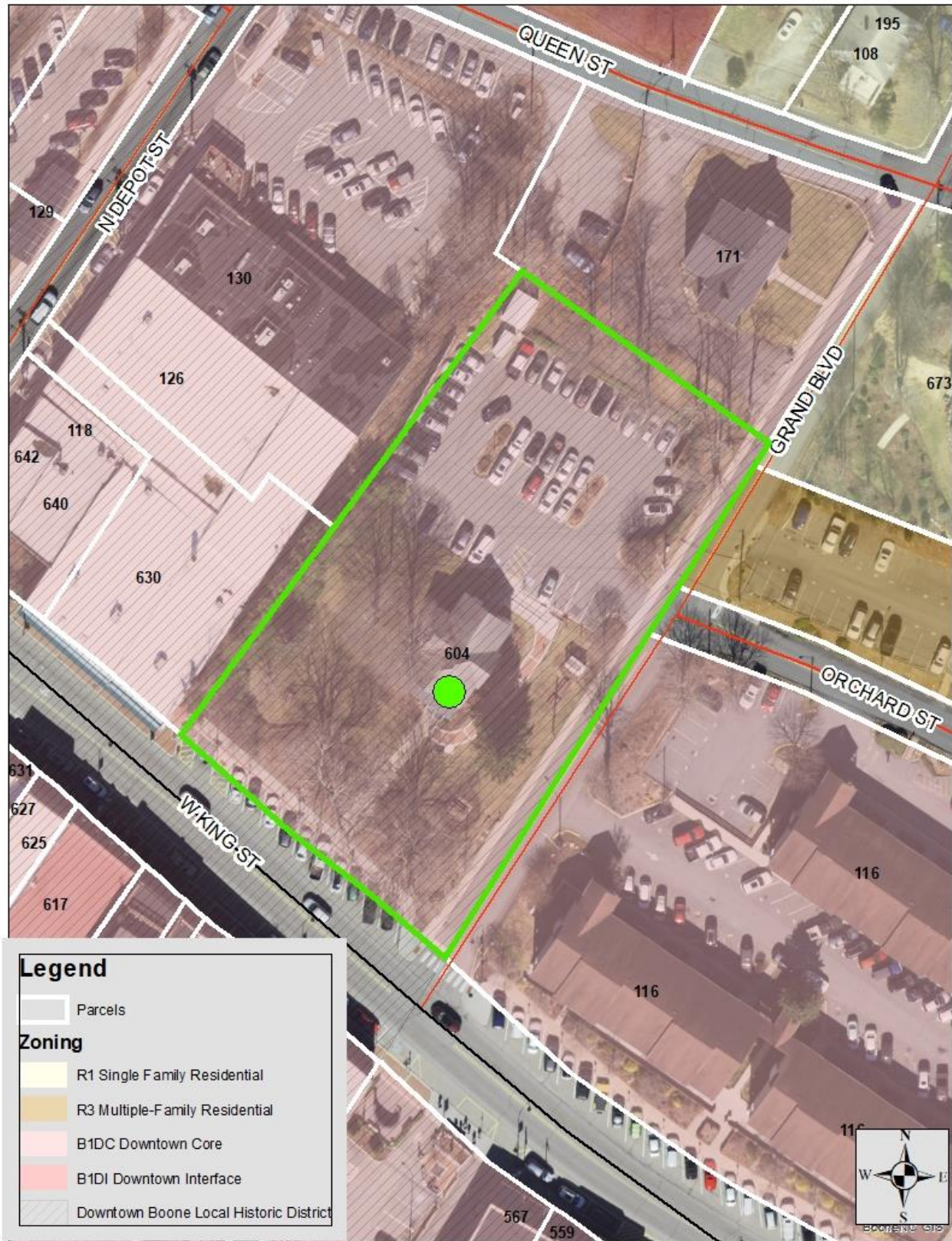
Request

The Town of Boone has submitted an application for a Certificate of Appropriateness for Major Work for 604 W. King Street (Jones House) located in the Downtown Boone Local Historic District to add a concrete sidewalk and pad for a solar picnic shelter to the eastern side of the building (secondary elevation; toward Grand Boulevard). The subject property is outlined in green on the map below and 604 W. King Street is marked with a green dot (●).

The Table of Minor Work and Major Work, located in both UDO Article 8, Subsection 8.05.03 and Appendix D, requires the applicant to obtain a (COA) for the installation of decks, patios, and sidewalks on the secondary elevation.

Staff Notes can be found throughout the report marked in **bold green italicized text**.

Zoning Map



Parcel Information

Address:	604 W. King Street
Property Owner:	Town of Boone
Watauga County PIN:	2900-89-5144-000
Lot size (total):	1 Acre
Jurisdiction:	Town of Boone
Access:	Pedestrian: W. King Street (State maintained); Vehicle: Grand Boulevard
SFHA:	No
Watershed District:	No
Corridor District:	No
NCD:	No
Viewshed:	No
Steep Slope:	No
Very Steep Slope:	No

Current Zoning: B1 Downtown Core, Downtown Boone Local Historic District Overlay

The B1 Downtown Core, together with the B1 Downtown Interface District encompass the Town of Boone's downtown area and represent, in large measure, the remaining vestiges of the Town's historic character. Regulations in these districts are intended to preserve and maintain a small town, high country atmosphere. Preservation and adaptive reuse of existing historic buildings are encouraged and new construction shall be appropriately scaled to be sympathetic to the existing built environment. Design and regulatory standards for these districts reinforce the character of the downtown as a pedestrian friendly area by encouraging architectural solutions that are visually interesting, and are compatible in scale and character to the surrounding area. To help accomplish this, the area is divided into two (2) districts, each with its own character and scale which contribute to the overall vitality of the downtown area. Identification of the districts is listed below:

1. **B1 Downtown Core District:** The Downtown Core District is the center of the downtown area and contains the greatest concentration of historic commercial buildings. This district establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass.
2. **B1 Downtown Interface District:** The Downtown Interface District serves as a gateway into the downtown area and as the transition between the B1 Downtown Core District and adjacent zoning districts. Development in this district must be sensitive to issues of compatibility with the Downtown Core

District as well as surrounding zoning districts, many which are low-density residential.

Staff Note: The Downtown Boone Local Historic District is an overlay districts, which is a district that overlaps, in this case, the general use B1 zoning districts and contains standards in addition to the underlying general use district zoning standards. Where requirements conflict, overlay district standards supersede.

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1 Downtown Core, Downtown Boone Local Historic District	Office
East	B1 Downtown Core with Downtown Boone Local Historic District; R3 Multiple-Family; R1 Single-Family	Multi-family Residential; Parking; Single-Family Dwelling
South	B1 Downtown Core, Downtown Boone Local Historic District	Mix of Commercial Uses (some residential over commercial)
West	B1 Downtown Core, Downtown Boone Local Historic District	Retail; Restaurant

Architectural Survey/Designation Report Information

The following three documents are central to the Downtown Boone Local Historic District:

1. [Comprehensive Architectural Survey of Downtown Boone, NC – Final Report](#)
2. [Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, NC](#)
3. [Downtown Boone Local Historic District Standards](#)

The designation report (#2 above), was created using the architectural survey of the downtown area (#1 above) and recommended the Downtown Boone Local Historic District area be designated as a historic overlay district; and the Downtown Boone Local Historic District Design Standards, which are outlined in a separate document (#3 above), are to be applied by the HPC when it considers applications for Certificates of Appropriateness for proposed development within the historic district.

Inventory Classification

The following information has been taken from the designation report starting on page 69. The property inventory found within the report was specifically written to assess the contributing significance and integrity of the district's resources. Integrity, as determined was based upon the following:

1. design integrity, meaning the building's relationship to its original appearance or altered appearance during the period of significance;
2. material integrity, meaning the building's relationship to original materials during the period of significance or replacement materials that mimic the appearance of original materials during the period of significance;
3. locational integrity, meaning the building's relationship to its original location during the period of significance;

4. integrity of association, meaning the building's relationship to its original or adapted use, function, and purpose during the period of significance; and
5. integrity of relationship to the district as a whole, meaning the building's historical importance to the development of downtown Boone's commercial district during the district's four periods of growth within the period of significance (1918-1964).

Inventory Classifications:

- CA:** Contributes to the character of the district based on architectural significance
- CH:** Contributes to the character of the district based on historical significance related to events or individuals associated with the property
- NC:** Non-contributing property
- VL:** Vacant lot

Designation Report

The Designation Report summary is included on the right (in blue), and the full Architectural Survey summary is included below.

Staff Note: The subject property is classified as “CA” and “CH”. CA means the building contributes to the character of the district based on architectural significance and CH means the property contributes to the district based on historical significance related to events or individuals associated with the property.

Architectural Survey

WT0008 John Walter Jones House (1908) 604 West King Street

Built in 1908 for Dr. John Walter Jones (1876-1925), this two-story, complex-gabled, Queen Anne-influenced house is one of the oldest surviving residential properties in Downtown Boone, and it remains largely unchanged on its exterior. A Watauga Democrat article from March 19, 1908, referenced Dr. Jones’s desire to “get into his new home very soon,” while an article from October 22, 1908, made explicit reference to the completion of painting at the home. The Jones family continued to own this building until 1983, when Mazie Jones Levenson donated the property to the Town of Boone for use as a community center (Deed Book 241, Page 660).

The Town of Boone currently owns the building, which continues to function as a community center and performance venue, as well as home to the Town of Boone Cultural Resources Department. This property was listed on the National Register of Historic Places in 1987. This property was previously surveyed in 1983 and 2002; this entry serves as a detailed update to the previous surveys.

The house is positioned at the center of a large lot overlooking West King Street from the north, with Grand Boulevard located a short distance to the east of the house. Roofing material for the upper (main) roof is of asphalt shingle but is not original. The south (main) elevation features a large, two-story, projecting bay on its west half, capped by an overhanging, front-facing gable that is off-center from the bay. The area under this gable is clad in wood shake that slopes to a drip line at its lower edge and features a single, one-over-one, double-hung sash window with a simple wooden surround. The second-floor projecting bay has three single, one-over-one, double-hung sash wooden windows with aluminum storm windows installed on the interior. To the east of the bay is a double set of one-over-one, double-hung

WT0008 John Walter Jones House (1908)—CA, CH 604 West King Street (2900-89-5144-000)

Built in 1908 for Dr. John Walter Jones (1876-1925), this two-story, complex-gabled, Queen Anne-influenced house is one of the oldest surviving residential properties in Downtown Boone and remains largely unchanged on its exterior. It is certainly one of the architectural jewels of downtown Boone. Also of note are the bowed, semicircular porch and balustrade of the south elevation, featuring elaborately turned spindles and columns. The first floor bay window offers a large, one-over-one, double-hung wooden sash with unusual mullion divisions in a one-third/two-thirds orientation that creates an outstanding view of King Street from a seated position in the parlor. The interior retains many original features as well, some of which have been exposed and preserved by the Town in an effort to interpret the house. Two large, historic, sugar maple trees that date to the American Civil War period occupy the bluff over King Street at the extreme south end of the property. The house was listed on the National Register of Historic Places in 1987, and the Jones family donated the property to the Town of Boone in 1983 for use as a community center, which continues today. The house is presently under consideration for designation as a Local Historic Landmark.

sash, wooden windows with aluminum storm windows installed on the interior. Aside from wooden shakes under the gables, the entire house is clad in weatherboard.

The first floor of the south elevation features a prominent colonnaded porch with a double staircase descending at the east end to the main concrete walk in the yard. Steps here are of wood, with wooden side railings and a center wooden railing; there is some photo documentation from mid-century that suggests these railings are not original to the house, although the steps and porch do appear to be original to the design. The porch area in front of the gable, meanwhile, is bowed out in a semi-circle and features a semi-circular balustrade with elaborately turned spindles. Town of Boone staff members have cut this railing to facilitate its removal for outdoor concerts, although the railing normally remains in position. The porch roof is supported by six elaborately turned column posts, while the porch itself rests on brick piers, with a modern wooden lattice filling the gaps between piers. The porch roof features a south-facing gable on the west end, also off-center from the bay, which includes a similar wood shake treatment under the gable that slopes to a drip line at the bottom edge. The first floor bay, meanwhile, consists of a large, one-over-one, double-hung sash, wooden window with a mullion pattern that divides the sash into a one-third/two-thirds orientation from top to bottom, presumably to allow for greater visibility through the lower sash while seated inside. The upper sash has been fixed by hardware that appears to lock it into place. Two flanking, single, one-over-one, double-hung sash windows complete this lower bay. The main entrance is located just east of this lower bay and under the porch roof, and it includes a wooden door with an upper fixed light and decorative panels at top and bottom; door hardware and a mail slot may be original. To the east of this doorway is another single, one-over-one, double-hung sash wooden window.

The west elevation from south to north includes two single, one-over-one, double-hung sash wooden windows—one on each floor—with a large gap in openings before reaching another projecting, triple window bay with an off-center gable roof above. As with the previous bay, the area under the gable includes a wood shake treatment that slopes to a drip line at bottom and includes a single, one-over-one, double-hung sash window. The first and second floor windows of this projecting bay are roughly equivalent and are single, one-over-one, double-hung sash wooden windows. The first floor portion has been boarded over on the interior to facilitate the use of the interior space as an art gallery, although this boarding over is not visible from the exterior and does not affect the appearance of these windows from outside. To the north of this bay, the second floor has a single, one-over-one, double-hung sash window centered on the remaining distance between the bay and the northwest corner, while the first floor has four side-by-side, one-over-one, double-hung sash wooden windows (boarded over from the interior, as with the first floor bay) that take up almost the entirety of the distance from the bay to the northwest corner. An intriguing lintel feature above these windows suggests the possibility that the first floor portion of this space may have been a screened or three-season porch area; Cultural Resources staff (Pilar Fotta) indicated that these four windows originally aligned with a mudroom that was accessed from a doorway at the northwest corner on the north elevation. This entrance no longer exists.

Instead, the north elevation now consists of a single, twelve-light, wooden door entrance, capped by a horizontal transom, at the center of the first floor. This entrance has a shed roof portico supported by columns that is a recent addition to the house. A concrete accessibility ramp extends away from this portico to the east and up to the parking lot and is flanked by metal railings. To the west of this entrance are a wooden screen and a small wooden storage area with a shed roof over it. The second floor includes two single, one-over-one, double-hung sash, wooden windows that are off-center to the rear-facing gable above. As elsewhere, this projecting gable contains a wood shake treatment that slopes to a drip line at

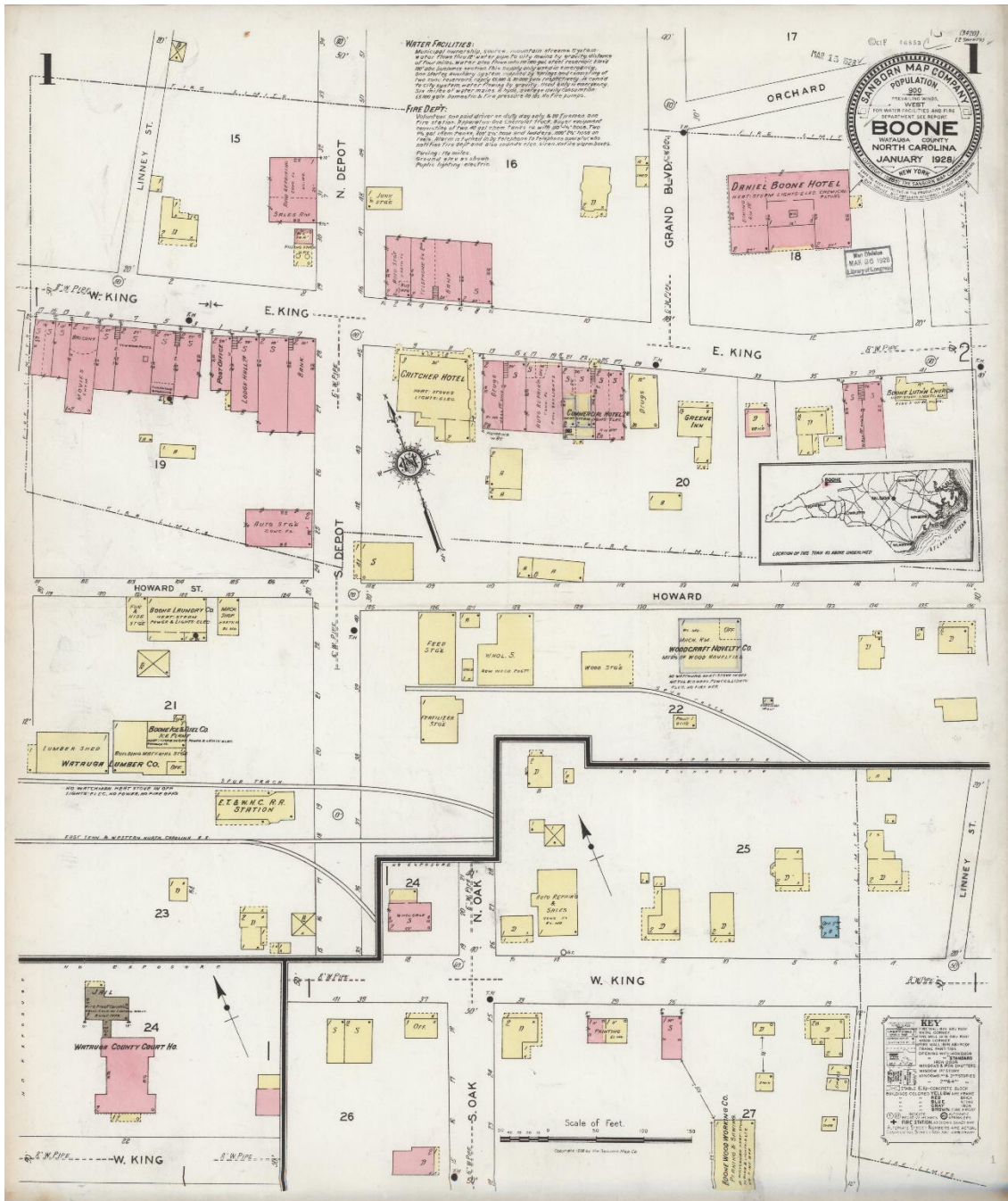
bottom, with a single, one-over-one, double-hung sash at center. The east elevation in some ways resembles the west elevation, with a two-story triple window bay at center, capped by a slightly off center projecting gable with the usual wood shake treatment and a single, one-over-one, double-hung sash, wooden window under the eaves. The primary differences include a single, one-over-one, double-hung sash, wooden window at the south edge of this elevation on the first floor; a single, one-over-one, double-hung sash wooden window between the first and second floors and south of the bay that functions as a stairwell window; as well as a similar stairwell window at the north edge of this east façade. Between this north stairwell window and the bay are single, one-over-one, double-hung sash, wooden windows on the first and second floors that are slightly out of vertical alignment to one another for reasons that are not clear.

While the interior of the house retains many original features, particularly in the front (south) parlor and entryway, much of the interior has been altered to suit modern community uses for this property. Recently, Town staff identified the original appearance of one of the second floor bedrooms after removing decades of subsequent wall and floor coverings, which will prove useful in better understanding the history of the house. Similarly, the landscape of this property has been altered slightly to facilitate egress from the front walkway to the large north parking lot at rear via a brick paver path. A modern memorial wooden arbor and trellis has been erected immediately east of the brick paver path (1996), while the front yard (south elevation) contains a wrought iron fence with built-in metal benches, several free-standing wood and iron park benches, and a recent (2014) patio with a fixed checkerboard table and benches. Two large, historic trees occupy the extreme south end of the lot, between which runs a concrete set of steps with stone cheek walls and a center iron railing that descend to West King Street. A natural stone retaining wall abuts the sidewalk along West King Street and wraps the corner to Grand Boulevard, although this transitions to weathered stone or concrete block halfway up Grand Boulevard. A small wooden sign is located on the hill above West King Street, while a large metal sign with faux stone treatment is located on the corner of West King Street and Grand Boulevard. A large parking lot is located north of the house and provides parking for events and the community at large. It is surrounded to the east and north by a concrete retaining wall, while a wooden fence (2015) divides the Jones House parking lot from properties to the west.

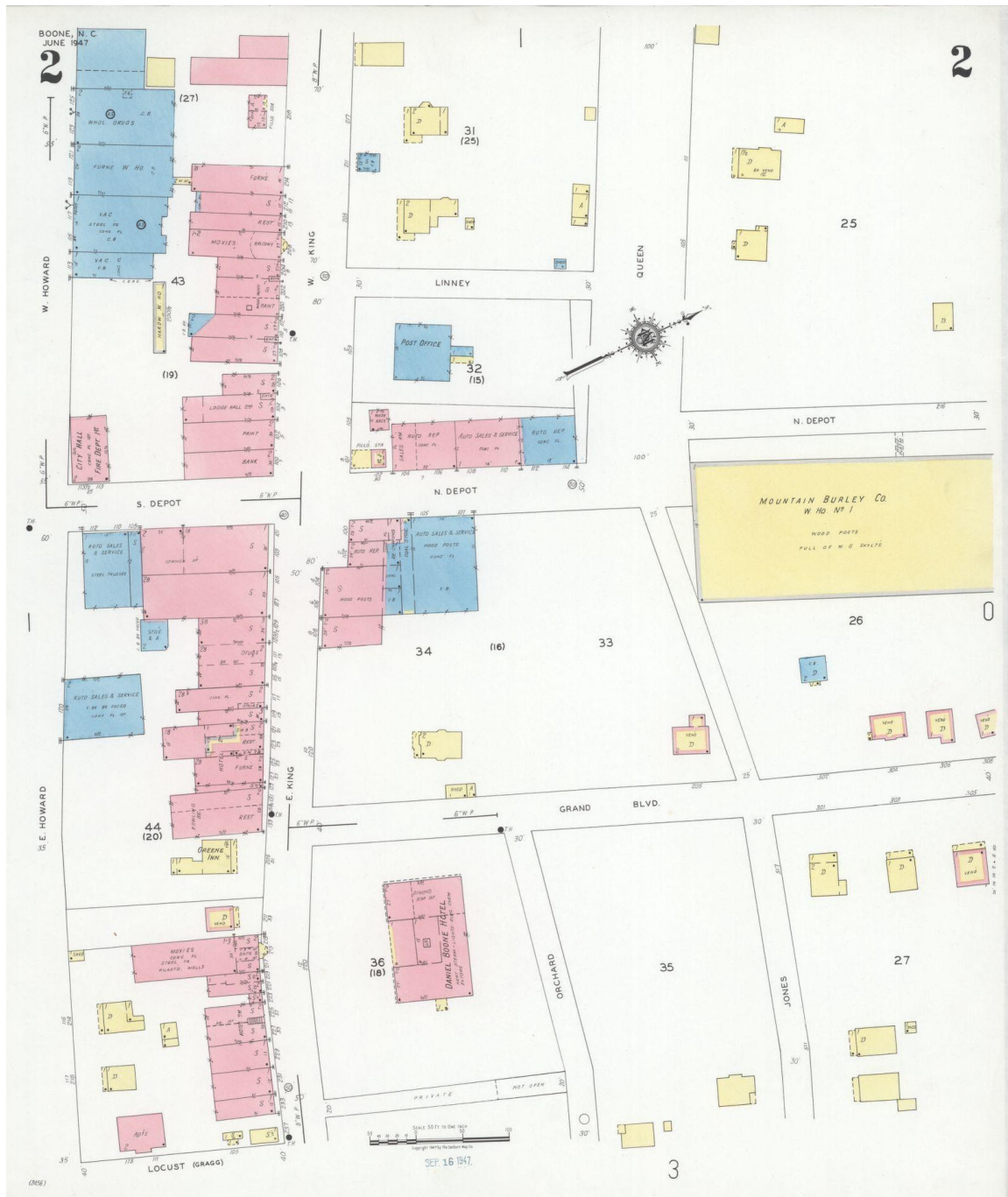
The lawn of the property is also noteworthy for having briefly served as the home of a miniature golf course known at the “Tom Thumb Golf Course,” operated by Mr. and Mrs. T. Hill Farthing, in 1930 (Watauga Democrat, May 1, 1930, and May 8, 1930).

Library of Congress - Sanborn Fire Insurance Maps

The Library of Congress has made Sanborn Fire Insurance Maps from 1928 and 1947 accessible. As these years fall within the historic district’s period of significance (1918-1964), these maps will be used when the property in question, or area of the property in question, can be viewed within these maps. The content of the Library of Congress online Sanborn Maps Collection is in the public domain and is free to use and reuse.



(1928) Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan. [Map] Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn06383_001/.



(1947) Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun. [Map] Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn06383_002/.

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Design Standards for Residential Properties

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for Commercial Properties within the District, are outlined below. These Standards for residential properties are intended to address many of the most common issues to arise during renovations, additions, and new construction in the District. Where the Standards are silent on a particular issue or concern, the HPC will rely upon the Secretary of the Interior's Standards for Rehabilitation to guide their review of the proposed work under the COA process and any subsequent recommendations.

A **residential property** within the District is any property whose purpose-built function at the time of construction was to serve solely as a residence for long-term (greater than 30 days) occupants. Such properties may include single-family homes, single-family residences with an accessory purpose, apartment homes, condominiums, or apartment complexes that were built strictly for apartment living without a mixed-use component in any other part of the building.

Buildings within the District that meet this definition include, but may not be limited to, the John Walter Jones House (WT0008), the Watauga County Jail (WT0067), the Frank A. Linney House (WT0582), the Stanley A. Harris Apartment House (WT0805), the Terrace Apartments (WT0809), the J. M. and Ida Moretz House (WT0810), the A. E. and Roberta Hodges House (WT0818), the Dr. H. B. Perry Building (WT0844), the Chapell Wilson/B. G. Teams House (WT0845), and the G. F. and Josie Critcher House (WT0876).

Staff Note: *Staff did not identify any standards within this section that applied to the proposed concrete sidewalk and pad that are to be installed for the solar picnic table.*

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, are outlined below.

1. **Streetscapes:** In contrast to the natural elements around which communities are often organized, historic streetscapes instead represent the built environment that defines the character, context, and components around which a community grows and evolves. Typically, buildings are the most obvious and dominant streetscape features, but this type of landscape includes other elements, including the spaces between buildings, private yards, alleyways and streets, sidewalks and other pedestrian elements, lighting, fences, public benches, retaining walls, monuments, public art, and street signage.
 - 1.2 The width, alignment, and configuration of streets, alleys, sidewalks, and walkways within the District should be retained and preserved.
 - 1.6 All historic streetscape elements between buildings—most particularly road width, grade, crown, swale, curbing, sidewalks, lawns, tree plantings, and setbacks—should be preserved and maintained.
 - 1.7 Shared and public open spaces visible from public ways created by private yards, natural settings, and building setbacks should be preserved and maintained.
 - 1.13 New paving and sidewalk materials, especially new accessibility features, should be designed to be consistent with the character and appearance of historic paving materials.

...

10. Parks and Public Spaces: The District is also home to several parks and public spaces frequently utilized for community events in addition to their intrinsic pastoral and aesthetic purposes. Such locations include the Jones House property and Jimmy Smith Park, among others. Because these areas see a high volume of public traffic, they create a special challenge for protection, preservation, and maintenance by the Town and, in some cases, their private owners. The Town of Boone and its residents should observe the following standards in managing these important cultural landscapes:

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

Zoning Analysis (B1 Downtown Core)

The following UDO requirements are required to be met for the proposed installation of the concrete pad and solar picnic shelter unless superseded by any requirements of the Downtown Boone Local Historic District overlay.

Accessory Structure Setback: UDO Subsection 14.03.06(D)(2) states that no accessory structure may be further forward to the street setback than the front most point of the principal structure.

Staff Note: The proposed development meets the development standards identified above.

Conformity to Adopted Plans

Comprehensive Plan Update

1.1 Overall Objectives for the Boone Comprehensive Plan (p. 15):

The following objectives, which have not been listed in any particular order of importance, are deliberately broad in scope and less specific than either a policy statement or an implementation action.

Economic Development: Acknowledge the area's natural beauty, university, and medical center presence as the Town's greatest assets for economic development and jobs creation. Treat them accordingly.

Community Appearance and Community Character: Blend the built environment with the natural, scenic, and historic character of a High Country small town. Especially discourage commercial strip development, cluttered signage, and "cheap" apartment buildings.

Open Space: Integrate open space and greenways into the urban fabric of the Town. Preserve the countryside by discouraging suburban sprawl. Avoid development in floodplains, on ridgetops, and on steep slopes.

Environmental Quality: Address and monitor growth factors and activities that contribute to water, air, light, and noise pollution.

Trees: Conserve existing trees and plant new trees, especially hardwoods.

Automobile Transportation: Maximize the efficiency of existing facilities, but not at the expense town and neighborhood character and livability. Build or expand transportation facilities and parking areas as needed, but with care. Work to reduce auto dependency, use, and congestion.

Bikeways: Implement the planned system of bikeways as a legitimate transportation alternative. Unify with greenways and other pedestrian facilities where possible.

Mass Transit: Enhance and support the mass transit system as an effective alternative to the congestion created by the individual automobile.

Pedestrian Movement: Encourage a system of sidewalks, paths, crosswalks and compact development patterns which make it easy to get around Boone on foot.

Infrastructure: Engage in long range planning for water and sewer systems, stormwater runoff, natural gas, and other utility systems. Place overhead utilities underground whenever feasible.

Public Safety: Maintain a high level of policing and fire protection and plan the expansion of public safety services to coincide with projected population increases and identified needs.

Energy and Waste: Reduce waste generation, and the consumption of energy and water. Develop area recycling programs to the fullest. Encourage an anti-litter consciousness among residents and visitors.

University: Emphasize cooperative planning among the Town, County, and University.

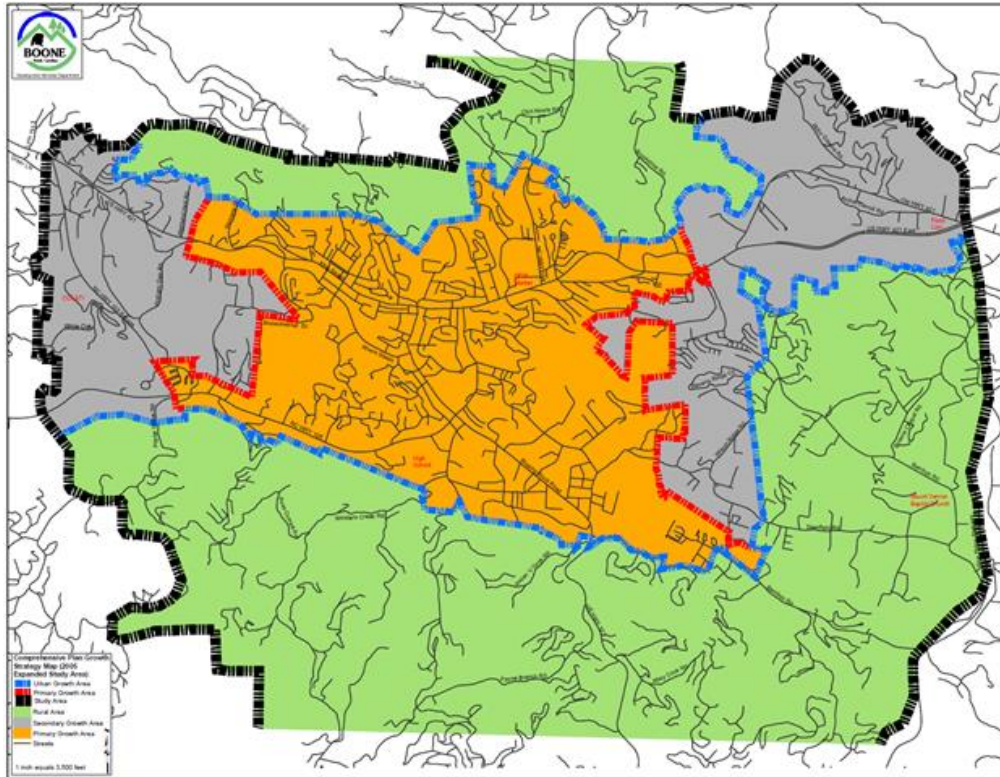
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

Recreation: Strive for additional public recreation facilities, especially sports fields, greenways and indoor recreation centers.

Neighborhoods: Ensure the livability of neighborhoods, especially through land use and traffic planning.

Public Involvement: Encourage active public involvement and volunteerism to expand the effectiveness of community planning and action.

1.2 Growth Strategy Map (p. 17): This development is located within the Primary Growth Area as shown on the Growth Strategy Map. The Primary Growth Area is that portion of the urban growth area where urban levels of facilities are already in place or can be provided most cost effectively. This is the area where near term growth and development is to be especially encouraged. See Growth Strategy Map below:



2.0 Policies for Growth and Development (P. 18-77)

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Board should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

2.1 THE ECONOMY (p. 19)

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long-term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.
- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.

- G. The Town shall support the development of new business parks.
- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

- A. A compatible design character for the downtown area, drawing upon the locality's original High-Country small-town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.
- B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.
- C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.
- D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.
- E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.
- F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

2.3 THE COMMUNITY (p. 60).

- A. Urban type development within the Urban Growth Area shall meet appropriate Town standards.
- B. Properly planned, mixed use developments that promote efficient provision of public services shall be encouraged within the Urban Growth Area.
- C. Funding for outside agencies and organizations serving the citizens of Boone shall continue to receive support consistent with area service needs and Town budget constraints.

- D. Coordinated inter-governmental and university-town planning for urban area land use and development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism and economic development shall be encouraged.

2.3.2 Community Character (p. 67)

- A. The identification, restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area.
- B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.
- C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.
- D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.
- E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High-Country small town.

2.3.4 Public Involvement

- A. Public involvement shall be encouraged in decisions concerning land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication among developers, the Town, the County, the University, and the general public. ****
- B. Neighborhood and special area planning shall be encouraged to foster public involvement in the production of closely tailored, action oriented special area plans and programs.
- C. Specific functional plans and implementation tools shall be supported as part of the comprehensive planning program for the Town and County.
- D. Special committees, advisory panels, educational forums, public workshops, leadership seminars, town meetings and media contacts shall be encouraged and fostered to enhance the effectiveness of citizen involvement in community planning and action.

Automatic Conditions of Approval

The following conditions are automatically included and a part of any approval.

- Where there is a conflict between the application information and the plans (October 24, 2023), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its 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.

Historic Preservation Commission Procedure

In considering this application for a COA the HPC shall base their decisions solely on the basis of competent, material and substantial evidence entered into the record via the application packet and sworn testimony at the public hearing.

The question before the Historic Preservation Commission is whether or not the proposed development is congruous (i.e., in agreement, in harmony) with the special character of the historic district. If the proposed exterior modification is congruous, the Commission shall issue the requested COA. If the proposed exterior modification is incongruous (not in agreement, not in harmony) with the special character of the historic district, the Commission shall deny the requested COA. The Commission shall approve, approve with conditions, or the deny the COA by majority vote.

Vote: The proposed development ☐ is congruous OR ☐ is incongruous with the special character of the Downtown Boone Local Historic District and is approved subject to the following conditions (as warranted):

1. Conditions:

Criteria for Conditions: The Commission may issue approval subject to reasonable conditions necessary to carry out the purposes served by the historic district (see G.S. 160D-940, 160D-947(a)). The purposes of the historic district are to (i) safeguard the heritage of the town insofar as the Historic District embodies important elements of the town's culture, history, architectural history, and/or prehistory, and (ii) to promote the use and conservation of the district for the education, pleasure, and enrichment of the residents of the town and/or the State as a whole, see North Carolina G.S. §160D-940, 944, 947(a).

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.



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



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



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