

**Boone Historic Preservation Commission
Meeting Minutes
January 10, 2017**

Historic Preservation Commission Members in Attendance: Eric Plaag-Chairman, Teresa Pearman-Vice Chairperson, Loretta Clawson, Rennie Brantz, Bettie Bond, Bill Dixon, and Chuck Watkins

Town Staff in Attendance: Christy Turner-Planner, Brenda Henson-Commission Secretary, Pilar Fotta-Cultural Resources Director (arrived at 3:14 p.m.), and John Ward-Town Manager (arrived at 4:02 p.m.)

Call to Order

Chairman Plaag called the meeting of the Boone Historic Preservation Commission to order at 3:09 p.m.

Chairman Plaag stated that the Supreme Court ruling removing the ETJ from the Town's jurisdiction caused Commission Member Judith Phoenix to be ineligible to serve on the HPC.

Adoption of Agenda

Commission Member Dixon wished to amend the agenda to add a discussion regarding the ETJ before the List of Local Landmarks. Commission Member Clawson made a motion to adopt the agenda as amended. The motion was seconded by Commission Member Brantz.

VOTE: Aye – All
 Nay – None

The motion passed.

Approval of Meeting Minutes

Chairman Plaag wished to amend the October 11, 2016 meeting minutes on page 3 under the Retaining Wall discussion to clarify that Commission Member Dixon believed the Town and ASU each maintained half of Brown Street. Commission Member Bond made a motion to approve the October 11, 2016 meeting minutes as amended. The motion was seconded by Commission Member Brantz.

VOTE: Aye – 6
 Nay – None
 Abstain – 1 (Watkins)

The motion passed.

Chairman Plaag wished to amend the December 2, 2016 meeting minutes on the second line of page 2 to remove the words 'this motion'. Commission Member Clawson made a motion to approve the December 2, 2016 meeting minutes as amended. The motion was seconded by Commission Member Dixon.

VOTE: Aye – 4
 Nay – None
 Abstain – 3 (Bond, Brantz, Pearman)

The motion passed.

Ms. Fotta arrived at the meeting.

Old Business

Update on Cemetery Survey

Vice Chairperson Pearman stated she had finished her 2 rows and pictures except for measuring the bases on 1 row. Commission Member Bond stated she had rows A, B, C, and D and she had completed half of row A. Commission Member Brantz stated he was preparing to do row O. Chairman Plaag stated he had completed 1 of his 2 rows. Vice Chairman Pearman stated she would consider taking another row if necessary. Chairman Plaag noted that he would check with Paul to see if he had done any rows.

Commission Member Brantz asked about the dedication of the Union soldier markers versus the JHA marker dedication and felt it might be better to have the JHA dedication first. Chairman Plaag noted that the Town's commemoration event that they wanted to have in April would not take place at that time due to the fact that the stones would not be ready. Commission Member Bond noted that ASU was trying to get the Black Repertoire Theater to attend Appalachian Summer this year and thought it would be wonderful if their visit, if they come, could be combined with the Cemetery activities to create 3-4 days of events to bring awareness to the Cemetery. Chairman Plaag noted that JHA's dedication ceremony is planned for May 6, 2017.

Update on Phase I Survey

Chairman Plaag stated he continues to write survey reports and balance this with his professional life. He noted he would report on his progress again at the next meeting.

Update on Boone Flood Marker

Chairman Plaag stated he was working on gathering the material to send with the update application regarding regional impacts instead of just local impacts of the flood. Commission Member Watkins noted that the 1948 book by D.J. Wattner did not mention the 1940 flood. Chairman Plaag replied that he would check on that.

Update on Linney House

Chairman Plaag stated he was awaiting an update from Paul and would report back at the next meeting.

Update on April Commemoration Event

Chairman Plaag stated he was waiting to hear from the Town Manager about when the stone would come in. Chairman Plaag suggested having a Lunch and Learn regarding the Cemetery. Commission Member Bond stated she would be in contact with the folks at ASU regarding the Appalachian Summer events and would update the Commission at the next meeting.

New Business

ETJ

Commission Member Dixon asked if the removal of the ETJ from the Town's jurisdiction would be challenged in court. Commission Member Clawson replied that the Supreme Court decision was final. Commission Member Clawson noted that Jeff Templeton took credit for taking the ETJ away at the County's public hearing last night.

List of Possible Properties for Local Landmark Designation

Chairman Plaag stated that the Doris Church house could no longer be considered as a possible Landmark due to its location in the former ETJ.

Chairman Plaag provided Commission members with a list of possible properties for Local Landmark Designation **(on file)**. The list was reviewed and Chairman Plaag noted that Local Landmarks must have special significance.

It was felt that the Linney House and the Worthwhile Women's Club house on Cherrybrook be added to the list.

Chairman Plaag referred to the William Wallace Edmisten house and barn shown in item 13 on the list (aka the Henson property). He noted that the hospital now owns this property. Ms. Turner stated the hospital was planning to tear the house and the barn down but thought they might be planning to keep the barn beams in-tact and make a picnic shelter with them. Chairman Plaag stated that the HPC had the power to force a designation on this property but it would be at a significant political cost and he was not sure if the HPC wanted to fight those kinds of fights. Commission Member Watkins stated he looked at the barn for the Farmers Market and it was terrific and in good shape.

Ms. Turner suggested prioritizing the list and presenting a short list to Town Council that could be accomplished yearly.

John Ward arrived at the meeting. He noted that the ASU Cemetery Map was currently being worked on. Mr. Ward stated that if the HPC wanted to recommend the Henson property as a Local Landmark it would force the Town Council to choose between a Landmark or a hospital. He noted that the hospital's goal was to provide concentrated outpatient services and provide connection to the greenway on the undevelopable property.

Commission Member Dixon suggested possibly moving the barn to the Blair Farm. It was also suggested that a possible location for the barn could be the Daniel Boone Park or the new Town

Center property. Commission Member Dixon stated he would check with the owner of the Blair Farm to see if there was any interest having the barn located there. Mr. Ward stated he would mention the possibility of moving the barn off-site to the hospital owners.

Chairman Plaag referred to item 21 on the list, the former Watauga Hospital, Smith-Wright Hall, and Chappell Wilson Hall at ASU and asked if State properties could be designated. Mr. Ward thought State properties might be exempt.

Ms. Fotta asked that items 9 & 10 be changed to reflect the name Daniel Boone Park instead of Horn In The West Complex and Daniel Boone Native Gardens.

Chairman Plaag asked everyone to think about the list and the significance of the properties so that the list could be prioritized.

Election of Officers

Commission Member Clawson made a motion to re-elect Eric Plaag as Chairman of the HPC. The motion was seconded by Commission Member Bond.

VOTE: Aye – All
 Nay – None

The motion passed.

Chairman Plaag made a motion to re-elect Teresa Pearman as Vice Chairperson of the HPC. The motion was seconded by Commission Member Brantz.

VOTE: Aye – All
 Nay – None

The motion passed.

Other Matters by Commission Members or Staff

Due to some conflicts, the February 14, 2017 meeting was rescheduled to February 7, 2017. Commission Member Watkins stated he would not be able to attend the meeting on February 7.

Set agenda for next meeting

- List of Possible Properties for Local Landmark Designation
- Boone Cemetery
- Phase I Survey
- Boone Flood Marker Update
- Linney House Update

Adjournment

Commission Member Clawson made a motion to adjourn the meeting. With no opposition, the meeting adjourned at 4:38 p.m

Eric Plaag, Chairperson

Brenda Henson, Board Secretary