

**Boone Historic Preservation Commission
Meeting Minutes
July 11, 2017**

Historic Preservation Commission Members in Attendance: Eric Plaag-Chairman, Bettie Bond, Nicholas Williams, Loretta Clawson and Rennie Brantz

Town Staff in Attendance: Christy Turner-Senior Planner, John Ward-Town Manager, Tyler Cook-Town Manager Intern, Pilar Fotta-Director of Cultural Resources and Marlene Crosby-Board Secretary

Call to Order

Chairman Plaag called to order the meeting of the Boone Historic Preservation Commission, held in the Planning & Inspections - Upstairs Conference Room located at 680 West King Street, at 3:02 p.m.

Adoption of Agenda

Chairman Plaag noted that he would like to amend the agenda to include the resignation of Member Nicholas Williams and to put this topic after the approval of meeting minutes. Member Brantz made a motion, seconded by Member Clawson to accept the agenda as amended.

VOTE: Aye – All
 Nay – None

The motion passed.

Approval of Meeting Minutes

Chairman Plaag suggested some changes to the minutes for clarification purposes. Member Clawson made a motion, seconded by Member Brantz to approve the June 13, 2017 minutes as amended.

VOTE: Aye – (Plaag, Bond, Williams, Clawson, Brantz)
 Nay – None
 Abstain – 1 (Bill Dixon)

The motion passed.

Chairman Plaag read a letter of resignation that he had received from Commission Member Williams and thanked him for his service to the Commission (copy attached).

Old Business

Boone Cemetery

Chairman Plaag and Mr. John Ward, Town Manager confirmed that the June 19, 2017 meeting at the cemetery was cancelled. Mr. Ward noted that Mr. Eric Gustaveson and someone from the

funeral home did meet at the cemetery and they identified two locations for the marker. It was noted that the meeting needs to be re-scheduled with the same people at a future date.

Mr. Ward said that public works is currently grinding stumps at the cemetery to finish the tree removal project at the site.

Mr. Ward said the easement for the Boone Cemetery has made it through the office of the State and it has been granted. Mr. Ward stated that the easement next goes through the State property office. He said he is going to request some help from Appalachian State University because of their connection with the Raleigh office to help get the technical issues pushed through the system.

Mr. Ward said he wants to get the approval of the Historic Preservation Commission and the JHA on the suggested locations of the placement of the marker. He suggested setting the marker before the fence and wall are installed later in July.

Mr. Ward talked about setting the union monuments. He said one monument was removed for safekeeping and there are three new replicas.

Mr. Ward talked about being able to save enough money to get some educational panels or signs for the cemetery. He said there will be high labor costs on the wall that will be built by the Town and it should blend with the existing wall.

Cemetery Survey Update

Member Bond said that there has been a lot of rain which has delayed the surveying. Member Bond agreed to do some survey work before the August 2017 HPC meeting.

Phase I Survey Update

Chairman Plaag said he is continuing to work on the draft Phase I survey report. He said that he still feels that the end of August is a reasonable expectation for the first draft to be completed. Mr. Ward asked about the anticipated submittal date to the State. Chairman Plaag said the HPC would review the draft Phase I survey report at the September meeting, he said the next step would be for the HPC to recommend the draft Phase I survey report be sent to Council for their review and approval.

Chairman Plaag further explained the possible need for discussion on making recommendations to define the boundaries of the historic district. He said the Community Appearance Commission has a different recommendation than HPC's boundaries for the historic district. Mr. Ward asked if there would be an opportunity for the HPC and the CAC to get together to discuss the boundaries of the historic district before the report is presented to Council. Chairman Plaag suggested inviting the CAC to the HPC meeting where the draft report will be discussed.

Chairman Plaag talked about the frustration that he and Mr. Brian Williams, Chairman of the CAC have sometimes experienced regarding the reaction of some of the Council members asking the HPC why they are working on specific tasks. Mr. Ward offered to explain to the

Council members what the HPC and CAC are doing with their specific tasks that Council has directed them to do.

Discussion ensued on having the draft Phase I survey report on the September 2017 meeting agenda or to recommend a special joint meeting with the CAC. Chairman Plaag said he felt the HPC should wait until the August 2017 HPC meeting to make that recommendation.

Chairman Plaag said the first meeting would be to reconcile or to accept or not accept the recommendations of the survey team as it relates to boundaries. He said the draft Phase I survey report will not recommend a national register district but it will recommend a local historic district with a very specific boundary.

Chairman Plaag explained the review process of the draft Phase I survey report. He said after it goes to Council for approval, it will be sent to the State for their recommendations. He said the HPC will need direction from Council to prepare the local historic designation report. He noted that the local designation report will take about six-months to complete.

Mr. Ward asked about the timeline for the completed approval process for creating the district because the Town would need to identify a funding mechanism to pay for all of the legal and other costs involved in the quasi-judicial process. Chairman Plaag said the completion of this process would be at least one year out. Mr. Ward confirmed that any costs incurred with this process would be in next year's budget.

It was noted that the HPC are already a quasi-judicial Commission and it started with the Post Office local designation. It was confirmed that members of the Council cannot serve on the HPC for the quasi-judicial hearings.

Mr. Ward explained that there is a process in place in the Planning and Inspections Department for when an application comes in for a local landmark designation insignificant deviation or one requiring a certificate of appropriateness, it has to meet certain criteria.

Discussion ensued on a possible map amendment for the local landmark district. Ms. Christy Turner, Planner said she is researching the possibility of making a change to the Town's zoning map because of the local landmark district and/or local landmark designations. She said she is trying to contact Ms. Amber Kidd in Raleigh to confirm this change will need to be made. Mr. Ward agreed that some type of designation needs to be made to the Town's zoning map.

Chairman Plaag said the State's expectation is that there needs to be two or three designations made to obtain Certified Local Government Status of the Town. He said there needs to be completed surveys for each designation before the State can accept the CLG applications. He said he thinks the day the survey report is submitted to the State, then the CLG applications can be sent to the State. He said if the application is approved, it makes the Town eligible for grant funds for future survey work. He noted that about \$40,000.00 is still available to match grants. He also noted that once a Town has received the CLG status, they are taken more seriously by developers.

Linney House and Law Office Designation Update

Ms. Turner stated that the Linney House application was sent to the State about one week after the June 15, 2017 Council meeting. She said there is a 30-day review period after the receipt of the application.

Chairman Plaag said he contacted the State to try to find examples for design guidelines for Local Landmarks. He said he would try to get some information on this topic through the list serve.

Daniel Boone Native Gardens

Chairman Plaag talked about an intern at the Horn in the West wanting to secure listing in the National Register for the Daniel Boone Gardens, which are owned by the Town. Chairman Plaag informed Mr. Ward and the HPC that owners of municipal and state properties typically cannot object to National Register designation the same way private owners can, so the State is not obligated to honor any objection from the Town, if there is one. Mr. Ward said that he would follow up with the Daniel Boone Gardens on this topic.

Local Landmark Plaques

Chairman Plaag explained that the State denied the request for the 1940 flood marker. He said the State's recommendation was for the Town to start their own program for a local marker program.

Discussion ensued on the size, shape, material and location of the plaques.

Chairman Plaag referred to the Eric Landmark Company website. The HPC reviewed online examples of custom style plaques. It was suggested to use a metal plaque in a standard size for residential and a rectangular format in a bronze color with security screws for commercial designations. It was suggested to make the plaques in a 5" x 7" size for the residential plaques.

Chairman Plaag talked about having a plaque for properties within any designated historic district that would tell the history of the building.

Chairman Plaag talked about historic land markers and referred to the Sewah Studios website. The HPC reviewed online examples of historic land markers. It was suggested to have the 1940 Flood as the first historic land marker in Boone.

Chairman Plaag noted that the HPC had already agreed to request to spend some of the previously approved money for surveying local properties and historic markers. Mr. Ward reminded the HPC that the approved money was for certain things that the HPC had already agreed upon. Mr. Ward suggested that the HPC inform Council before they spend the money on 1940 marker to stay above board on all the expenditures. Chairman Plaag said he has saved some of the approved money by not being compensated for writing the draft survey report and the draft local historic landmark designation report for the jail.

Discussion ensued on the problems within the marker program. Chairman Plaag said he has a problem that there are places within the State that routinely get markers for things that are clearly

local because they correspond to individuals who are local to that place. He said the only thing that makes them a statewide significance is they are elected to office. He said even though their activity had no significance to that particular locale as a statewide program.

Mr. Ward talked about doing the same thing at the Boone Cemetery that was done with the flood marker and include some educational panels for the cemetery.

Chairman Plaag talked about deciding on a design for the local markers and presenting it to Council. Mr. Ward told the HPC that by receiving permission to spend the money on the markers that it shows respect for the way the money is spent and it promotes what the HPC is doing to the press.

Discussion ensued on the Town logo. The HPC reviewed online the company that the State of South Carolina uses for their State marker program. It was suggested to use the polished bronze color which has a more classic look for the markers.

Discussion ensued on the text on the markers. Chairman Plaag offered to draft the text for the markers. He suggested that he draft three versions of text that may be location dependent. He suggested that the HPC discuss the three versions at the August 2017 HPC meeting and prepare to put it on the September Council agenda.

Mr. Ward talked about having a Boone Cemetery sign at the new retaining wall on Brown Street, at the front of the cemetery.

Other Matters by Commission Members or Staff

Ms. Turner talked about a house that is located at 150 Delmar Street. She said this house was in some disrepair and it is now for sale. Ms. Turner noted that the house is located in the floodplain. She said it was built with the leftover stone from the Blue Ridge Parkway project. She said that she heard that some people are interested in buying it to tear it down. She said she talked with a man that is trying to buy it with the purpose of saving it.

Mr. Ward said it is zoned commercial but it is used as residential. Ms. Turner said this property cannot remain residential, when it is zoned B-3 but mentioned this provision might be presented to council to allow existing single-family homes to remain in residential districts. She said she has also heard that others may be interested in buying the house to tear it down.

Chairman Plaag asked Ms. Turner, if the property owner would be interested in a landmark designation. Mr. Ward said he does not think the property owner would be interested because they would not want to compromise a future monetary gain if they can sell it.

Discussion ensued on other properties in the New Market area. Ms. Turner talked about the silo in the New Market Centre parking lot which was farmland in the past.

Chairman Plaag offered to research the 150 Delmar Street property to see if it has been surveyed. He said he would email the HPC with the information he finds regarding this property.

Set agenda for next meeting

- Boone Cemetery
- Phase I Survey Report Update
- Linney House and Law Office Designation Update
- Historic Marker Programs

Adjournment

Chairman Plaag made a motion, seconded by Member Bond to adjourn the meeting at 4:47 p.m.

VOTE: Aye – All
 Nay – None

The motion passed.

Eric Plaag, Chairman

Marlene Crosby, Board Secretary