

**Boone Historic Preservation Commission
Meeting Minutes
August 8, 2017
3 p.m.**

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

Town Staff in Attendance: Christy Turner-Senior Planner, John Ward-Town Manager, Brittany Clark-Downtown Boone Development Association Coordinator 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 3:07 p.m.

Adoption of Agenda

Member Brantz made a motion, seconded by Member Clawson to approve the agenda as amended with the additions of the 150 Delmar Street House Update and the Design Guidelines Discussion.

VOTE: Aye – All
 Nay – None

The motion was unanimous.

Approval of Meeting Minutes

Member Clawson made a motion, seconded by Member Brantz to approve the July 11, 2017 meeting minutes with the changing of the spelling of the first name of Member Betty Bond to Member Bettie Bond.

VOTE: Aye – (Bond, Brantz, Clawson, Plaag)
 Nay – None
 Abstain – (Pearman, Watkins)

The motion passed.

Old Business

150 Delmar Street House

Chairman Plaag explained what he found in his research of the house located at 150 Delmar Street. He said the house is not in great shape but it is salvageable and there is some speculation that it may have been built from leftover stone from the construction of the Blue Ridge Parkway. He said the house had been surveyed in 1988 and in 2003. He said there was very little

Chairman Plaag said at the meeting at the Boone Cemetery, it was noted that the maintenance workers wanted a locked gate at the east end of the cemetery which is what the HPC had decided that they didn't want for a variety of reasons.

Chairman Plaag noted that at the meeting at the Boone Cemetery the ground penetrating radar machine was used to locate the graves of the three union soldiers. He said that it was noted that under the two shade trees that will be left at the Boone Cemetery, it would be a good place to put an interpretive marker about the union soldier's graves.

Chairperson Plaag asked for an update on the progress of the survey. Member Bond said that several times she has tried to work on the survey with several members of the HPC. She said it has rained on the days that the HPC could work on it.

Chairperson Plaag made a proposal that the survey be completed this calendar year. He suggested that the HPC members that agreed to work on it meet on one Saturday or Sunday of every month to work on it.

It was the consensus of the HPC to meet on Sunday, September 10, 2017 at 10:30 a.m. to work on the survey with a rain date set for Sunday, September 17, 2017 at 10:30 a.m. He noted that at the next HPC meeting on September 12, 2017 the HPC would select the next set of dates to work on the survey.

Phase I Survey Report Update

Chairman Plaag said he would try to get the draft survey report to the HPC in September. He noted that he will send it electronically and he may need to use Google docs to transfer the electronic file because of the volume of it. He requested that the HPC thoroughly review the draft survey report. It was noted that Vice-Chairperson Pearman, Member Clawson and Bond want a printed copy of the draft survey report.

Linney House and Law Office Designation Update

Chairman Plaag talked about his interpretation of the letter from the North Carolina Department of Natural Cultural Resources regarding the Landmark Designation Report for the Frank A. Linney House & (former) Linney Law Office, Boone, Watauga County (copy on file).

Chairman Plaag said he understood from this letter dated July 21, 2017 that the State Historic Preservation Office is satisfied with the report and the HPC can proceed as they wish.

Chairman Plaag asked the HPC if they wanted to make any changes to the Landmark Designation Report. There were no changes recommended for this report.

Discussion ensued on drafting a motion to send to Council for the Landmark Designation Report for recommendation for the HPC to work on an ordinance to establish a local landmark designation for both of said properties.

Discussion ensued on the Landmark Designation ordinance. Mr. Ward cautioned the HPC on recommending a Landmark Designation, he said in order to place restrictions on a property, there

Chairman Plaag suggested presenting the proposed procedure with the fees to Council for their approval. Mr. Ward suggested giving a brief detailed explanation of both topics to Council and include that this is the beginning of a procedural process.

Discussion ensued on when to present the procedure and fees to Council. Ms. Turner said it is too late to present it to the Council for their September meeting.

Discussion ensued on legal liability. Member Watkins asked do we create a liability by giving someone a designation that could lead to tax credits and in some way impede their receiving those tax credits. Member Watkins further stated by not having guidelines in place could the argument be made that their application is being tainted to not be able to receive their tax credits.

Chairman Plaag said with this specific Landmark Designation the tax credit is actually a tax deferral. He said by state statute the property owner is entitled to a fifty percent deferral of his property taxes on these two properties as long as he maintains them.

Chairman Plaag said the Frank A. Linney House and Linney Law Office properties were treated separately because they are on two separate parcels. He suggested that we ask the Town Attorney, if two ordinances need to be drafted for them. Chairman Plaag noted that this would be a better way to do it in case the property owner decides to possibly tear down one of the buildings.

Discussion ensued on the date of the September 2017 Council meeting. Mr. Ward said the date may change for this Council meeting due to a LEED conference being held at the same time. Mr. Ward explained that when a Council meeting date is changed it affects the Planning Commission and the Board of Adjustment. Mr. Ward said the Council meeting may be moved to September 14, 2017 from September 21, 2017 to allow for a Public Hearing and Planning Commission meeting in September, if needed.

Chairman Plaag told Mr. Ward that he is available to come to the Council meeting on September 14, 2017 to summarize to Council what is happening with the Frank A. Linney House and Linney Law Office properties. Mr. Ward said that the Staff could summarize the topic and that Chairman Plaag would not need to attend this Council meeting. Mr. Ward said he would let Chairman Plaag know, if he would be needed at the Council meeting.

Motion and Vote:

Member Brantz made a motion, seconded by Member Clawson to recommend that Chairman Plaag present the HPC at the September Council meeting to summarize what is happening at the Frank A. Linney House and Linney Law Office properties, if needed.

Vote:

Aye – All

Nay – None

The motion passed.

owner would be responsible for paying for the sign. Chairman Plaag suggested including the letter to the property owner that they have the option of purchasing the sign which you can do through the Town. Mr. Turner said she would check with the Finance Department on a process for handling the purchasing of the sign. Chairman Plaag further explained that this way the Town can control what the sign looks like.

Set agenda for next meeting

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

Adjournment

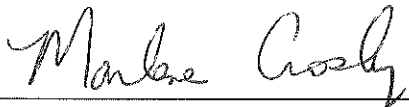
Member Bond made a motion, seconded by Member Clawson to adjourn the meeting at 4:32 p.m.

VOTE: Aye – All
 Nay – None

The motion was unanimous.



Eric Plaag, Chairman



Marlene Crosby, Board Secretary