

**Boone Historic Preservation Commission
Meeting Minutes
March 20, 2018**

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

Town Staff in Attendance: Christy Turner-Senior Planner and Marlene Crosby-Board Secretary

Call to Order

Chairperson Plaag called the meeting of the Boone Historic Preservation Commission, held in the Planning & Inspections upstairs conference room located at 680 West King Street, to order at 3:02 p.m.

Adoption of Agenda

Member Brantz made a motion, seconded by Member Clawson to accept the agenda as written.

Vote:

Aye – All
Nay – None

The motion passed.

Approval of Minutes

Member Clawson made a motion, seconded by Member Brantz to accept the February 13, 2018 meeting minutes as amended with the following changes: On page two in the fifth paragraph in the last sentence, add the word personally between Chairperson Plaag and suggested. On page three in the second paragraph in the third sentence, add the words Members present between Council and what. Change the word Shipo to SHPO throughout the whole document. Chairperson Plaag also suggested modifying the second paragraph of page four of the minutes to more accurately reflect the description of the warehouse district area.

Vote:

Aye – (Bond, Brantz, Clawson, Plaag, Watkins)
Nay – None
Abstain – 1 (Pearman)

The motion passed.

Update on the Union Soldier Dedication Update

Chairperson Plaag stated that the press release has been sent out for this event. He said that he knows about a couple of potentially negative responses because of the press release. He said that he hopes the event will go well but suggested some police presence as a safety measure. Member

Brantz said he would talk with Mr. John Ward, Town Manager about having some police present at the event.

Chairperson Plaag asked if the headstones had already been set. Ms. Christy Turner, Senior Planner did not know at the time of this meeting. Chairperson Plaag said he would drive by the cemetery and see if they have been set.

Ms. Turner said she had contacted the Honor Guard during spring break and was not able to reach them. She is waiting on the Honor Guard to respond back to her and she will follow up and let Chairperson Plaag know. It was noted that the HPC is requesting that they fire three volleys. Ms. Turner noted a possibility that the Honor Guard may not be able to attend the ceremony. She said she would check on the availability of the American Legion Group.

Chairperson Plaag talked about inviting clergy and the JHA. Ms. Turner will contact Nicole Worley, Town Clerk to get more information on this topic. Chairperson Plaag suggested that Ms. Turner contact Ms. Roberta Jackson to invite the JHA and ask her about the clergy.

Chairperson Plaag reviewed the shopping list for the ceremony. Ms. Turner said that no florist has access to the Evergreen wreaths, and she will contact local tree farms to check availability. Ms. Turner will pick up the three-long stem roses from a floral supplier. It was noted that Ms. Turner should reserve the roses and pick them on Sunday morning. Ms. Turner checked on the live grapevine wreaths and cannot locate them locally. Chairperson Plaag said that Mr. Crum will make the wreaths. Ms. Turner said she could have a check prepared for the grapevine wreaths. Ms. Turner will order the 12 x 18 flags from Amazon. Chairperson Plaag said Mr. Robert Crum is bringing the black bunting for the headstones. Ms. Turner is checking on the availability of a bugle player. Chairperson Plaag said a small table will be needed to put information about the organization on it.

Discussion ensued on the luncheon prior to the event. Member Bond suggested having the lunch at the Dan'l Boone Inn Restaurant. Ms. Turner suggested reserving the upstairs dining room for the luncheon for 11:30 a.m. Ms. Turner said she would ask about group rate pricing for the luncheon.

Discussion ensued on parking. It was noted that the parking lot is open beside the Appalachian State University library.

Chairperson Plaag said he will meet with Mr. Robert Crum at the Boone cemetery once the stones are set. Ms. Turner said she would email Mr. Robert Crum and get a headcount for the luncheon.

"This Place Matters" Update

Chairperson Plaag said he sees this topic as an initiative of the Downtown Boone Development Association. He explained that he nor the HPC have been given direction except for an email from Ms. Britney Clark, Downtown Development Coordinator. He said the email was implying that the HPC pick 30 businesses that she wants to include on the poster for this event. He said he feels that this is a DBDA event and the DBDA should pick the businesses and write the

descriptions of the businesses. He said the HPC can assist the DBDA when they are writing the descriptions. Chair Plaag said in his opinion, he felt the email from Ms. Clark was asking the HPC to take care of picking the businesses and writing the descriptions. He said he felt that this is not a function of the HPC. Member Clawson agreed with Chairperson Plaag on this topic. Member Clawson also noted that "This Place Matters" was not discussed at the last DBDA meeting that she attended.

Member Bond explained that she felt that Ms. Clark is looking for some help in identifying what places do matter. She agreed that leaving it up to the HPC to choose these places is not a function of the HPC.

Member Brantz asked about the purpose of the poster. Chairperson Plaag said Ms. Clark's goal was to showcase something through the Main Street program. Ms. Clark wanted to pick 31 businesses and make a poster that would have 31 of the properties arranged like a calendar. Ms. Clark would then want businesses to hang the poster in their windows.

Chairperson Plaag expressed his concern for property owners who may not get their business picked for the poster and this may occur around the 30th property where there may be six or eight similar properties where some could be left out. Vice-Chairperson Pearman suggested the HPC giving the DBDA 40 properties and let the DBDA pick the 31 properties from the 40 properties provided to them. Chairperson Plaag noted that descriptions must accompany the properties picked by the DBDA and the HPC needs turnaround time for the descriptions. He said he could ask the HPC members to work specified descriptions of businesses. He said this is doable, but he does not think that it is fair to ask the HPC to do this, when the "This Place Matters" topic was discussed two months ago.

Chairperson Plaag said his first suggestion to Ms. Clark would be to ask the businesses to sponsor a poster specific to their business that would contain a description of the history of their specific building. He said this would possibly avoid Downtown Business Owners from asking why their business was not picked.

Chairperson Plaag also explained that Ms. Clark's email suggested that the HPC pick the businesses and he said he was not interested in that responsibility because if a business owner was not happy that their business was not picked, they would look to the HPC for that reasoning.

The other options suggested were that each business have a poster in their window or pick one business every Monday until June 1, 2018.

Discussion ensued on the work of "This Place Matters" being completed before Ms. Clark goes on maternity leave around the first of May. It was noted that the work would need to be done in less than five weeks from this meeting.

Chairperson Plaag asked the HPC for what level of availability he should offer to Ms. Clark from the HPC because of the email request from Ms. Clark regarding this topic.

Discussion ensued on the building descriptions. Chairperson Plaag expressed concern on the editing of the descriptions and who does the selection of the businesses.

Member Bond said since this is the first year of showcasing “This Place Matters”, she suggested for the HPC to begin on the first Tuesday in May by picking a business on each of the five Tuesdays in May to write descriptions on, starting with the Appalachian Theatre, Jones House, Downtown Boone Post Office, Linney Law Office and either the Old Watauga Jail House or the Rivers House. She said at the end of three years you would have 15 properties described. She noted that the material is already on the Town’s website. It was noted that this suggestion creates a program that is available for a long period of time. It would also allow Ms. Clark to begin to build a database of the Downtown properties. It was noted that Ms. Clark wanted to kickoff “This Place Matters” on the first Friday in May of 2018.

Motion and Vote:

Member Brantz made a motion, seconded by Member Clawson to authorize Chairperson Plaag and Member Bond to discuss with Ms. Clark the recommendation by Member Bond to begin on the first Tuesday in May by picking a business on each of the five Tuesdays in May to write descriptions on, starting with the Appalachian Theatre, Jones House, Downtown Boone Post Office, Linney Law Office and either the Old Watauga Jail House or the Rivers House.

Vote:

Aye – All

Nay – None

The motion passed.

Boone Flood Marker Update

Chairperson Plaag reviewed the marker text. He thanked Gary Boye for finding the article that the original depot remnant that sat behind the bus station was demolished in 1976. It has been reported in numerous places that it was demolished in 1968 which is not true.

Discussion ensued on the plate color and letter type of the flood marker. The HPC reviewed the flood markers online at www.sewahstudios.com. Chairperson Plaag said that previously the HPC had selected the Georgia style of marker. It was noted that the flood marker is not a state marker and the color that is selected should not be one of the state marker colors. The HPC reviewed the colors of the Town of Boone logo.

Chairperson Plaag said the marker is approved and the Town is waiting for the HPC to order it. He said he needs to communicate to the Town the specifications of it. He said the Town needs to know if they are generating a vector-file for a colorless logo or a vector-file along with the colors of the image.

Chairperson Plaag said in the past the HPC had selected The Georgia style of marker.

After further discussion, it was the consensus of the HPC to use the non-color vector logo, to use the dark blue on both sides of the plate and to use the color ivory for the letters in the size of 36 x 24 with the Town of Boone Logo.

Discussion ensued on the date and time of the Boone Flood Marker ceremony. Member Bond suggested planning the ceremony for Monday, August 13, 2018 at 5:30 p.m. It was suggested to have the ceremony at Jimmy Smith Park on Rivers Street. It was also noted that said date is the first day of school for public schools.

Ms. Turner talked about setting a budget for the Boone Flood Marker Ceremony. Chairperson Plaag suggested asking Ms. Turner to review the budget for the Ginseng Marker ceremony to see what type of budget was associated with that ceremony. He said maybe that type budget could be applied to the Boone Flood Marker ceremony.

Motion and Vote:

Member Bond made a motion, seconded by Vice-Chairperson Pearman to ask Council to set a Boone Flood Marker Ceremony for Monday, August 13, 2018 at 5:30 p.m. at Jimmy Smith Park to unveil the Boone Flood Marker. This request would include funding attached to it that is equivalent to the funding, if any for the Ginseng Marker unveiling.

Aye – All
Nay – None

The motion passed.

Member Bond talked to the HPC about having a program at the Watauga County Library that discusses the Boone Flood Marker ceremony prior to the event.

Ms. Turner said she would check with the Boone Chamber of Commerce on having a lunch and learn for the Boone Flood Marker.

Phase I Survey Report Update

Chairperson Plaag said he hopes to have more information to the HPC members shortly. He said he is looking at making recommendations on the survey at the April 2018 HPC meeting.

WCHS/Digital Watauga Project Request for Funding/Partnership Agreement

Chairperson Plaag recused himself from the discussion on this agenda item. He asked Vice-Chairperson Pearman to take over chairing the HPC meeting for this agenda item.

Chairperson Plaag handed out information on the request for Funding from the Town of Boone, presented to Boone Historic Preservation Commission (permanently attached). Chairperson Plaag explained that he is requesting the funding as the Chairperson of Digital Watauga Project.

Chairperson Plaag summarized the attached handout. He talked about all the requests that he has received from the Town of Boone, developers and business owners for historic images because of the proposed changes to various buildings. He said these are common requests. It was noted

that the request for images is from commercial and residential property owners. He said he has honored these image requests as the Chairperson of Digital Watauga Project. He said he estimated that in 2017, he spent 60 hours answering requests of this type from members of the Downtown Business Owners Community and Town Government. He said this does not include any time that he personally spent doing the survey work.

Chairperson Plaag noted that the members of the Digital Watauga Project became frustrated because they met all 16 of the listed criteria but they were told indirectly from the minutes that they did not meet the understood criteria.

Chairperson Plaag suggested to Mr. David Jackson at the Boone Area Chamber of Commerce to go to the Downtown Boone Development Association to request funding to help house their collection. He said their answer was no because the Digital Watauga Project does not provide any direct benefit to the Town of Boone or Downtown Businesses. Chairperson Plaag said that Council Member Lynne Mason was at that meeting. He said she suggested that Digital Watauga Project Chairperson Plaag make a request directly to the Council for the funding. On February 19, 2018 Digital Watauga Project Chairperson Plaag went to Council to ask for direction on how to request the said funding. At the Council meeting, it was suggested by the Council members for the Digital Watauga Project to make a request directly to the HPC with the understanding that any funding approved by Council would come from the existing 2014 HPC fund with the remaining balance of approximately \$40,000.00. He also stated that any annual amount that is awarded to the Digital Watauga Project by the Town would come from that budget line. He said at least two Council members and the Town Attorney asked for some explanation as to how the funding would be used by the Digital Watauga Project. He said another Council Member suggested that the structure for this would best be described as an agreement between by the Digital Watauga Project and the HPC and ultimately the Town of Boone. It would be in exchange for services provided by the Digital Watauga Project.

Digital Watauga Project Chairperson Plaag talked about the ways that the funding will be used. He said he can set aside funding for housing of a collection of images. He talked about the exhibits that are done every year at the Jones House that does help to promote the Digital Watauga Project. He said it also gives the Cultural Resources Department a gallery showing that is always one of the best attended openings of the year. He said that \$1,000 is spent each year on the materials for this gallery showing. He said there is approximately \$4,000 to \$6,000 worth of in-kind value of volunteer time spent as well. He said they spend about \$3,000 a year on archiving materials and storage to protect the collections that they own. He said the funding would go to offset the cost of the gallery showing and archiving materials and storage to protect the collections that they own. It was noted that it costs \$100.00 a year for their digital storage costs and the \$100.00 is not included in the \$3,000.00 annual cost. He said the increased digital storage costs may be in the \$250.00 range.

Digital Watauga Program Chairperson Plaag said he is proposing to request funding in the amount of \$5,000.00. The details of the proposal are outlined in the handout. Member Brantz and Member Clawson felt this was a reasonable amount of funding for such a great project.

Digital Watauga Program Chairperson Plaag clarified that he can waive the fees that the Digital Watauga and the Watauga County Historical Society would normally charge. He said if the Town wants to use an image that belongs to Ms. Sarah Lynn Spencer, it can be used for research purposes. He said he cannot authorize it to be published. He said that Ms. Sarah Lynn Spencer would have to authorize publication and she would charge a fee for it. He said he can waive the fees that he controls but he cannot control publication fees for anything beyond what Digital Watauga owns.

Motion and Vote:

Member Bond made a motion, seconded by Member Brantz to recommend to Council the proposal of \$5,000.00 for the Watauga Digital Project to be considered at the 2018-2019 budget hearing.

Vote:

Aye – All
Nay – None

The motion passed.

After the above agenda item was discussed, Chairperson Plaag resumed his responsibilities as the Chairperson of the HPC.

Discussion on the History Design Guidelines and Handbook

Chairperson Plaag noted that he has had some feedback regarding the distinction between major and minor work and the design guidelines for commercial properties. He said he will talk about them at the next HPC meeting. He asked if anyone had any feedback on this topic to email him their topics of discussion prior to the next HPC meeting.

Other Matters by Commission Members or Staff

Chairperson Plaag talked about the feedback on the survey entries. He requested that any feedback be emailed to him for his review prior to the next HPC meeting.

It was noted that the next meeting will be on Tuesday, April 10, 2018.

Set agenda for next meeting

- Union Soldier Dedication Update
- “This Place Matters” Update
- Boone Flood Marker Update
- Phase I Survey Report Update
- Discussion on the Historic Design Guidelines and Handbook
- Discussion on setting dates for HPC to go back to Boone Cemetery

Chairperson Plaag said before the HPC goes back to the cemetery to finish the survey, he needs to reset the stakes. While digging the area for the fence at the cemetery an infant marker was discovered. Ms. Turner said that the fence at the cemetery was vandalized and a whole section of the fence was torn down and a police report has been filed on it.

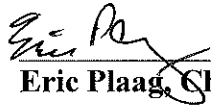
Adjournment

Member Watkins made a motion, seconded by Member Clawson to adjourn the meeting at 4:41 p.m.

Vote:

Aye – All
Nay – None

The motion passed.


Eric Plagg, Chairperson


Marlene Crosby, Board Secretary

RECEIVED

MAR 2 9 2018

1940 Flood Ends Boone Train Service

In mid-August 1940, a hurricane stalled over western North Carolina, drenching parts of Watauga County with more than 13 inches of rain in the span of three days. Ensuing floods in the county on August 13 caused more than 2,000 landslides, killed 16 people, and destroyed 90% of the area's bridges. Telephone service was interrupted, all main roads into the county were closed, and Boone was cutoff from the outside world for days.

One casualty of the flood was the tracks of the Linville River Railway, a spur line of the East Tennessee & Western North Carolina Railroad ("Tweetsie") between Cranberry and Boone. The eastern terminus of the railroad and its wye turnaround were located 75 yards to the west, with the Boone Depot located in the middle of present-day Rivers Street. Established in 1919, train service to Boone ended permanently as a result of the devastation of the 1940 Flood. The original depot building was demolished in 1976.

165 words, 980 characters (with title and spaces)
36" X 24"--\$1,850 plus \$75-\$125 for etched plate
Price includes the mounting post/pole and shipping.

RECEIVED

MAR 26 2018

Digital Watauga Project

March 20, 2018

Request for Funding from Town of Boone

Presented to Boone Historic Preservation Commission

As many of you know, the photographs contained in the Digital Watauga Project have played a critical role over the past several years in assisting the Town of Boone, the DBDA, the Historic Preservation Commission, the Cultural Resources Department, and numerous downtown business owners and tenants in making decisions about the buildings located in Downtown Boone.

The Town Manager, for example, has asked me within the past six months to provide him with historic images of the Farmer's Hardware block for the PNC Bank renovation and asked me to provide historic images to the prospective buyer of the old Carolina Hotel/Qualls Block. In just the past six months, developers and business owners have asked me to provide images of the H. W. Horton Building, the Appalachian Theatre, and the former Bingham House property next to the Capone's Building. The former DBDA Coordinator routinely asked me for images from Digital Watauga of buildings that were being considered for the DBDA's Façade Incentive Grants or were undergoing renovation, such as Macado's. The local landmark designations of the Linney House, the Linney Law Office, and the Boone Post Office would have been incomplete and likely rejected by the State Historic Preservation Office without the historic images contained in Digital Watauga's collections, and the level of historic detail attained in the forthcoming Downtown Boone Historic Resources Survey would have been virtually impossible without the dozens of Digital Watauga images utilized by that survey.

While use of Digital Watauga's online content is free for everyone, doing this kind of image retrieval research on behalf of the Town and downtown business owners is incredibly time-consuming and strains our resources. In 2017 alone, we estimate that we spent approximately 60 hours answering requests of this type from members of the Downtown Boone business community and Town government, and this doesn't even include the time I spent personally searching through the collections on behalf of the Historic Preservation Commission. Every hour spent tracking down images of a given building in Downtown Boone and answering these requests means an hour NOT spent fulfilling our mission priorities—identifying new collections, cataloging and scanning new materials, helping donors preserve their collections, and providing those new digital collections to the public online.

After being frustrated in our attempts to secure funding from the Outside Agency Funding Committee and the DBDA in the past year, we were encouraged to hear Council Member Lynne Mason suggest that we make a direct request to the Town of Boone for funding. I appeared before Town Council on February 19 to ask for direction on how to make this request. Discussion among Council members and the Town Manager resulted in the recommendation that Digital Watauga make a direct funding request through the Historic Preservation Commission as part of a formal

Digital Watauga Request for Funding--2

agreement that Digital Watauga will provide image and research services in exchange for funding. Per the Town Manager's recommendation, this annual funding would originate from the current funding amount earmarked for the HPC, which I believe to be around \$40,000 at present. In addition, the Town Attorney and at least two Council members asked that we provide an explanation for how the requested funding will be used.

Each year, Digital Watauga also hosts and sponsors an exhibition of selections from its collections at the Jones House. This year's show, featuring selections from the Paul Armfield Coffey Collection, is currently on display. On average, the cost of materials to produce this show each year is approximately \$1,000. In addition, I personally spend between 60 to 80 hours curating the show; digitally correcting, ordering, and producing the digital prints; hanging the show; and de-installing the show at the end of the exhibition. The in-kind value of my donated time for this exhibition, using my customary hourly rate as a historian, is between \$3,000 and \$4,000 for each show. Additional volunteers provide another \$1,000 to \$1,500 of in-kind value through the donation of their time and skills for this show. While this show is important to promoting the mission of Digital Watauga, it also provides an additional direct benefit to the Downtown Boone community and the Town of Boone. Indeed, our opening receptions on First Friday are some of the best-attended gallery openings at the Jones House during the year. Beyond this, our out-of-pocket materials costs for maintaining and properly housing collections we own typically exceed \$3,000 each year.

In short, we would appreciate assistance from the Town in offsetting the costs of this show—both the materials costs and the in-kind value of our volunteer time in producing the show—as well as our ongoing archival supply costs in exchange for our services to the Town through our image research services. With this in mind, the Digital Watauga Project Committee is requesting the establishment of a formal agreement between Digital Watauga Project and the Boone Historic Preservation Commission, whereby Digital Watauga will provide up to 75 hours of image research each year for the HPC and other Town of Boone agencies (including the Town Manager's office) in exchange for Town funding in the amount of \$5,000 per annum. Image use fees normally charged by the Digital Watauga Project for high-resolution images from collections owned by the Digital Watauga Project and the Watauga County Historical Society will be waived, although such fees may still be applicable for images in the collections that are not owned outright by Digital Watauga or the WCHS.

I thank you for your consideration.

