Historic Preservation Commission

Regular Meeting

~ Agenda ~

,
http://www.townofboone.net/

Jane Shook
828-268-6960

Tuesday, February 7, 2023 **3:00 PM** **WebEx**

This meeting will be held using video conferencing software (WebEx).

For information on how to watch, listen, and/or participate in the meeting, please see the WebEx Video Conferencing Information section at the end of this agenda.

I. Call to Order

HPC Advisory Session

II. Adoption of Agenda

III. Adoption of Minutes

November 8, 2022 HPC Quasi-Judicial Meeting Minutes

November 29, 2022 HPC Special Quasi-Judicial Meeting Minutes

December 6, 2022 HPC Advisory Meeting Minutes

December 13, 2022 HPC Meeting Minutes

IV. Public Comment

V. HPC Advisory Review of the Doc & Merle Watson Mural Project

Exhibit 1 Cover Letter

Exhibit 2 Supplemental Documentation

Exhibit 3 Historic Information Architecture Survey Excerpt WT0857

Exhibit 4 Artist Mural Proposal

Exhibit 5 Image Detail of Acrylic Plaque

Exhibit 6 Sumitted Historic Photo Digital Watauga

Exhibit 7 Current Condition 260 Howard Street

Exhibit 8 Current Condition 260 Howard Street

Exhibit 9 DBDA Letter

VI. HPC Intern Introduction and Update

VII. Staff Updates

CLG Certification and News - CLG Orientation Session

Certified Local Government (CLG) Certification Letter and Email Correspondence

Marker Update - Councill's Store and Hayes-Bryan-Greene Cemetery

Watauga County Jail Local Landmark Designation Status

Appendix D Revisions Discussion

HPC Meeting Agendas and Packets

VIII. HPC Member Updates

IX. Interpretative Panels for Boone Cemetery

Boone Cemetery Interpretative Panels - Draft Text and HPC Recommendations to Town Council from 2021

Information to Consider in Panel Design - Guide to Selecting a Mount Style and Sign Panel Type

Attached is the information Staff received after contacting Vacker Sign company.

Information to Consider in Panel Design - Guide to Planning Your Interpretative Sign Panel Project

Attached is the information Staff received after contacting Vacker Sign company.

Vacker Sign Company - Sign Product Catalog

X. Adjournment

WebEx Video Conferencing Information

WATCH OR PARTICIPATE IN THE MEETING: Individuals who wish to give testimony/evidence with respect to this case may do so through WebEx either online (by computer or smartphone) or by telephone. To do so, please email Jessica Mitchell, Long-Range/Special Projects Planner at jessica.mitchell@townofboone.net or call 828-268-6960 and you will be provided with an email invitation to the meeting. All requests for participation must be completed by 2 pm on the day of the meeting.

Staff will be happy to schedule a test meeting with each participant to ensure that they are able to participate the day of the meeting. Please call Jessica Mitchell at 828-268-6960 if you are interested in this option.

Staff will moderate the WebEx session to ensure all participants have an opportunity to speak. Individuals who require user assistance registering or joining the WebEx event on the day/night of the meeting can call 828-268-6960 for support.

CONCERNS REGARDING PARTICIPATION: Please contact Jessica Mitchell, Long-Range/Special Projects Planner by phone at 828-268-6960 as soon as possible if you are concerned about your ability to participate through the options listed above (online or by telephone) in the "Watch or participate in the meeting" section above.

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
November 8, 2022, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:
Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and James Sharp

Council Liaison: Virginia Roseman

Town Staff in Attendance:
Jessica Mitchell-Long-Range/Special Projects Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Chelsea Garrett- diSanti, Capua, and Garrett Law Firm; Tony di Santi - diSanti, Capua, and Garrett Law Firm, Steve Wilson-di Santi, Capua, and Garrett Law Firm Project Manager, Bill Dixon-Appalachian Architecture, Jodi Feimster, Tyler Wiley

CALL TO RECONVENE

Chair Eric Plaag reconvened the HPC Quasi-Judicial meeting, held via WebEx, from November 1, 2022, to order at 3:04 p.m.

CASE Z06158-101422 diSanti, Capua and Garrett – Certificate of Appropriateness (COA)

Chelsea Garrett, on behalf of 642 West King Street, LLC, has requested a Certificate of Appropriateness (COA) for major work for 642 West King Street in the downtown historic district for a renovation to the façade.

Chair Plaag asked Ms. Mitchell if she had received any written comments for public comment. Ms. Mitchell said she had not received any written comments, but she had received one request from a person to watch the meeting, who had joined the meeting.

Chair Plaag swore in the following Planning Staff members: Ms. Jessica Mitchell, Long-Range/Special Projects Planner, and Ms. Christy Turner, Senior Planner.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change; had any commissioner had a conflict of interest regarding this case, including any financial interest in the outcome of the case or a close familial relationship with any person affected by the outcome of the case. There were no answers in the affirmative.

Member Watkins noted that he did not have a conflict with the case, but he wanted to mention that many years ago, he had a legal relationship and was advised by the law firm. Chair Plaag asked Member Watkins if the advisement was in any way related to the property involved in this particular application; Member Watkins replied yes. Chair Plaag asked Ms. Allison Meade, Town Attorney if she saw an issue with this information that would present a conflict with the case. Ms. Meade asked Member Watkins if he thought he could be fair and impartial with respect to this matter; Member Watkins replied yes. Ms. Meade asked Chair Plaag to ask the applicant if they were comfortable with moving forward with Member Watkins reviewing the case. Chair Plaag confirmed that Ms. Chelsea Garrett, from diSanti, Capua, and Garrett Law Firm (642 West King Street, LLC) was the applicant for the case, and she did not have an issue with Member Watkins reviewing the case.

Chair Plaag asked if any commissioner had engaged in any undisclosed ex-parte communication regarding the application. There were no answers in the affirmative.

Chair Plaag pointed out that Digital Watauga and the Watauga County Historical Society had received many requests for information about the ghost ad on the west wall of the Mast General Store. He said he carefully responded to those requests by talking about the history of these two properties in terms of the descriptions in the Downtown surveys and the material already publicly available. He said he focused on the ghost ad, particularly when it was created, why it was created, and what it was advertising. He noted that the advertisement is not part of this particular application, as he explained the application is focused on the building historically known as the Boone Garage. He continued that the application was not for the Jones building, or what is now known as the Mast General Store building. He said he did not perceive, in response to those inquiries, the information posted about the history of the ghost ad on the Watauga County Historical Society webpage and their Facebook page, that he has a conflict with being able to address this particular case, as long as the applicant does not have an objection. Ms. Garrett said she had no concerns with Chair Plaag reviewing this case.

Chair Plaag swore in the applicant, Ms. Chelsea Garrett. Ms. Meade explained that she agreed with Chair Plaag about Ms. Garrett being sworn in because she would present evidence. Ms. Meade pointed out that the Commissioners should be very clear in distinguishing between her giving factual evidence versus Ms. Garrett arguing about the law or anything as an attorney. She further pointed out that these are two separate things. She explained that to the extent that Ms. Garrett acts as an attorney, it is not facts, and it is not credible evidence before the Commission. Ms. Garrett said that she did not plan on offering factual testimony, but to act in a representative capacity and that she has other witnesses to call upon for this case. Chair Plaag clarified that he swore in Ms. Garrett for the purposes of any testimony that Ms. Garrett may offer, understanding that her intention at this time is not to offer formal testimony, but instead to call other witnesses who will be providing formal testimony. Ms. Garrett said if for some reason, unexpectedly, she needs to venture into the role of attorney, there could be clarification in advance of that role taking place.

Chair Plaag asked Ms. Garrett if she had any objections to the materials in the meeting packet. Ms. Garrett said she had no objection to the materials in the meeting packet, but she had one point of clarification which could be a matter of interpretation. She pointed out that the information in the meeting packet refers to a new upstairs window. Chair Plaag confirmed that the information she referred to was a central window on the second elevation. Ms. Garrett noted that based on original images, the window was installed prior to the end of the historic period of significance. She asked the Commissioners to keep this information about the window in mind as they review the case.

Chair Plaag noted that he felt there were several potential areas of confusion in the information in the meeting packet that the applicant presented for this case. He said one area of potential confusion is using the word “original”. He noted that because the history of the building is very complex and confusing, he did not want the Commissioners to get bogged down in these terms while Ms. Garrett was presenting the case. Chair Plaag suggested that there be a discussion on the terms used so that there was collectively, shared knowledge about the history of this building, which will help with the conversation about the appropriate way to move forward in terms of the proposed renovations.

Chair Plaag suggested that Ms. Garrett begin the presentation and focus specifically on what the applicant requests in terms of dealing with the façade. He felt it was appropriate for Ms. Garrett to talk about past facades and the façade materials because these items were a part of the case the applicant is making. Ms.

Garrett agreed that the history of the building is complicated, and she also agreed with Chair Plaag's suggestion.

Chair Plaag swore in the following witnesses for this case: Mr. Tony diSanti from diSanti, Capua, and Garrett; Mr. Steve Owen, the Project Manager for diSanti, Capua, and Garrett; and Mr. Bill Dixon, Architect from Appalachian Architecture.

Chair Plaag asked Ms. Garrett to present the opening statement for this case. She pointed out that her law firm partner, Mr. diSanti was working in the building shortly after the period of significance for the building ended. She said that Mr. Owen had been the project manager coordinating and speaking with the on-site engineers and workers. She added that Mr. Dixon was the architect for this case.

Ms. Garrett explained that she had applied for the Certificate of Appropriateness to reface a second building that looks likes it is part of one building. She said it is for the area between the front door of the diSanti, Capua, and Garrett Law Firm on King Street, which is on the corner of King Street behind the Doc Watson bench. She said the area between that building and the Mast General Store was originally a separate building, and this is the area that the applicant is seeking a Certificate of Appropriateness to renovate the façade, which was a brick façade. She said it was a different brick than the western side of the building, and she did not know the manufacturer of the brick.

Ms. Garrett explained that on the separate building on the corner, the façade was starting to pull away and was creating a safety hazard. She said the photos indicate the separation was several inches from under support system of the building. She said the same façade was on the northwest façade of the Mast General Store building. She said the façade was on the Mast General Store before Mr. diSanti started his law firm from the building, and she did not know who put that façade on that building. She said that the diSanti, Capua, and Garrett Law Firm did take down the Mast General Store façade. She understood that the Mast General Store façade, which will be a separate façade application, will probably come before the Commissioners in several months. She noted that she had hoped that the ghost sign was more intact than it was.

Ms. Garrett said that when the brick was removed, they were disappointed that it wasn't grandfathered stone underneath it. She said, unfortunately, they found a deteriorated cinderblock structure shown in the photographs that Mr. Owen took of the structure. She said that instead of being able to reface the building, they would have to remove that block. She said the front two offices, where the larger windows are located, are currently not being used and have been boarded up. She said they hoped to get approval from the HPC to seal the building up for winter and get the work underway.

Ms. Garrett pointed out that there were a few good photos of the building in the archive at Digital Watauga. She said some of the photos indicated that during the period of significance, there had been stone, stucco, and brick on the façade of this building. She said they particularly liked the photos that appear to be from a Clean-up Day Parade around 1952. She said these photos show that there was a stucco façade at that time. She noted that they had asked Mr. Dixon to assist them with creating a proposed design to try to mimic the garage door appearance of the old garage and tire store.

Ms. Garrett pointed out that from the photos, it looked like there were two original windows, but at some point, prior to the end of the district's period of significance, a third window was installed with exterior-type blinds that rotate out. She pointed out that the law firm needs the central window because that building floor has a hallway that needs daylight. She noted that the window had been there for quite some

time and would drastically prevent light from entering some of their usable space that has been used for 40 years.

Ms. Garrett asked Mr. Dixon to present the proposed design of the building. Mr. Dixon referred to pages 81 and 82 of the meeting packet. He said the images shown on these pages are what he thought was the original design. He said he was not aware of other previous facades. He said these images show a hard coat stucco finish with two garage doors and windows on the second level. He said that in the proposed design, he tried to create his best interpretation of the garage doors with big trim around them and minimal ornamentation. He pointed out that the owner intends to lease the first-floor area for commercial use. He said he tried to replicate the look of the garage doors with a storefront system to have a door for the new use. He noted that the proposed exterior material is a hard coat stucco with an off-white finish.

Ms. Garrett asked Mr. Dixon if, in the proposed design, he attempted to replicate the look of the garage doors from the photos; Mr. Dixon replied yes, he tried to replicate those garage doors.

Ms. Garrett asked that the building was originally two commercial spaces, and the applicant's goal was to restore it to two separate commercial spaces on the first floor; Mr. Dixon agreed that this was the goal of the applicant.

Ms. Garrett asked about the new door, in which they proposed to put back a door that existed before the office was converted internally into one law office. Mr. Dixon replied yes, and that previously there were garage doors.

Mr. Garrett asked Mr. Dixon if the window was on the left or right of the large garage bay window. She said it looks like it is on the left side of that window, and asked if it blends in to make it look like it is part of the windows. Mr. Dixon said yes, the window is on the left side of the large window, and he said he used the same appearance on the pedestrian doors.

Ms. Garrett said that on paper for the front elevation, it looked like there was a frame around the windows together. Mr. Dixon said yes, the garage doors shown in the photo on page 81 of the meeting packet appeared wrapped in a thick stucco band. She asked if it slightly protruded from the building. Mr. Dixon said there is a three-inch deep stucco trim around simulated garage door openings.

Ms. Garrett asked Mr. Dixon if he might have used other features from the photos in the proposed design. Mr. Dixon said the proposed design replicated what he saw in the photos on pages 81 and 82 of the Clean-up Day Parade in the meeting packet and no other specific features.

Ms. Garrett said that they are not proposing any changes to the setback to the existing garden area or that there be any improvement to that area. She said the boundary wall would remain where it is. Mr. Dixon stated this was correct. He said that because of the condition of the concrete, they would be removing that masonry and replacing it with a new framed wall.

Ms. Garrett asked Mr. Dixon to discuss his review of the materials, the historical photos, and further, his experiences as an architect in Boone on whether the proposed stucco material and design would be congruous with building designs on King Street and the historic district. Mr. Dixon said there was evidence of stucco being used throughout the historic district. He said there was also evidence of stucco over brick at one point on the buildings. She asked Mr. Dixon about how long ago there was evidence of stucco being applied over brick, and he said about twenty years ago.

Ms. Garrett asked Mr. Dixon if there was, at one point, stone on the façade. Mr. Dixon replied yes, and there were remnants of stone behind the brick. She asked Mr. Dixon if it appeared that the stone was removed or at least most of it was removed and that there was no stone to restore. He said no and what you can see is in poor condition. Ms. Garrett asked Mr. Dixon if he was referring to the block or the stacked stone. He responded that there are remnants of what used to be stone and brick around and behind the entrances.

Ms. Garrett said that, unlike the Mast General Store, it appears that at some point, the rock was removed. Mr. Dixon said it had been removed if there once was a rock there. She asked Mr. Dixon if the rock was there prior to the stucco. He said, in his best estimation, the rock was probably there. She pointed out that from the photos, there was stucco there, at least in the early 1950s, and it is known that there was a brick façade applied to it. She said the stucco on this building was not applied over stone or brick, it was applied and then removed or bricked over, which is the reverse of the Mast General Store. Mr. Dixon said he would have to speculate, but he thinks that is correct.

Ms. Garrett asked Mr. Dixon to talk about the architectural elements of the building, such as the roof, fenestrations, window frames, and materials. Mr. Dixon said the building would have a terra cotta clay parapet cap and aluminum storefront windows with very little trim. Ms. Garrett asked Mr. Dixon if there were materials other than terra cotta clay, aluminum windows, and stucco; Mr. Dixon replied no.

Ms. Garrett said no awning was proposed for this building and asked Mr. Dixon if that was correct. Mr. Dixon said it is correct that no awning is proposed for this building.

Ms. Garrett asked Mr. Dixon if he was the architect assisting the Mast General Store; Mr. Dixon replied yes, and he is assisting the Mast General Store on their western façade. She asked if there had been any coordination of ideas in terms of refacing the front elevation of the diSanti, Capua and Garret law office building and the northwest elevation of their building. Mr. Dixon said the Mast General Store intends to return their façade to a hard coat stucco finish. He said he suspected that Mast General Store would have their application package submitted by the December HPC meeting.

Chair Plaag began his questioning of Mr. Dixon and shared an image that appeared in the July 7, 1938, issue of the Watauga Democrat. He asked if based on this image it appears on the left of the building, historically known as the WR Winkler Tire Company building, presently the main entrance to diSanti, Capua, and Garrett. Mr. Dixon said yes, based on the image. Chair Plaag noted that the building on the right appears to be, based on the answer to the last question, the remnant of the original Hodges Tire Company building known as the Boone Garage. Mr. Dixon said that without knowing the date of the original business, he guessed that would appear to be based on what Chair Plaag stated about the first known photo of the façade. Chair Plaag asked Mr. Dixon based on this photo, does it appear to be a two-story building with a one-garage bay on the left side of the building with a flat arch of stone sills and stone lintels that are keystone and then a stone band of coping at the top of the façade. Mr. Dixon said the things that Chair Plaag mentioned appear visible in the photo.

Chair Plaag shared an earlier image from the 1936 H. Lee Waters film of Boone. He asked Mr. Dixon if it appeared on the right edge of this image where it says Belk White is the Dr. Jones building, as known today as the Mast General Store building. Mr. Dixon said that he presumed that it was the same building. Chair Plaag noted that when looking to the left of that building, it has a south-facing wall and a west-facing wall, both of which say Hodges Tire Company. He asked Mr. Dixon if this appeared to be the original garage

bays of the Hodges Tire Company building, coming out flush with the Jones building to the east. Mr. Dixon said it appears to be the case. Mr. Dixon said that he was not aware of these images prior to the hearing.

Chair Plaag shared another image taken a few seconds later in the same H. Lee Waters film previously shown. He said the camera pans east to west looking at this complex. He asked Mr. Dixon if the building on the left with the Hodges Tire sign underneath the clerestory windows appears to be the west building known as the WR Winkler Tire Company building, and is now the primary entrance to the diSanti, Capua, and Garrett Law Firm. Mr. Dixon said that appears to be the primary entrance to the law firm. Chair Plaag pointed out that on the right, there is the west-facing portion of the Boone Garage that extended out to the street in 1936 when this film was created. He asked Mr. Dixon if this explanation seemed fair; Mr. Dixon replied yes.

Chair Plaag noted that he had shared the two images of the complex from the 1936 H. Lee Waters film, and the 1938 image of the stone façade. He further explained that the stone façade in the 1938 image was accomplished by cutting off that front part of the Hodges Tire Company building, or the Boone Garage building, and pulling back the façade so that it is roughly in line. He stated that this façade protruded slightly toward the WR Winkler Tire Company building, and this work would have to be done around July of 1938.

Chair Plaag had seen an article describing the stuccoing of the Hunt's Department Store building in 1943. He said it was his suspicion, but he could not prove, that the Boone Garage building at that point had a stone façade as of 1938. He said he thought it was stuccoed at the same time for there to be congruity between that west-facing part of Mast General Store and the south-facing part of the Boone Garage.

Chair Plaag shared another image and asked Mr. Dixon if this was the image that he was referring to when he was referencing page 82 of the meeting packet. Mr. Dixon said yes, it was the same image.

Chair Plaag shared another suspicion, which he noted he could not prove, that the building is protruding beyond the south façade plane of the WR Winkler Tire Company building. He continued that they may have stuccoed over the stone. He noted in the image from 1938, there was not an obvious garage door. He thought they created the eastern garage bay to accommodate those roll-top doors; this is where he suspected the bump out came from on the first floor. He thought the bump out was made to create the roll-top storage area at the top of the doorframes and then they stuccoed over it. Chair Plaag asked if this was a reasonable conclusion to draw based on the available images that we have. He further stated he did not know what material they used on it. Mr. Dixon speculated and said he supposed there are many garage doors, and the roll-up type doors have many divisions.

Chair Plaag shared another image and noted he had trouble dating it. He said the image is not online through Digital Watauga, but is in their collections. He said there is a Tweetsie bumper sticker in the image, and it is known that Tweetsie opened in July 1957. He also noted that the image has Christmas trees on the telephone poles. He suspected this image is from December but did not know what year, specifically. He said that this image was taken because of another image that he was going to share between December 1957 and December 1962. He said the image shows the brick veneer on the west wall of Mast General Store, and unfortunately, the ESSO sign obscures almost the entirety of the front of the Boone Garage building that we would like to see. He suspected that the work was done at the same time. He said if you look at the image and the area below the ESSO sign, there appears to be a block underneath that is not faced with the brick facade. Chair Plaag said he thought they removed the entire façade off of

this building, which was the stucco and the stone underneath the façade, and replaced it with a concrete block substrate. He said that is what was found in this demolition and then faced with the brick veneer.

Chair Plaag shared another image from 1963 that showed the first Wagon Trains and parades that went through Boone. He said that by July of 1963, in this image, it shows the middle window in place and the louvered windows that were previously discussed. He said there is a continuous run of an overhang slash awning that itself created the necessity years later, after it came down, to put in that band that went across both the Mast General Store wall and the Boone Garage building. He pointed out that this image shows the finished version with the terra cotta coping on the top of the Boone Garage roof and the brick veneer. He asked Mr. Dixon if this was a fair description of what appeared in 1963. Mr. Dixon said it seems to be the case.

Chair Plaag described the four versions of what this building looked like between 1936 and 1963. He pointed out that these dates were within the period of significance for the historic district. He said that in the original version, the building went out to the sidewalk, flush with the Hunts Department Store building/Jones building that was next door. He said the 1938 version of the building was carved back, and the stone façade was applied to that remnant of the Boone Garage building. He said the post-1943 version had the stucco treatment applied to some sort of substrate that he suspected was stone, but there is no way of knowing this for sure. He said there was the 1963 version that had the brick veneer installed over a new concrete block substrate that was installed after the 1938 south façade had been ripped off the remnant of the Boone Garage building. He asked Mr. Dixon if he had fairly described the four versions of the building. Mr. Dixon said yes and assumed as much based on the images.

Chair Plaag explained that the HPC has to apply the standards to either a completely new façade for this building that is congruous with the historic district, or the applicant can pick one of the multiple versions of this building during the period of significance. He said the standards lean towards the original, but replicating the original is neither advantageous or realistic to anyone. He did not think anyone wanted to see the garage bays coming out to the street with a drive-through and gas pumps in front of the building. He pointed out that none of these elements survive, and it is not like we can restore it. He said there is one 1936 grainy film, which is difficult to discern the exterior materials and shows the building going out to the sidewalk. He explained that we could not meet or reconstruct the standards as closely as possible using similar materials and dimensions. He said this leaves three designs during the period of significance where we have more information. He said the applicant has opted for the third of those four, which is the stucco finish applied to the façade with two window bays on the second floor and two garage door bays on the first floor. He added that the applicant is proposing this third version of the façade, with the exception that the applicant also wants the third middle window. He noted that the third middle window comes from the 1963 brick-faced version of the building. He asked Mr. Dixon if that was a fair summary; Mr. Dixon replied yes.

Chair Plaag opened the floor for the HPC to ask questions of Mr. Dixon. Member Sharp asked Mr. Dixon if the intent was to restore the second floor from one commercial space to two commercial areas. Mr. Dixon said that was incorrect. He explained that the second floor would be law offices and the first floor, between the two separate buildings, the Winker building and Boone Garage building, would be separated into two separate commercial spaces. Ms. Garrett added that the intent would be for the proposed façade to appear as two entirely separate buildings.

Member Watkins said the application stated the original 1920 stucco façade was delaminating. He wondered if we missed the evidence of the building being stuccoed in 1920. Ms. Garrett explained that

the earliest photo they thought they had was with stucco. She stated that when Mr. Dixon wrote up the narrative, he referred to the year that the building was built as 1920 and called it original stucco. She said the concepts were merged, but it was unintended to do so. Mr. Dixon pointed out that he and the applicant were unaware of the earlier photos.

Chair Plaag asked Mr. Dixon about the images shared during the meeting between 1938 and 1963 when the building was cut back to the stone façade, and 1963 showing the Wagon Train image. He asked Mr. Dixon if any images featured a landscaped area at the front of the building, or was it more realistic to say that there were paved areas with gas pumps in those images. Mr. Dixon said it is more realistic to say paved areas with gas pumps because the landscaping was added later. Chair Plaag said his point is that when thinking about what is congruent to the historic district, during the period of significance, this area was an open area aside from the gas pumps. He asked Mr. Dixon if it was an open area, and Mr. Dixon replied yes.

Chair Plaag asked Ms. Garrett if she would talk about the type of business they were hoping to attract for the commercial space, and if it had played a role in their decisions about how to landscape the open space. Ms. Garrett said that they had talked to a coffee and pastry shop. She noted that they are hesitant about the type of restaurant, and what kinds of smells they want permeating their offices during the day. She asked Chair Plaag if he thought having more patio-type seating in this open space would be more historical. She said they love gardens, but it's a separate thing to have to maintain them. She stated that they would not object to having appropriate plants in the open space.

Chair Plaag said that, historically, the open space was not a yard, but a paved area with gas pumps. He continued that it was a utilitarian space that served the business in that building. He noted that pocket parks are great, and he would be the last to say to get rid of one of them. He said that in terms of use for this open space, that is more historically accurate; he would be intrigued to see what type of design the applicant could come up with that allows outdoor use of that space, without being an eyesore or something problematic in the Town code. He said he would need to defer to Planning Staff on the types of things that can be done. He added that if the applicant can create something more conducive to adaptive reuse of that open space, which is also congruent with the historic district, he thought for the applicant, 50 percent of the population of Boone would agree it sounds great. He said there are historically appropriate ways without necessarily having permanent walls and features in that open space, which would not be historically appropriate.

Ms. Garrett said she did not think there would be an issue in exploring ways within the ordinance, and those ways could be discussed with the Planning Staff. She asked if there are guidelines that outline the use of outdoor space in the historic district. She pointed out that opening up a second entrance into the building would create a more impervious surface, and she discussed having some decorative plantings. Chair Plaag noted that this open space is privately owned and not in a public way. Vice-Chair Bond pointed out that they have the Doc Watson bench and statute, and she asked if they were planning on moving it. Ms. Garrett stated that there is a license for the Doc Watson bench and statue, and if the HPC wanted it moved, they would move it, but it is not a part of this proposed project. She was open to discussing possibly moving the Doc Watson bench and statute, if necessary. Vice-Chair Bond also pointed out that Doc Watson's 100th birthday would be in the Spring if the applicant wanted to consider using that space.

Ms. Christy Turner, Senior Planner, pointed out that landscaping is not required in the B-1 Downtown Core (B1DC) for this type of use, except for maybe some street yard trees. Ms. Garrett asked Ms. Turner if

outdoor seating was permitted for restaurants. Ms. Turner said outdoor seating is allowed for a business, but they need to contact the Public Works Department.

Chair Plaag pointed out that there are standards for historical vegetation and landscapes. He also pointed out that the landscaping was not there in any period of significance for the historic district. He said he did not see an obligation under the standards to keep landscaping the open space. He said it is not a historical component of the property. He asked the other HPC members if they wanted to comment on the suggestion of the idea of a courtyard or patio-type feature for the open space. Vice-Chair Bond pointed out that the corner where the law firm is located is very busy, and the applicant might want to keep in mind for whatever business is there.

Chair Plaag asked Mr. Owen about the demolition of the Boone Garage building façade in which if they encountered any elements of the 1938 stone façade when demolishing the brick veneer. Mr. Owen replied that a company, called Stone Restoration, did not encounter any stone until the ground floor. He said that behind the brick façade, there were remnants of rock. Chair Plaag asked Mr. Owen if he would conclude that the concrete block now visible was probably installed as part of the approximate 1963 time, or between the 1958 and 1963 installation of the brick veneer, and that the concrete block was basically the substrate to support the brick veneer. He asked Mr. Owen if this was a fair summary of what happened then. Mr. Owen replied yes. Chair Plaag asked Mr. Owen, from what he had seen of the building, if it is reasonable to conclude that the middle window on the second floor was also a creation in the renovation sometime between 1958 and 1963. Mr. Owen replied yes.

Tyler Willey, public attendee of the meeting, left the meeting at approximately 4:40 p.m.

Chair Plaag asked Ms. Garrett if she had another witness to testify. Ms. Garrett called Mr. Tony diSanti to testify when he arrived at the law office building and to state anything relevant to the case, for example, the window. Mr. diSanti noted that the day he arrived at the law firm office was on August 11, 1975. He said there was a parking lot in front of the law office, and he noted that it was shown in the photos. He seemed to recall that part of the parking lot was gravel, but could not attest to it. He said some of the photos he had seen of the parking lot showed that there was pavement in that area. He said his wife does not remember the gravel parking lot, but she remembered it was pretty much paved. He noted that three windows were added above the garage doors, but he could not say when they were added. He said that, initially, when he arrived at the law office building, the buildings were two completely separate buildings. He said that where the proposed garage doors are planned to be added, there was a separate entrance to that building. He said that the building was for a law firm, Finger and Park, and the entrance was where the garage doors were. He explained that you walked into a reception area with three smaller offices in the back and a restroom facility. He said that the law firm expanded over time with modifications such as, adding a stairway, moving offices upstairs, and expanding into the western portion of the building; he explained that that over time they remodeled and put in offices. He said the last change they made was when they removed the brick and went into the western portion of the building from the downstairs and the upstairs. He said they did not anticipate a large steel wall between the two brick buildings they had to remove to get up to the top floor of the western building. He said that now the entire building has been used for an office.

Ms. Garrett pointed out that Chair Plaag had stated earlier that the applicant could discuss a totally new face to the building, or the applicant could pick one of the versions of the building previously discussed. She said if they picked the version with the stuccoed face, she felt that discussion was needed about the central window, as it was important for the use of the building. She asked the HPC if she needed to request

a variance so they could do the stucco. She said she is open to discussing the central window and any conditions that might need to be placed on it.

Ms. Garrett stated that she did not have any other witnesses, and she would like to close the presentation of the case.

Chair Plaag asked the Planning Staff if they had any evidence to present other than what was provided in the meeting packet. Ms. Turner replied no.

Chair Plaag asked the HPC if they had any questions for the Planning Staff regarding this application. There were no questions from the HPC for the Planning Staff.

Chair Plaag asked if there was any other interested party to speak or present evidence supporting the application. There were no questions from anyone attending the meeting.

Chair Plaag noted that the rest of these questions were unnecessary, as everyone attending the meeting had been identified for this case, and he stated that he would not ask if there were no objections. Ms. Garrett did not object to these questions not being asked at this meeting.

Chair Plaag explained to Ms. Garrett that the applicant has the option to see if the Planning Staff has information for a closing statement, or the applicant may give their closing statement. Ms. Garrett began the closing statement and said it has been evident throughout the hearing that the applicant would like to have a building congruent with the historical portions of the building. She stated that she appreciated the summary on the evolution of the building façade. She asked for some flexibility so they can continue the current use as it is in terms of the upstairs window. She said she appreciated the willingness to consider all of the different facades during the period of significance. She explained that this renovation was out of necessity and would be fairly substantial expenditure for the law firm. She said they want to create two building facades that the HPC can approve and that the community wants to see. She said they are open to suggestions and like the patio concept discussed earlier in this hearing. She said they would be willing to consider anything suggested by the HPC if they can make it work.

Chair Plaag asked the Planning Staff if they had a closing statement. Ms. Turner replied that the Town did not have a closing statement.

Chair Plaag opened the floor for the HPC to discuss the evidence at hand and the standards or findings of fact that apply to them. Chair Plaag suggested that the HPC highlight the standards that appear most relevant to what the applicant is requesting.

Chair Plaag referred to packet page 64 and read the following Design Standards for Storefronts, Upper Facades, Side Elevations, and Rear Elevations:

- 1.2 When reconstructing a historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.
- 1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historical buildings

Chair Plaag referred to packet pages 65 through 67 and read the following Design Standards for Commercial Properties Within the District, Standards for Commercial Properties within the District, Windows Doors, and Awnings:

- 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 are 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 historical materials.
- 6.4 Unless restoring the appearance of a building to its original historical 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.
- 6.6 In cases where historic windows are deteriorated or damaged beyond repair, replacement windows on historic properties must match the original, historic window casings, sash details, and muntin divisions. In most cases, this will mean the use of true, divided light sashes, rather than sashes featuring simulated divided lights. Grids between glass (GBG) windows, vinyl replacement windows, and windows made of fiberglass, aluminum, or other materials that are incongruous to the district are not permitted. For new windows in new construction or an addition to an historic property, new windows may use simulated divided light sashes (with muntins permanently attached to the interior and exterior of the window panes and a matching space in between the glazing) that approximate the general appearance of windows in other residential properties in the district.
- 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.

Chair Plaag stated that the principal reason he had read these standards is that there is some conflict with these standards regarding this building. He said the applicant's proposal mimics a post-1943 or an approximate pre-1960-time design of the building, with one important exception, which is the retention of a third window piercing at the center of the second-floor façade. He explained that this window was not a part of the approximate 1960-time renovations. He pointed out that the issue is that the original façade that was flush with the street and the Mast General Store, does not survive. He said there are three other façade iterations left between 1938 to 1963. He noted that none of those original materials survived from the other three iterations. He explained that because of the emergency measures that had to be taken for public safety purposes, we ultimately lost the original historical materials from any of the three points in the period of significance. He said that those said materials do not survive.

Chair Plaag said that the applicant has tried to create an appearance for this renovation that speaks to one of those periods, although not entirely accurate. He opened the floor for the HPC members to comment on this case.

Member Watkins compared one of the photos with the Exhibit 5 Proposed Front Elevation drawing on packet page 48. He said that the fenestration on the second floor does not match up with the Spring Clean

Up Parade photo in 1952 on packet page 47. He referred to the earliest building, Boone Garage, referred to as WT0819, and said the top of the second-floor windows seemed to be on the same level as the bottom to the left. He said that in the photo, it looks like the tops of those windows come halfway up on the windows of the W.R. Winkler Tire Company building, referred to as WT0894. He also pointed out that the windows on the bottom of the Boone Garage appear above the top of that rectangular panel that he assumed were windows on the photo. He said on the drawing that the bottom of those windows comes halfway down on that horizontal window. Chair Plaag pointed out that if you look at the parapet of the building in question in relation to the recessed brick area of the W.R. Winkler Tire Company building to the left in the drawing on packet page 48, the parapet stops at the tops of the windows of the W. R. Winkler Tire Company building. He said when looking at all of the historical photos of this building, the parapet goes clearly up to where you see the beginning of the progression of the brick back out to the façade on the W.R. Winkler Tire Company. Chair Plaag estimated a two-foot difference between the parapet and the brick material. He wondered if it skews the apparent placement of the façade in the drawing.

Chair Plaag asked Mr. Dixon to address the differences between the photo and the drawing. Mr. Dixon said that he understood the concern that Chair Plaag and Member Watkins voiced from Exhibit 5 and the Spring Clean Up Parade photo regarding the second-floor windows not lining up with the W.R. Winkler Tire Company building. He said the window heights of the second-floor level windows could be adjusted up or down as well as the parapet. He said there is about a six-foot attic area above the second-floor level. He said the ceiling heights on the first and second floors are fairly low, approximately eight to nine feet. He pointed out that there is only a certain placement from where the first levels are and where the attic level is to put the windows. He said if it was the desire of the HPC, the parapet could be raised.

Ms. Garrett said to Mr. Owen that she recalled him stating that he went into the attic of the building. Mr. Owen replied yes, that he had been into the attic. She asked Mr. Owen if the attic space could be used to increase the ceiling height of the second-floor office. Mr. Owen noted that he felt that it could be very costly to move the attic space to increase the ceiling height for the offices. Ms. Garrett asked Mr. Dixon if he thought the windows could be moved up without affecting the interior ceiling of the second floor. Mr. Dixon said he thought the windows could be moved up a little bit.

Chair Plaag referred to the 1963 Wagon Train photo and saw what Member Watkins was referring to with the louvered windows. Chair Plaag noted that they are located substantially below the bottom of the second-floor level windows to the west of the W.R. Winkler Tire Company building.

Chair Plaag asked Mr. Dixon if it seemed to him that the attic space was created later. Mr. Dixon said no based on Mr. Owen's photos of the attic. Mr. Dixon said timber framing in the attic appears to be from the original building. Mr. Dixon said it has a truss system that supports the ceiling and roof above it.

Chair Plaag said that he believed that Member Watkins's point that he shared earlier is that if the applicant is going to choose the option of the 1943 to approximately 1960 time period as the starting point, some changes will need to be made. Chair Plaag thought there was an alternative in the district design standards, specifically the previously referenced section 6.16. Chair Plaag explained that there is an assumption in this standard that we are talking about new elements and not old elements for the building. He said they also need to maintain those established proportions of the building. Chair Plaag asked Member Watkins if the summary he gave regarding his point was fair; Member Watkins replied it was a fair summary.

Chair Plaag stated that the applicant's work is a renovation/new façade. He clarified that it is not a restoration or reconstruction of some earlier version of the building. He said the third central window is an element during the period of significance. He said that he did not think it was out of the question for the applicant to ask for the third window.

Chair Plaag noted that in the next meeting for this case, the discussion will probably be focused on the appropriate exterior treatment. He said the discussion would be regarding if stucco is used from one period and the proposed window placement is from another period, and a third window that refers to another period. He asked if there was a way to align these proposed changes with the design standards, and that this was an open question. He said he felt this is a challenging question for what is proposed in this application.

Discussion ensued on the date and time to continue the case. Chair Plaag noted that the soonest he could attend the meeting would be the week following the Thanksgiving holiday. He suggested having a Special HPC meeting on Tuesday, November 29, 2022 at 3 p.m. Ms. Garrett confirmed that she, her witnesses, and Mr. Dixon were available. Ms. Mitchell said the Planning Staff could meet at that date and time. There was consensus from the HPC to have a special HPC meeting at the date and time suggested by Chair Plaag.

Recess the Meeting

Chair Plaag recessed this meeting, noting it would be continued to Tuesday, November 29, 2022, at 3 p.m. via WebEx.

Eric Plaag, Chair	**Marlene Crosby, Board Secretary**

TOWN OF BOONE
SPECIAL HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
November 29, 2022, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:
Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and James Sharp

Council Liaison: Virginia Roseman

Town Staff in Attendance:
Jessica Mitchell-Long-Range/Special Projects Planner, Christy Turner-Senior Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Chelsea Garrett- diSanti, Capua, and Garrett Law Firm; Steve Owen-di Santi, Capua, and Garrett Law Firm Project Manager, and Bill Dixon-Appalachian Architecture, Mya Gittens, Jodie Feimster

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CALL TO RECONVENE

Chair Eric Plaag reconvened the HPC Quasi-Judicial meeting, held via WebEx, from November 8, 2022, to order at 3:05 p.m.

CASE Z06158-101422 diSanti, Capua and Garrett – Certificate of Appropriateness (COA)

Chelsea Garrett, on behalf of 642 West King Street, LLC, has requested a Certificate of Appropriateness (COA) for major work for 642 West King Street in the downtown historic district for a renovation to the façade.

Chair Plaag gave a brief overview of the discussion from the last meeting regarding this case. He said the HPC had discussed some of the standards that would apply to this case and the various topics that need to be addressed regarding a possible new façade. He said the new façade would be keeping with the historic district standards or attempting to reconstruct the façade from some point during the period of significance.

Chair Plaag swore in Mr. Bill Dixon, Appalachian Architecture, Mr. Steve Owen, diSanti, Capua and Garrett Law Firm Project Manager, and Ms. Chelsea Garrett, diSanti, Capua, and Garrett Law Firm. Chair Plaag stated that swearing in Ms. Garrett was for any testimony she might offer, but not as her role in leading the case.

Chair Plaag swore in the following Planning Staff members: Ms. Jessica Mitchell, Long-Range/Special Projects Planner, and Ms. Christy Turner, Senior Planner.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change; had any commissioner had a conflict of interest regarding this case, including any financial interest in the outcome of the case, or a close familial relationship with any person affected by the outcome of the case. There were no answers in the affirmative.

Chair Plaag asked if any commissioner had engaged in any undisclosed ex-parte communication regarding the application. There were no answers in the affirmative.

Chair Plaag pointed out that Exhibit 10 had been added to the meeting packet for this case.

Chair Plaag asked Ms. Garrett if she had any objections to the materials in the meeting packet; she replied no, she did not have any objections.

Ms. Garrett explained that in Exhibit 10, Mr. Dixon had prepared a front elevation that attempts to address windows and the height of the windows. She said he also designed a courtyard proposal for the HPC to discuss and give feedback to the applicant on what the HPC would like to see in the courtyard.

Ms. Garrett asked Mr. Dixon to review the proposed front elevation in Exhibit 10 on packet page 60. Discussion ensued on the "Children in 1952 Spring Clean Up Parade" and the "Wagon Train on King Street" photographs as included in the meeting packet. Mr. Dixon wanted the HPC members to review these photos; Chair Plaag discussed that the photo source for the Wagon Train photo is from Digital NC collections and the date was misassigned, and should be circa 1963 instead of the credited circa 1950 – 1955. Mr. Dixon began by stating that referencing those pictures are in response to Member Watkins's comments from the last meeting regarding window heights in the proposed façade proportionally to the building heights in the building on the left. He referred to packet page 49, Figure 3. (Children in 1952 Spring Clean Up Parade), and packet page 52, Figure 5. (Wagon Train on the King Street) Mr. Dixon said if you compare these two photographs, you will see that somewhere in approximately 11 years, the whole attic area and window heights were changed. In Figure 3, he noted that the photograph showed taller windows coming up to about the middle of the second-level windows on the building on the left. He said in the Figure 5 photograph, the awning windows do not come up to the windows on the building on the left. He said he would raise the windows in the façade to the greatest height possible, given the existing ceiling height on the second level. He felt that Member Watkins's main concern was where the windows were relative to the taller windows in the building on the left. Mr. Dixon said these are the only changes the applicant is proposing at this point.

Chair Plaag clarified that the building would remain a stucco over a concrete block base. Mr. Dixon explained that the material is a hard-coat stucco over a metal stud frame and sheaving.

Member Watkins referred to the photo on packet page 48, Figure 3 (Children in 1952 Spring Clean Up Parade). He said this photo would appear to show a buttress on the left side of the building in question, and there might need to be a matching buttress on the other side. He wondered if the buttresses were considered minor architectural elements and may not be worthy of reproduction or if the elements needed to be discussed by the HPC. Mr. Dixon said it is evident that something is coming out from the primary façade around the two garage doors. Mr. Dixon said he thought it was more like a trim element around the doors of the proposed façade. Ms. Garrett commented and said she understood what Mr. Dixon was talking about in the photographs. She explained that when you are on W. King Street looking down, you can see the outline of it more. She said they look like the elements stepped out and could be added for trim.

Member Watkins referred to the proposed front elevation drawing and pointed out the section that showed the elements. Mr. Dixon said the elements could be in the photos because the left-hand corner is a double, if not a triple, wall. He said it is difficult to say where the inside corner is located without getting inside the attic because of shelves and law books. He said his intention was for the doors to be symmetrical on the interior. He said it would be difficult to gauge until he further investigated the interior.

Mr. Dixon said to address Member Watkins's comments on the buttressing, he suggested a buttress-type element be placed, as shown in Exhibit 10.

Chair Plaag said that Exhibit 10 contains an improved plan over the previously submitted drawing. He felt that from the applicant's examples, there had been a total loss of the façade elements for any period of significance. He said that after reviewing the standards and since nothing survives, it is the applicant's choice to treat this case as new construction that aligns with the standards for new construction on an existing building, or try to replicate, somewhat meticulously, an earlier façade.

Chair Plaag talked about another project that Mr. Dixon was involved in, which Mr. Dixon had consulted with Chair Plaag in his role as a preservationist; the building was the eastern half of the Farmers Hardware block for the Ben & Jerry's shop. Chair Plaag gave Mr. Dixon suggestions on what the State Historic Preservation Office (SHPO) would like to see and encourages is new construction that is compatible with the existing historical elements in the district or in the building that does not attempt to pretend to be original.

Chair Plaag said one of the things that he liked about Exhibit 10 is that it retains the third window that did not exist until approximately 1963. He said the fenestration pattern is moved up but is clearly not present later on in 1963. He said it is creating something that is stylistically appropriate to the period of significance for this building. He said a skilled reader of the building with knowledge of the photographic evidence that has been presented would not conclude that this is what this building originally looked like at any particular period in time. He said the building would be recognized as new construction. He said it is up to the applicant, but questioned if the solution would be for the applicant to go with new construction of an entirely new façade on this building since nothing of the original façade survives. He said he would like to review the standards again, but he thinks this proposed solution meets the standards.

Chair Plaag asked for feedback from the HPC on the proposed solution. Vice-Chair Bond supported the proposed solution. She liked the appearance of the garage doors and the elevating of the second-floor windows. Member Watkins supported the proposed solution. He liked the proposed windows on the second floor. He showed some concern for the appearance of the building sagging in the center. Mr. Dixon said the building is sagging in the center by about three inches in both directions going towards the center. He said that when Mr. Steve Owens dug around the front foundations, he found no foundations under the brick veneer, but they found cobblestone and muck. He explained that this is one of the reasons that the whole masonry wall is being taken down. He said the foundation would have to be rebuilt from the ground up with a metal stud wall. Member Watkins noted that Chair Plaag had explained at the last meeting that the applicant had three models to work from for this building and the stucco façade was one of those models.

Ms. Garrett reiterated her understanding of the discussion regarding the three façade options, and Chair Plaag clarified that it would be a reconstruction not a renovation, which has a higher bar than new construction or construction of a new façade. Chair Plaag pointed out that the applicant can use new construction as a proposed solution that the standards allow. He also stated that there is another path forward than requiring for reconstruction to be done when the higher bar is not required by the standards, and there are other options available in the standards.

Chair Plaag suggested that to provide clarity in the record moving forward, it would be helpful for the HPC to make a finding of fact that no elements of the historic façade of this building from any point during the period of significance survives at this point in time. He said the purpose of making this finding of fact is to open the door to considering the new construction of a façade on this historic building.

Motion and Vote:
Chair Plaag made a motion for a finding of fact, seconded by Vice-Chair Bond, that no elements of the historic façade of this building from any point during the period of significance survives at this point in time, and this finding of fact is to open the door to considering the new construction of a façade on this historic building.

Member Watkins added a friendly amendment that said no currently visible elements from a previous period. Chair Plaag accepted the friendly amendment, and he amended the motion. The amended motion was because no elements of any of those façade iterations during the period of significance are visible or appear to survive, the Historic Preservation Commission concludes that, in essence, those elements have been destroyed for the purposes of this application.

Vice-Chair Bond and Member Sharp supported the amended motion made by Chair Plaag.

Vote: Aye – All
Nay – None
The motion was unanimous.

Chair Plaag asked Ms. Allison Meade, Town Attorney, if she perceived any other findings of fact for this case. Ms. Meade responded that she did not perceive any other findings of fact for this case.

Chair Plaag moved the discussion to standards that apply to new construction elements. Chair Plaag said the following sections appear to be relevant to this application:

Design Standards for Commercial Properties within the District, Storefronts, Upper Facades, Side Elevations, and Rear Elevations

- Section 1.4 – When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.

Design Standards for Commercial Properties within the District, Windows Doors, and Awnings

- Section 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.

Chair Plaag said that what the applicant has proposed in Exhibit 10 moves in the right direction to help accomplish the standards in Section 6.16 and does not violate another standard that exists elsewhere about new construction regarding making elements look like they are old. He noted that someone who knows how to read buildings would recognize this as a newly constructed façade, not a repetition of an earlier façade.

Chair Plaag asked the HPC if they wanted to discuss other standards related to the proposal for this application. He reminded the HPC that they are only referring to the South elevation façade.

Discussion ensued on building materials. Chair Plaag asked Mr. Dixon if the applicant proposed to use a natural stucco material. Mr. Dixon confirmed that the applicant has proposed using a hard-coat stucco material, not an exterior insulation and finish system (EIFS)-synthetic stucco material. Chair Plaag said that the terra cotta clay parapet material is a common coping material used in the district and would be appropriate. Chair Plaag pointed out that it appears that the 9-over-9 (9/9) aluminum windows have been proposed for the building; Mr. Dixon replied that is correct . He talked about the garage windows with the bay-style openings. He said that early testimony addressed what these windows are trying to accomplish. There was consensus from the HPC members that these proposed materials meet the standards for new construction in the historic district.

Chair Plaag referred to the previous discussion regarding buttresses and noted that he does not personally think the standards require them. He said if the buttresses are a component the applicant likes and wants to use, it would be an element previously found on this building. He said he would not object to the applicant using it on the building as a trim element. Member Watkins pointed out that he was not recommending that the buttress element be added to the design. He said he brought up the topic of buttress for discussion only.

Chair Plaag explained to Ms. Garrett that the HPC reviews and approves a design before it is accomplished. He thought the best way to handle the façade approval would be to approve Exhibit 10 as presented with the allowance for the addition of stucco-covered trim elements around the bay garage doors, as discussed during the hearing, if the applicant is interested in doing so. He asked Ms. Garrett if this was a fair way of addressing it. Ms. Garrett said yes and is open to hearing preferences on what they should and should not do. She said she would like to do what the HPC prefers within reason. Chair Plaag explained that he doesn't think it is HPC's position to voice preferences but to speak about what is acceptable according to the standards for the district.

Chair Plaag talked about the things that would be acceptable according to the design standards for this application. Chair Plaag said it was entirely up to the applicant to choose either the smooth surface stucco or the buttress element. There was consensus from the HPC that it is up to the applicant to determine if they want to use the smooth surface stucco or the buttress element in their design.

Discussion ensued on a speculative courtyard concept. Ms. Garrett said that she had discussed the landscaping and hardscaping in the courtyard in front of the building with the others in the law firm. She noted that Ms. Christy Turner, Senior Planner, had stated that no standards prohibited removable plantings, tables, or benches. Mr. Dixon explained that the original submission required extensive landscaping with the detail of trees, flowers, and plants. He said the proposal is designed more for people than for a lot of landscaping. He said it is south-facing and will have sun on it in the winter. He continued that it is located at the main intersection in Downtown Boone. It will include removable tables, benches, and plantings, with more hardscaping than landscaping.

Chair Plaag clarified the following items with Mr. Dixon. He asked if the existing brick pavers near the Doc Watson bench would stay where they are now; Mr. Dixon replied yes, the brick pavers would remain. Chair Plaag asked Mr. Dixon about the stained, patterned concrete and asked if that meant the color would be brown or some other aesthetically pleasing color. He wondered if the benches would be attached in a way that they could be moved if necessary. Mr. Dixon said that from what he discerned from the HPC's comments, anything proposed in the courtyard should be considered temporary and removable without causing any damage to the area. Mr. Dixon said this would include the existing, grade-

level planters there now, along with the big Fir tree and the plantings to the left of the entrance into the building.

Vice-Chair Bond noted that this particular location in the center of Downtown Boone will always be busy with people because of the Doc Watson statute, and it is in the center of Downtown Boone, considering W. King Street and Depot Street. She also noted that the Cultural Resources Department is planning a 100th birthday celebration for Doc Watson on the first Friday in March of 2023 at this intersection. Ms. Garrett said they plan on leaving the Doc Watson bench area alone except for re-working an entrance into the older part of the building.

Chair Plaag talked about the other standards listed in the meeting packet that apply to patios, terraces, streetscapes, and landscapes. He said there are references to surviving historical elements in each of these cases. He said the current yard is not historic to the period of significance because that element occurred later. He said that, in his view, there is nothing to be preserved in the courtyard. At the last meeting, the applicant discussed including street furniture like picnic or café tables, planters, and benches in the yard. He noted that these types of furniture are not like gas pumps that were mounted on the surface at an earlier time. He said that the street furniture that has been proposed is in keeping with the spirit of the project, and it aligns with the design standards as they are written for this type of project in the district.

Member Watkins asked if the solid white diagonal in the proposed courtyard drawing are things to be installed in the courtyard. Mr. Dixon said he had chosen not to include all the gridlines in the center of the drawing. Chair Plaag noted that without the gridlines, it makes the text more visible in the drawing.

Ms. Garrett talked about the afternoon sun shining into the courtyard area. She noted that she did not want to remove the shade from the courtyard's corner. She suggested adding big tree pot plantings that provide shade and are an allowed species. Chair Plaag said that in terms of the HPC and the design standards, the street furniture are seen as a non-permanent feature of the courtyard. He said this gives the applicant the flexibility to move the furniture around at different times. He noted that he did not see anything in the design standards that would limit what the applicant is proposing for the courtyard. He said there is a possibility that the Planning Staff may find something in the ordinance that might limit what is being proposed for the courtyard.

Chair Plaag asked if there was additional material to be presented by the applicant or other comments from the Planning Staff or HPC on the proposal. There were no further comments or material presented regarding the modified courtyard proposal.

Motion and Vote:
Member Sharp made a motion, seconded by Vice-Chair Bond, to approve the issuance of the requested Certificate of Appropriateness following the Exhibit 10 façade design presentation.

Chair Plaag added the following friendly amendment: with the understanding that the applicant has the option of adding trim elements around the garage doors that are stucco covered as discussed, and any courtyard design will be in keeping with the materials and generalized layout of the preliminary drawing provided by the applicant.

Ms. Meade pointed out that the HPC's ultimate decision is set forth on the last page of the staff report on packet page 43. She said the question is whether the proposed modifications are congruous with the historic district.

Chair Plaag added another friendly amendment and suggested that Member Sharp could add that it is the finding of the HPC that the proposed changes are congruous with the historic district and its associated design standards. Vice-Chair Bond and Member Sharp accepted this friendly amendment.

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

- Where there is a conflict between the application information (October 14, 2022), the plans (October 14, 2022), 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 (his or her) 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.

There were no other conditions placed on this application.

Chair Plaag asked Ms. Garrett if she had any objections to the conditions that were automatically placed on the approval of this application. Ms. Garrett stated that she had no objection to these conditions.

Vote: Aye – All
Nay – None
The motion was unanimous.

Chair Plaag closed the public hearing on this case at approximately 4:09 p.m.

Other Discussion by Board Members or Staff

Ms. Mitchell informed the HPC that Member Sharp had let her know that he would not be able to attend the December 6, 2022, Advisory meeting. She told the HPC that she would like to poll to make sure that the rest of the HPC members would be in attendance at that meeting. She said the meeting packet would likely be posted on Friday afternoon. Chair Plaag and Vice-Chair Bond said they would attend the December 6, 2022, Advisory meeting.

Chair Plaag informed the HPC that he would not be able to attend the January 3 or January 10 HPC meetings. Ms. Meade suggested that the HPC move their quasi-judicial meeting to January 17 at 3 p.m. and their advisory meeting to January 24, 2023, at 3 p.m. Vice-Chair Bond asked if the HPC should look at another date to possibly continue the January 17, 2023 meeting just in case it is needed. Ms. Mitchell suggested that the HPC wait until January 17, 2023, to schedule a continuation of the meeting if needed.

Chair Plaag asked how many cases would be on the January 17, 2023, quasi-judicial meeting agenda. Ms. Mitchell said there was one case.

Discussion ensued on HPC training. Vice-Chair Bond confirmed that the HPC training would be on Thursday, December 1, 2022, through the School of Government. She confirmed that she could attend the training. Member Sharp confirmed that he would not be able to attend the training.

Chair Plaag confirmed that the HPC February meetings would be held on Tuesday, February 7, for the advisory meeting and Tuesday, February 14, 2023, for the Quasi-Judicial meeting.

Ms. Mitchell said the Planning Staff would inform the applicants that the January 3 quasi-judicial meeting has been moved to Tuesday, January 17, 2023.

Ms. Mitchell informed the HPC that she had contacted Member Sharp regarding the work plan. She said Member Sharp is gathering the information he wants to share with the HPC and Planning Staff. She said she has work plan information that she will share at the next HPC advisory meeting during the work plan discussion.

Adjournment

Vice-Chair Bond made a motion, seconded by Member Watkins, to adjourn the meeting at 4:19 p.m.

_____ _____

Eric Plaag, Chair **Marlene Crosby, Board Secretary**

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
December 6, 2022, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:
Chair Eric Plaag, Vice-Chair Bettie Bond, and Chuck Watkins

Council Liaisons: Virginia Roseman

Town Staff in Attendance:
Jessica Mitchell-Long-Range/Special Projects Planner, Marlene Crosby-Board Secretary, Christy Turner-Senior Planner, and Mark Freed-Director of Cultural Resources

Others in Attendance: Dr. Susan Keefe, Roberta Jackson, Karolyn Mack, and Jenna Guzman

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CALL TO ORDER
Chair Eric Plaag called the Boone Historic Preservation Commission meeting, held via WebEx, to order at 3:03 p.m.

ADOPTION OF AGENDA
Chair Plaag noted that he had not completed the work for the Stoneman's Raid or the Architectural Glossary terms. He said that the HPC could have a discussion about both of these topics in a broad sense, but in terms of specific elements of language, the HPC may have to wait until the January 2023 Advisory. He suggested that these two topics be left on the agenda, knowing that the HPC is somewhat limited in how much they can complete on them at this meeting.

Vice-Chair Bond made a motion, seconded by Member Watkins, to adopt the agenda as presented.

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

APPROVAL OF MINUTES
Vice-Chair Bond made a motion, seconded by Member Watkins, to approve November 1, 2022, meeting minutes as amended with the following changes:

- Page 3, paragraph four, sixth sentence add: "site" between "given" and "under"
- Page 5, paragraph six, third sentence change to read: "local historic districts in other municipalities and see how they have addressed those issues."
- Page 7, paragraph eight, fifth sentence change: "built-up" to "build-up"
- Page 8, paragraph one, third sentence remove the word: "to" between "Service" and "guide link"
- Page 8, paragraph two, last sentence add the word "to" after "reaching out"
- Page 8, paragraph five, fourth sentence change: "told" to "said", remove commas after "trustees" and "Cemetery", and change: "now owns all of it" to "owned it when the Town acquired it"
- Page 9, paragraph three, first sentence change: "Plagg" to "Plaag" and change "one-term" to "one-year term"
- Page 10, paragraph one, fifth sentence change sentence from: "He said he brought it to the former Town Manager's, Mr. John Ward, to report the problem" to "He said he brought the issue to the former Town Manager, Mr. John Ward's attention."

- Page 10, paragraph one, sixth sentence change: “standards” to “UDO”
- Page 10, paragraph one, seventh sentence add a comma after “life” and remove the comma after “health”, add the word: “for” after the word “health,” change “Town can order“ ” to “Town to order”, remove “of” after “feature or”, and a comma after “hazard”

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

Chair Plaag tabled the approval of November 8, 2022, meeting minutes until the next advisory meeting.

PUBLIC COMMENT

Chair Plaag opened the floor to public comment. Chair Plaag asked Ms. Jessica Mitchell, Long-Range/Special Projects Planner, if the Planning Staff had received any requests for public comment. Ms. Mitchell said she had received a request from one person to only listen to the meeting. No individuals requested the opportunity to speak during public comment. Chair Plaag closed the floor to public comment.

REQUESTED APPEARANCES

Chair Plaag reminded the HPC members that there had been discussion about changes at the Boone Cemetery after the Town acquired the Cemetery. He said the HPC had initially expressed interest in installing a line of small marble stones where the dividing fence had once stood between the historically black and historically white sections of the Cemetery. He pointed out that there was some concern expressed by the Public Works Department about mowing difficulties that would be created because the stones were slightly raised above the ground. He stated that as a result, the Public Works Department discouraged the installation of the stones.

Chair Plaag explained that Vice-Chair Bond explored the cost of the stones by contacting one of the funeral homes in Boone and requesting a quote for the stones. He said that at that time, in light of the objection from the Public Works Department and the lack of funds to pay for the stones, the HPC elected to table that improvement at the Cemetery until perhaps another solution could be determined.

Chair Plaag said the HPC had intended to place one of the interpretive panels we were considering for the Cemetery on that line to explain that it is a historically segregated cemetery with references on that panel approximately where the line used to be.

Chair Plaag noted that the Junaluska Heritage Association (JHA) had done an outstanding job of marking the grave sites discovered from the ground penetrating radars study with field stones. He noted that the Council had previously approved the installation of the field stones, and that work was completed in October through volunteer labor and some expenditure by the JHA.

Chair Plaag said he had received an email indicating that the JHA was interested in presenting a new solution to marking that historical dividing line.

Representatives from the JHA requested to speak at this Advisory meeting regarding this new project. Dr. Susan Keefe explained that the JHA had plenty of field stones left over from laying the fieldstones on the graves. She explained the thought JHA had was to use them in some way to symbolically mark the interpretive line between the two black and white cemeteries. She said they might look good because

they would match the field stones in the black Cemetery. She thought they had enough field stones to complete a symbolic line. They explained these could be laid slightly below ground-level like the field stones on the graves were laid, and they would not pose a problem for the Public Works Department. She said students and other volunteers under the supervision of Dr. Alice Wright, from Appalachian State University, could do the work; she said Dr. Wright supervised the laying of the field stones in the Cemetery.

Dr. Keefe said she thought it would be an important addition to the historic record to replace the fence line with a symbolic line as a visible reminder of what segregation and Jim Crow laws were like for the Black Community in Boone. She said that in addition to being an educational tool, the community members could use it to instruct their children and grandchildren.

Ms. Roberta Jackson, JHA Member, noted that the JHA would have a meeting on Monday, and she will find out from Dr. Keefe what she presented to the HPC regarding the JHA's request.

Ms. Karolyn Mack, JHA Member, noted that she was in favor of the proposed project in the Cemetery with the field stones. She thought the addition of the interpretive panel was a powerful way to provide information about the Cemetery for residents and visitors that have a historical interest in it.

Discussion ensued on the possibility of the HPC taking action on the request from the JHA. Chair Plaag asked Ms. Mitchell if the HPC could recommend this proposal at this meeting or if the HPC needs to give more formal notice of the proposed action at a subsequent meeting. Ms. Mitchell suggested that the JHA work with the Public Works Department on their request to use the fieldstones on the cemetery line to see if their concept would work for their proposal. She added that if there were more project details, the HPC would wait to review those details and then recommend this proposal.

Chair Plaag explained that after the JHA had heard the comments from the HPC, they would understand where the HPC stands on their proposal. He said Ms. Mitchell could contact the Public Works Department and the Town Manager to let them know that the JHA is putting together a formal proposal for them to be reviewed by the HPC to allow the HPC to make a formal recommendation on it one way or the other.

Chair Plaag apologized to the JHA for the additional time it would take to work through the public notice requirements. He explained that the HPC could not make a formal voting recommendation without a formal proposal being presented for their review and an item on their agenda.

Dr. Keefe noted that the leftover field stones are sitting in a Town parking space at the Boone Cemetery. She asked what the JHA should do with the field stones if they have to wait another month for a decision on their proposal. She said that Mr. Mark Freed, Director of the Cultural Resource Department, thought the field stones would be fine to stay in the parking space for a short time. She asked if the JHA needed to see about moving the field stones, or what the HPC would suggest they do about the field stones.

Vice-Chair Bond suggested that because the field stones could be damaged in the parking space, especially when it snows, the JHA move the field stones they want to use to behind and to the right of the fence at the entrance gate to the Cemetery. Chair Plaag said this request should be relayed to the Public Works Department to see if they could assist in moving the field stones. He said the HPC could not ask the Town to expend funds on anything without the Council approving it. He said it is possible to ask the Planning and Inspections Department to internally ask the Public Works Department to move the field stones to avoid any plowing issues with the parking space.

Dr. Keefe pointed out that leftover gravel was also used underneath the stones so they would not move with freezing and thawing. She said in terms of the labor, if permission was granted before the semester was over, Dr. Wright might be able to engage her archaeology students to move the field stones and the gravel, if this is what the Town wants to happen. She explained that if it is only a month over the Christmas break that the JHA has to wait, she said she might encourage the HPC to leave the gravel there, assuming the JHA can get approval to use the field stones as they have requested. She said otherwise, the field stones could be removed permanently. Chair Plaag said the other option is to suggest that the Town erect barricades on the edges of the parking spaces currently occupied by the field stones and the gravel. He said the idea of the barricades would make it clear that it is not a parking space for now. Dr. Keefe suggested putting a tarp over the field stones and gravel in addition to the barricades.

Ms. Mitchell said she would contact the Public Works Department, and depending on the answer that she gets, she could inform the HPC and the JHA of the information regarding the field stones and gravel.

Chair Plaag asked the HPC for their feedback on the proposal. Vice-Chair Bond pointed out that while she was giving the cemetery tours in October, it would have been helpful to have had the field stones to delineate the fence line. She said it was a great use of the field stones, and she liked that they were flat on the ground. Member Watkins said if the proposed solution meets the goals and needs of the Junaluska Community, it would be fine. Chair Plaag said the cemetery tours he and Vice-Chair Bond did back in October had a specific section focused on the Cemetery's Black section. He said the people in his tours were shocked that the Cemetery was historically a racially segregated cemetery and that it had, in sort of de facto practice, remained segregated until 2016 when the Town acquired the Cemetery. He concluded that in the tours, he spoke directly about when and why the fence was put up, and the decision to effectively tell the Black community of Boone that we don't want you burying people there anymore, but to use the graveyard at the County Home site. He said that from early on, he liked the idea of a demarcating line that spoke to that history without a physical barrier between the sections. He thought it was a way of conveying the sense of racial segregation to visitors to the community.

Chair Plaag felt there was consensus that the HPC members supported the proposed solution presented by the JHA. He said the proposed solution effectively addresses the granite markers to be placed below grade. He added that the JHA already has the fieldstones and the gravel and will rely on volunteer labor to install the line at no expense to the Town. He agreed that he is all for it if these things can be accomplished.

Chair Plaag urged the JHA to prepare a very specific proposal about what will be done and how it will be accomplished. He asked the JHA to present their proposal at the HPC's January meeting for a recommendation that will be forwarded to Council, at least by their February meeting. Ms. Mitchell said a formal proposal would be helpful, but there was no Council approval last time. She added that the proposal only needed the Town Manager's and Town Department's approvals, rather than Town Council approval. Chair Plaag noted that it was handled this way because no Town funds were involved. Chair Plaag asked the JHA to send their proposal to Ms. Mitchell, and Ms. Mitchell noted that the JHA could follow the same format as they did last time when creating this new proposal.

Chair Plaag told Ms. Mitchell that he felt it would be helpful if she expressed to the Town Manager and the Public Works Department that the HPC did not make a formal vote; however, there was consensus from the HPC to see the proposal completed. Chair Plaag added that the HPC could make a formal recommendation if needed. Ms. Mitchell said she believed that the HPC was presented with a formal proposal for the last proposal for work, but the Town Manager had already approved. Dr. Keefe asked to

whom the JHA should address their formal proposal; Ms. Mitchell said to address it to the Town of Boone and either email it her or bring it to the Planning and Inspections Department.

Dr. Keefe and Ms. Jackson appreciated the HPC and the Town for their help in reviewing their proposal.

REVIEW OF REMAINING WORK PLAN

Chair Plaag referred to the memo on packet page 28 and noted that at the November 1, 2022, HPC meeting, the HPC members decided they would consider their work plan items, make suggestions for their work plan priorities, and report to staff at the December HPC advisory. Ms. Mitchell said she included in the memo the information she had received from the HPC from past meeting minutes and information that was sent to her via email or in-person.

Ms. Mitchell noted that Member Sharp had included ten work plan items for consideration. She said he was specifically interested in doing more survey or community outreach types of things. She informed the HPC that she communicated to Member Sharp that during the Comprehensive Plan process, the staff would probably be surveying residents, including the historic district. She explained that Staff does not know what platform they will use for public outreach; they are in the beginning phases of determining their plan for updating the comprehensive plan. She also explained how she expressed to Member Sharp that, possibly in 2010, some community outreach had been done. She noted that she had expressed to Member Sharp that there were records of surveying done in 2006 and 2008 within the Town Limits. She said if the HPC wants to do a survey, we would need to revisit the data found from 2006.

Ms. Mitchell said it would be helpful for the HPC to get a work plan list together before the Planning Retreat, which usually occurs sometime in mid-January.

Ms. Mitchell informed the HPC that there had been a discussion on how to make the historic district more successful for the applicants, the HPC, and Staff. She said some things discussed were completing a checklist of Appendix D and a “cheat sheet” for the guidelines. She suggested that the HPC and Staff could work together on determining what sections of the standards would need to be included when meeting with an applicant before the applicant attends a quasi-judicial hearing. She gave some examples of the types of things that might need to be reviewed with the applicant, such as building materials or various designs. She said other jurisdictions have diagrams to illustrate different features, such as doors and windows. She noted that writing the standards for the landmarks was also a high-priority task. She felt this checklist or “cheat sheet” should be a high-priority item to be completed. She said the presented work plan list is up for discussion by the HPC.

Ms. Mitchell pointed out that there are some preliminary revisions that need to be reviewed in the next few months in Appendix D regarding complementary colors and not allowing non-historic elements in new construction. She said Staff could start this UDO amendment process and present those proposed revisions to the HPC in the coming months.

Chair Plaag responded to Member Sharp’s suggestions of soliciting from the community their priorities in terms of preservation. He thought there was merit in soliciting the community. He said we have access to tools as a Commission to which the general public does not have access. He said, for example, that we have copies of all of the survey files for buildings located in the municipality of Boone for surveys that have been completed, held at the State Historic Preservation Office (SHPO). He said there is no easy way to convey that material to the public. He felt the people would not read through those multiple survey files to see what might be interesting. He said one way to do this is to publicize the HPC’s list of proposed

priorities and let the public decide which ones they think are most important. He said the HPC would be able to control both the output and the input.

Vice-Chair Bond voiced her thoughts on Member Sharp's suggestion. She suggested not being specific about what information is available to the public, and made things available to the public. She thought it was not easy to know how much information to provide to the public to get their participation.

Chair Plaag talked about open meetings and that any community member can always come to the HPC and voice their thoughts on something that might need to be preserved.

Chair Plaag said he would like more time to research Member Sharp's research, including the Sturbridge example. He said he thought the other idea that Member Sharp suggested about the kind of community oral history where he references a San Jose example is great. However, he expressed that such a project might be beyond the capabilities of the Commission. He said it might be a project better suited for a combined effort by the Watauga County Historical Society, Digital Watauga, and Appalachian State University. He said stakeholders would need to be brought in with the resources to undertake it.

Vice-Chair Bond talked about the Downtown Boone Walking Tour project that the Town, Watauga Historical Society, the Watauga County Public Library, Appalachian State University, and Digital Watauga are working on. She said it could use more public input than it is now. She noted that this project has been worked on for four or five decades. She suggested that Member Sharp could help with this project with the HPC's involvement. She said this might be a project that needs more community input.

Chair Plaag said the HPC needed to provide a list of specific priorities to present to Town Council in January 2023. He said he would like to approach making this list in terms of the fiscal year rather than calendar years. He said the Council is looking at its plan for the fiscal year 2023-2024, which they call the fiscal year 2024. Chair Plaag explained that the HPC already has a lot on their list and will not do all of the items on their list from July 2023 to June 2024.

Chair Plaag noted that he and Vice-Chair Bond cut down their work plan list items to the most essential tasks. He said he assumed that ahead of everything on his list was to occur between now and June of 2023. He asked Ms. Mitchell for clarification on what fiscal year the Council wants to know from the HPC. Ms. Mitchell explained that Council is interested in learning what the HPC is currently working on. She explained that there could be a list that the HPC is currently working ongoing and a list of what the HPC plans to do. She felt like both lists would be helpful for Staff and Council to know what the HPC is planning to do.

Chair Plaag pointed out that part of what the Council is looking for is how much money the HPC is proposing to spend. He reviewed Vice-Chair Bond's work plan list, and noted that the costs for some of these items on her list are already encumbered. He explained how these included the historic markers for Councill's Store and the Hayes-Bryan-Greene Cemetery had been encumbered.

Council Liaison Virginia Roseman pointed out that it helps the Council to know the future plans the HPC would like to accomplish with the new year and how much money the Council needs to put aside, contingencies, or possibilities for the HPC. She noted that the HPC's budget had been exhausted for this year. She pointed out that the Council needs to understand the HPC's work well so more funds can be allocated and the changes we hope can be done.

Chair Plaag pointed out to Council Liaison Roseman that the HPC requested the past budget amount in 2014 or 2015 for a flat $50,000. He said that amount was allocated in 2015 and spent over eight years. He said that amount is not much money to be used annually. He pointed out the amount of work done by a Commission instead of relying on paid interns, which is a lot of the HPC's work. As part of moving forward, he asked what the model looks like to request money from Council for the HPC. He questioned if it is an allocation that is justified per year or a lump sum. Council Liaison Roseman said, speaking for herself, that she felt that if we are going to handle the historic district correctly and use the HPC as it should be used, the HPC should always have a budget line item within the budget. She said she would like to see better financial support for the HPC. She felt that financial support is the most important part of the future of the HPC and what the HPC is doing for the community.

Chair Plaag pointed out that the HPC is not privy to the Planning & Inspections Department's expenses for advertising, attorney fees, or other aspects of the quasi-judicial elements of what the HPC does. He said the HPC is not in the position to say what amount they need each year to cover the costs of administering the district and its landmarks. He felt the Planning Staff should estimate this as part of an HPC budget line request. He said the HPC could estimate capital projects like historic markers and interpretative panels, and hire interns to do surveys or prepare landmark reports. He said the historic markers for the Hayes-Bryan-Greene Cemetery and the Councill Store are already paid for through the already allocated fund. He said the money is already allocated for Ms. Ellie McCorkle, the intern working on the Jones House and Rivers House local landmark designation reports. He also noted that Ms. McCorkle's work is ongoing.

Chair Plaag said that money is not allocated for the plaque that the HPC wanted to put on the Watauga County Jail, if it is decided to put a plaque on the jail. He noted it is his understanding that the Town has only paid for plaques on properties owned by the Town. He believed that the HPC fund did not pay for the plaque for the Linney Office or Linney House because if the property owner wants to get a plaque, it is their expense. He stated the same process goes for the National Register plaques. He said the HPC could help the property owners with the types and specifications that we use. He believed the rest of the items listed on the work plan would not require the expenditure of any additional funds in this current fiscal year, but could be handled internally. He said some publication costs might be involved when the HPC and Staff work on the quasi-judicial process; still, he thought those possible costs would be absorbed as part of the Planning and Inspections regular copying budget as opposed to having outsourced printing costs. Chair Plaag asked the HPC members if they felt differently regarding this topic.

Vice-Chair Bond said she wants to ensure that the budget can include the interpretive panels for the Boone Cemetery. Chair Plaag stated that he did not think we were looking at completing those panels or ordering them until the end of the current fiscal year, or the beginning of the new fiscal year, because no money is currently allocated. Chair Plaag thought it was realistic to say that while the HPC is working through the process for both Stoneman's Raid and the Boone Cemetery, those panels would probably not be ordered until the end of the fiscal year. He thought it would be appropriate to put a line item for the new work plan for the fiscal year 2024 for Stoneman's Raid and the Boone Cemetery Interpretative Panels. He pointed out that we do not know the fabrication costs for the panels. He said that Ms. Mitchell is working on getting those costs from different companies. He said the HPC can anticipate the panels and additional historical markers in the fiscal year 2024. He estimated that these items might cost somewhere between the $25,000 and $30,000 price range. Council Liaison Roseman said that the HPC might need an annual allotment in their budget line item based on this estimation. Chair Plaag noted that he did include in his estimations the cost of a graphic designer to make the panels because he nor the HPC cannot do that type of work but can write the material.

Ms. Mitchell said there is also Staff time to consider with the work plan. She said it would be helpful for Staff to know a list in general to help budget Staff time.

Ms. Mitchell talked about the light pole banners that the HPC discussed putting up on King Street for the historic district. She said these banners could be something that could be paid for with funds from the Public Works Department since they would be involved with the project. She said this is an example of finding other ways to possibly pay for some things, depending on the budget. She noted that budgeting ahead of time is a better approach. Chair Plaag believed that the HPC had discussed partnering with the Tourist Development Authority (TDA) or the Downtown Boone Development Association (DBDA) on the light pole banners to provide some funds for labeling the historic district. He said there are other partnering possibilities to help reduce those costs. He said all he knew to count on for the ballpark estimate was Town funds for the known Stoneman's Raid and Boone Cemetery items.

Chair Plaag said that regarding the other items on the list, he does not think the HPC can accomplish the local landmark designation of the Gragg House or the Blair Farm in the fiscal year 2024. He said that the way he expressed this item is that the HPC would solicit interest from the owners of those properties and then begin our planning for fiscal year 2025 because this will most likely require interns to be hired to write those reports. He said that he had put the partial surveys that Dr. Kristin Baldwin Deathridge's students are doing on Cherry Park and in the Grand Boulevard neighborhoods on his list, and that maybe the HPC would want to look toward doing a more comprehensive survey in the fiscal year 2024. He said the HPC needs to decide how comprehensive they want the survey to be, and the more comprehensive part is the background research on the buildings. He said that in a comprehensive survey, the interns or surveyors go out and take photos of the buildings, describe it architecturally, and talk to the property owners to gather information on the building. He thought that residential areas were more accessible to do than trying to figure out what businesses were in a commercial area. He said you need to be careful about overburdening or expecting those neighborhood surveys to be as comprehensive as the Downtown survey.

Vice-Chair Bond asked Ms. Turner if a survey was done on Grand Boulevard, Iris Lane, and Orchard Street with photos. Ms. Turner said they did not take photos, but they sent some letters and asked the neighborhood to fill out what they knew about their area and return them. She said not many people returned the letters.

Member Watkins noted that it is clear that there are many projects on the list that cost an unknown amount of money that is not available to the HPC. He asked which items on the list could be transferred to someone other than the Town of Boone or local donors. He said one opportunity would be through the National Park Service via the Certified Local Government (CLG) Program. He felt the CLG Program should be at the top of the list. He said the CLG Program acceptance would enable the HPC to look for funds, and might help the HPC determine how these priorities should line up.

Chair Plaag said there are CLG grants available once the HPC achieves that status. He said the HPC is within a couple of months of securing that status, assuming all goes well, and achieving CLG status frees up the ability to apply for grants. He said that in the past, he had been hired as a consultant on several grant CLG-funded projects. He said that in his past experiences , the municipality put up the majority of the funds. He said the grant was a match or a partial amount toward the total amount. He told Member Watkins that it is an important point that for these types of things, we should be exploring ways to fund them. He emphasized that we should exploring funds particularly on the survey part because that is a specific

function of the SHPO and the CLG process. He said the SHPO would likely make recommendations for the survey instead of historic markers or interpretative panels that they are much less inclined to support.

Chair Plaag said that the HPC needs to include in their request for money the hiring of interns to survey Cherry Park and the Grand Boulevard neighborhood. He made a ballpark estimation of $10,000 to $12,000 for each neighborhood, or more funds if hiring an intern. He stated that to hire an intern, they need to be nearing completion of their Master's degree in Public History to conduct a comprehensive survey of each neighborhood. He said his estimation is in keeping with the current survey budget numbers he has seen on Request for Proposals (RFP's), and he said that he is seeing the numbers going up for the first time in years. Member Watkins asked Chair Plaag if the students in the history program at Appalachian State University had the skills to do this type of work. Chair Plaag said that some students had the skills necessary to do this work. Chair Plaag suggested the work of the current intern, Ms. McCorkle, as she has the skills necessary. Chair Plaag and Member Watkins expressed the difficulty in finding skilled individuals.

Ms. Mitchell asked Chair Plaag about their final list of work plan tasks. She said that for the Planning Retreat, she would suggest that the HPC add the Appendix D checklist and text revisions to show that work is being done by Staff and the HPC. She suggested that for the budgeted items on the list, mark them differently and combine them with the internal projects and other projects to make a final list.

Chair Plaag asked Vice-Chair Bond if she would be willing to limit the Gragg House and Blair Farm designations to checking with the property owners to see if they are interested in having their properties designated. He reiterated that he did not really think the HPC would be able to complete them next fiscal year. Vice-Chair Bond agreed with Chair Plaag to check with the property owners on their properties.

Chair Plaag asked Vice-Chair Bond and Member Watkins if they objected to him saying that the HPC will finish the list they already started in the fiscal year 2023 or as close as possible to that time. Vice-Chair Bond and Member Watkins did not have an objection to the work plan list that Chair Plaag outlined.

Chair Plaag asked Vice-Chair Bond and Member Watkins if the order that he has on the work plan for 2023 – 2024 was acceptable to them. Vice-Chair Bond and Member Watkins said the work plan was acceptable to them.

Member Watkins asked if the CLG approval was on the not completed list for this year. Chair Plaag said it was on that list, but he thought the HPC would wrap that up in January or February of 2023.

Chair Plaag said that one of the things on his list was that the HPC has to maintain its CLG status by getting trained regularly. He said he and Vice-Chair Bond just completed training and the HPC has to have three pieces of training each year. Ms. Mitchell said that she would track the HPC CLG training. She also pointed out that there is a calendar year and a fiscal year, and the CLG goes by the Federal year. She said the CLG training has to be within the Federal year calendar. She said there is more to come for the HPC after they obtain the CLG status. She said there are some free options for training, including some YouTube videos; by doing this training, the HPC would have to write a summary of the video and send it to Ms. Kristi Brantley at the SHPO, which would count as credit for the CLG status. She suggested that the HPC include in their budget money for the ongoing CLG training for the HPC.

Ms. Mitchell asked Chair Plaag if the cemetery panels are listed as ongoing or remaining projects. Chair Plaag said the panels would be ongoing in finalizing text for this fiscal year. Still, the expenditure would

need to be listed as a budget line item for next year. Chair Plaag noted that there are no historic markers listed for next year. He said maybe the $25,000 estimation is sufficient for historic markers.

Ms. Mitchell asked the HPC what they considered ongoing projects that were not on their list. Chair Plaag said that he wanted to complete the Boone Cemetery survey by June 30, 2023 and begin working on the "cheat sheet" that was previously discussed. He said he did not think they could begin working on the local landmark guidelines for the existing landmarks until the fiscal year 2024, and the HPC could do that work. He said the historic markers are on their way and will be installed in 2023, along with the programming for them. He noted that Ms. McCorkle would complete the two landmark designation reports this fiscal year. He stated that with those reports, those associated local landmark designations will be done sometime in early summer for both of those said reports, assuming they are approved.

Chair Plaag said the five streets for the Boone Streets project on his list will be done in the fiscal year 2024. He said no more streets would be done in this fiscal year.

STAFF UPDATES

Ms. Mitchell referred to packet page 32 and the letter dated October 17, 2022, from the North Carolina Department of Natural and Cultural Resources. She said this letter did not make it into last month's packet inadvertently, but she received it before the end of October. She noted that this letter had already been presented to Council to ensure that the HPC and Staff had their approval to move forward. She explained that the Local Government Certification Agreement in the meeting packet had been signed by Mayor Tim Futrelle and by the SHPO Officer Darin J. Waters, Deputy Secretary. She said that she had returned the signed agreement to SHPO, and we are waiting on the National Park Service (NPS) to review it. She said she hopes to hear back from them by the end of next week, which would be the final approval.

Ms. Mitchell said there were three minor changes to Appendix D in the letter. She said that Staff and Ms. Allison Meade, Town Attorney, have been reviewing those changes. They will be incorporated into a staff report over the next few months, along with possible other changes, as the review for the Comprehensive Plan moves forward.

Chair Plaag talked about the three minor changes. He said the language used about the landmark designation and language in the second bullet point was taken from old content on the SHPO's website that has since been taken down. He added that he is fine with the HPC making proposed changes that need to be made. He just wanted to point out where that content had come from and noted that many things had been updated on the SHPO's website in the last year to address older processes and procedures.

Chair Plaag said the HPC has discussed whether the Statement of Conformity or Certificate of Appropriateness is the correct language for minor works. He suggested proposing to Ms. Meade that we simply call them Certificates of Appropriateness, and after each one, type in parenthesis and indicate major or minor work. He said this way, we are complying with the statute, and making it clear to applicants that they are getting one or the other depending on the process it goes through. He asked the HPC if there were any objections to making that suggestion to Ms. Meade regarding the COAs. Ms. Mitchell said that the HPC had previously talked about adding something in Article 8 or Appendix D along the lines of a Statement of Conformity is considered a COA or putting in a definition regarding this concern.

Ms. Mitchell continued with other Staff Updates including the status of the Watauga County Jail Local Landmark Designation. She stated that the Planning Commission made a positive recommendation on

the Watauga County Jail local landmark and will be going to Town Council next Wednesday for final approval.

Ms. Mitchell said that we had received the Councill Store historical marker. She explained that the HPC has to make a motion and vote for the ceremony date, and then Council picks a day or approves the date recommended for the ceremony. She asked the HPC if there were other dates that they would be open to. She said one date discussed was January 23, 2023 to coincide with the upcoming Boone 151 celebration, as the next Boone 150 event. She asked if there should be other dates to consider for the ceremony, and she suggested the first Friday in February, which is February 3, 2023. Ms. Mitchell asked the HPC about the location of the ceremony. She asked if the HPC would give the staff the discretion to pick the location depending on the weather, whether inside of Town Hall or on the Jones House Lawn.

Vice-Chair Bond supported the January 23, 2023 date, since last year's January 23, 2022, official Boone birthday celebration, was canceled due to a snowstorm. She suggested that Mr. Mark Freed, Director of Cultural Resources, have the Councill Store historic marker celebration begin on January 23, 2023, to coincide with Boone's 151 celebrations and for the party that did not happen last year. She concluded that, in a way, this celebration is a closing ceremony for the Boone 150th. She said Mr. Freed had reserved the community room at the Appalachian Theatre at 1 p.m. on January 23, 2023 for the dedication.

Motion and Vote:
Chair Plaag made a motion, seconded by Member Watkins, that the HPC recommends scheduling the unveiling of the Councill Store Historic Marker to occur outside on a closed, lower section of Grand Boulevard, between the Daniel Boone Condominiums and the Jones House at 1 p.m. on January 23, 2023, with a reserved weather date of the first Friday of February at 1 p.m. If January 23, 2023, is used as the event date, this event should be coordinated with the Boone 151 Celebration that the Cultural Resources Department is exploring to take place in the Community Room at the Appalachian Theater. If we have to rely on the snow date or weather date of February 3, then any such celebration could be held at whatever location the Town of Boone staff and Council determine. On either of those dates, the unveiling will take place in a closed lower section of Grand Boulevard.

Ms. Mitchell noted that there are no funds to have food or refreshments at this event. Chair Plaag explained that all that will happen, and for the HPC component of the event, is that people will stand in the street and give some remarks that the HPC has discussed. He said the Daughters of the American Revolution (DAR) and any descendants from the Councill's and the Mayor would be asked to make some remarks at the unveiling. He further explained that the celebration is to take place in the Appalachian Theater Community Room is a separately funded thing by the Cultural Resources Department and not a part of any HPC budgetary expenditure. Ms. Mitchell said Staff would be more inclusive to use the public advertising and regular avenues such as a press release and social media. She said that Staff would like to use this method for due to difficulties in deciding how to pick one person to be a representative, which might cause some issues. She asked the HPC if Staff tried to see if someone would come forward in these regular advertising venues and keep the remarks to the Mayor and the HPC. Chair Plaag said that was fine with him. He said if there is no objection from the HPC, he would be happy to make a three or four-minute statement that contextualizes why the historical marker is being installed. There was no objection from Vice-Chair Bond or Member Watkins for Chair Plaag to make a statement at the unveiling of the Councill Store Historical Marker.

Ms. Mitchell said she would submit an action request to Council for unveiling the Councill Store Historical Marker for the Council meeting next week.

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

HPC MEMBER UPDATES

Chair Plaag suggested tabeling this topic to the January 24, 2023, HPC Advisory Meeting. There was no objection from the HPC.

INTERPRETATIVE PANELS FOR BOONE CEMETERY

Chair Plaag suggested tabeling this topic to the January 24, 2023, HPC Advisory Meeting. There was no objection from the HPC.

OTHER DISCUSSION

There were no other topics discussed at this meeting.

ADJOURNMENT

At 5:01 p.m., Chair Plaag continued this meeting until Tuesday, December 13, 2022, at 3:00 p.m., via WebEx, a video conferencing software.

_____ _____

Eric Plaag, Chair **Marlene Crosby, Board Secretary**

Communication: December 6, 2022 HPC Advisory Meeting Minutes (Adoption of Minutes)

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
December 13, 2022, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:
Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and James Sharp

Council Liaison: Virginia Roseman

Town Staff in Attendance:
Jessica Mitchell-Long-Range/Special Projects Planner, Christy Turner-Senior Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Mr. Jim Deal-Attorney from Deal, Moseley and Smith, John Winkler-Winkler Organization, Judah Goheen-Winkler Organization, Sarah Long-828 Real Estate, Matt Long-Capehart & Washburn, LLC, and Scott Macintosh-Allen Tate Realty, Jodie Feimster

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CALL TO RECONVENE

Chair Eric Plaag reconvened the HPC Quasi-Judicial meeting, held via WebEx, from December 6, 2022, to order at 3:01 p.m.

CASE Z05737-052522 – Wilcox Warehouse – COA – Modification of Previous COA

John Winkler, on behalf of Howard Street Ventures II, LLC (Wilcox Warehouse), has requested to modify a Certificate of Appropriateness for Major Work (COA) for the façade at 173 Howard Street (Watauga County PIN 2900-79-8147-000). The applicant proposed to install siding on the upper portion of the façade with the same type of siding as the lower portion.

Chair Plaag swore in Ms. Jessica Mitchell, Long-Range/Special Projects Planner, and Ms. Christy Turner, Senior Planner.

Chair Plaag opened this case by confirming that Mr. Jim Deal from Deal, Moseley, and Smith, represented the applicant, Mr. John Winkler, from Howard Street Ventures. Chair Plaag asked Mr. Deal if he anticipated having any witnesses for this case. Mr. Deal noted that possibly Mr. Judah Goheen from the Winkler Organization might speak, but he did anticipate that Mr. Winkler would be called a witness.

Chair Plaag asked the Historic Preservation Commission members three questions. Did any commissioner have a fixed opinion about the case that is not susceptible to change; does any commissioner have a conflict of interest regarding this case, including any financial interest in the outcome of the case or a close familial relationship with any person affected by the outcome of the case; and third, has any commissioner engaged in any undisclosed ex parte communication regarding this most recent application? There were no answers in the affirmative.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change; had any commissioner had a conflict of interest regarding this case, including any financial interest in the outcome of the case, or a close familial relationship with any person affected by the outcome of the case. There were no answers in the affirmative.

Chair Plaag asked Mr. Deal if he had any objections to the materials provided to them in advance of the hearing. Mr. Deal said he had no objections to the material in the meeting packet.

Communication: December 13, 2022 HPC Meeting Minutes (Adoption of Minutes)

Chair Plaag pointed out a change in the staff report for this case. He referred to packet page 60 and under the section for the Request by the Applicant. He said the last sentence should read, "The applicant proposes to install siding on the upper portion of the facade with the same type of siding as the lower portion." Chair Plaag asked Mr. Deal if he objected to this change. Mr. Deal had no objection to the proposed change.

Chair Plaag asked Mr. Deal if he wanted to make an opening statement for this case; Mr. Deal replied yes, and proceeded with his opening statement.

Mr. Deal reviewed some of the past discussions of the HPC regarding the replacement of the stucco, and how the brick might be restored, and to keep the brick on the upper part of the façade of the building. He said that Mr. Winkler had contacted a person working on a historic brick building in West Jefferson, North Carolina. He noted that Mr. Winkler had asked that person to come and look at his building. He explained that at one of the HPC discussions, specifically one of the HPC members, maybe Member Watkins, thought the brick on the building was compromised to such an extent that it could not be reasonably restored. He said that Mr. Winkler had returned to the HPC because it was a condition from the prior approval that if the brick could not be restored, Mr. Winkler would need to return to the HPC for further discussion regarding modifications for this case. Mr. Deal anticipated that Mr. Winkler would need to come back to the HPC for further discussion, considering the condition of the brick.

Mr. Deal said that Mr. Winkler had not worked on the upper-floor level of the east side of the façade yet because they were not sure what they would do on the south side. He said Mr. Winkler felt he should appear before the HPC to discuss options for the pending situation with the south side of the façade.

Mr. Deal said Mr. Winkler is requesting to install the cedar board and batten siding over the deteriorated brick on the upper-level portion to match the lower-level portion of the façade. He said the applicant would work with the HPC on the appropriate colors to be applied to the façade in the historic district. He stated that Mr. Winkler and the HPC had previously discussed an awning and if it would be attached to the building. He said that Mr. Winkler wants to work with the HPC to meet the awning installation requirements.

In conclusion, Mr. Deal tenured Mr. Winkler for any questions that the HPC or Staff might have on this request. He noted that Mr. Winkler wanted to work with the HPC to fix the façade on the south side. He said then we could address what needs to be done, if anything, on the east side, which is the elevation that does not face the street, but is over the top of the other building.

Chair Plaag noted that the meeting packet on page 59 was a short letter from New River Custom Builders, Inc. He said he could not read the signature on the letter. He said he had questions regarding the note and confirmed with Mr. Deal that he should direct those questions to Mr. Winkler. Mr. Deal agreed that Chair Plaag should direct his questions to Mr. Winkler.

Chair Plaag asked Mr. Winkler to state his full name for the records. Mr. Winkler said his full name was John Thomas Winkler. Chair Plaag swore in Mr. Winkler.

Chair Plaag asked Mr. Deal if he had a list of evidentiary questions, he would like to ask Mr. Winkler. Mr. Deal asked Mr. Winkler to explain whom he contacted to evaluate the brick to see whether or not it could be restored. Mr. Winkler stated that the individual he got to assess the brick was Mr. Greg Testerman, who has much experience restoring brick; Mr. Winkler said Mr. Testerman is restoring the brick at the Historic West Jefferson Hotel. Mr. Winkler added that he had submitted some photos of the work at the Historic West Jefferson Hotel. He continued to explain that after Mr. Testerman evaluated the brick, he told Mr. Winkler there was no way to restore the brick. Mr. Winkler said after the HPC's ruling today that Mr. Testerman would come back and look at the east side and evaluate it. Mr. Winkler said Mr. Testerman

has a special tool to remove stucco from brick, and Mr. Testerman told Mr. Winkler that it was difficult to know if the stucco had penetrated the brick's surface. Mr. Winkler said Mr. Testerman would try to tell if the stucco can be removed at a future date and restore the brick. Mr. Winkler said that once we figure out what to do with the façade on the south side, we can explore what to do on the east side. Mr. Winkler said that Mr. Testerman seemed knowledgeable about historical materials and felt that Mr. Testerman had done good work on the Historic West Jefferson Hotel.

Chair Plaag opened the floor to questions from the HPC for Mr. Winkler pertaining to this case. Chair Plaag asked Mr. Deal if Mr. Testerman was not attending this meeting to testify. Mr. Deal stated that it was correct that Mr. Testerman was not present at this meeting. Chair Plaag asked Mr. Deal if he depended on the letter in the meeting packet for evidence of the brick's status. Mr. Deal said yes, and that Mr. Testerman had told Mr. Winkler to relay his information to the HPC.

Chair Plaag referred to the meeting packet on page 50, and he read the requirements from the checklist for this application, which was to cite the applicable sections of the design standards related to the proposed request. He pointed out that this section of the checklist was not checked off. He said he did not see information specifically referring to the proposed design standards, which is placing siding over the upper floor of the south elevation brick. Chair Plaag asked Mr. Deal if the meeting packet contained information on this topic. Mr. Deal explained that this request is a continuance of the previous hearing due to the determination of the building materials for the facade. He said that the things that would be included in a new application are not included in the application submittal. Mr. Deal further explained that the determination to replace what is on the lower level was made in conjunction with previous meetings with the HPC. He said he did not feel it would be appropriate because we are continuing to discuss what was put on the lower-floor level. Mr. Deal concluded that is why every box was not checked on the application.

Chair Plaag pointed out that it is good practice for an applicant, or anyone else making an application, and if an applicant appears again on a topic that has already been discussed, to be prepared to discuss the standards. He explained that the HPC would make their decision based on those design standards that apply to a case. He said it would be helpful for the HPC to see the standards the applicant thought supported their proposal to help persuade the HPC to understand the rationale behind the request from the applicant.

Chair Plaag asked Mr. Deal if Mr. Winkler had design standards to present to the HPC for this case. Mr. Deal said that Mr. Winkler is requesting the same proposed work on the upper level of the building as the lower level that the HPC previously approved. Mr. Winkler thought the same design standards would be applied to the upper level.

Chair Plaag noted that the HPC reviewed two different sets of standards in the previous discussion on the lower level. He said one set of standards reviewed was for the specific situation of the earlier storefront version. He said there was much discussion on the upper-level floor portion of the façade, and the HPC relied on a couple of standards that specifically applied to the upper floor. He said those standards differed from those used to justify the board and batten siding on the lower-level floor.

Chair Plaag asked Mr. Deal if he had other evidence to present to the HPC for this case. Mr. Deal said they did not have other evidence to present, but he was willing to review the specific standards if the HPC wanted him to for this case.

Discussion ensued on evidence for this case. Chair Plaag asked the Staff if they had other evidence to present to the HPC for this case. Ms. Turner said the Staff did not have additional evidence to present.

Chair Plaag asked the HPC if they had any questions for Staff regarding this case.

Vice-Chair Bond asked Chair Plaag if the HPC needed to discuss the windows and the awning for this case. Chair Plaag said it is his understanding that the latest iteration of the application on packet page 55 references an awning type. He noted that the photograph of the awning appears to show that aluminum cables are adhering to the awning of the building. He pointed out that the visible portion of the exterior of the awning appears to be aluminum. Chair Plaag said there was no specific reference to a change with the windows in the proposal.

Chair Plaag asked Mr. Deal if he was correct in his statement about the windows. Mr. Deal said the proposal states that the window trim should match the existing façade window and door trim on the lower level. Chair Plaag asked Mr. Winkler about the existing trim on the window and door on the lower level. Mr. Winkler said there is no window trim because it all has been destroyed. Mr. Winkler said he wanted to use earth tones for the trim, but he was waiting on the HPC's direction. Mr. Deal referred to the proposal on packet page 51. He pointed out that the upper floor's window trim will match the existing façade window and door trim on the lower-level floor. Mr. Winkler agreed with Mr. Deal's statement about the window and door trim on the façade. Mr. Winkler said the proposed trim material is cedar. Chair Plaag confirmed with Mr. Winkler that he was proposing the cedar wood material for the surrounding and outward-facing trim around the windows. Mr. Winkler agreed with Chair Plaag on where he wanted to put the cedar wood material on the lower and upper floors. Chair Plaag noted that the only real element in the proposal about the upper-level floor windows is that any trim used would match the surround for the windows and doors, and the cedar trim element already in place on the upper level where the work on the lower-level floor has begun. Chair Plaag noted that Mr. Winkler is asking the HPC what color the trim and surround would be painted. Mr. Deal pointed out that the existing approval included that if the windows were not replaced, then the trim would be replaced with wood elements and not with vinyl elements in accordance with the previous approval.

Mr. Deal referred to packet page 68 for Design Standard 1.4, Commercial Properties within the District, Standards for Commercial Properties within the District, Architectural Components and Details, [Design Standards p. 61-67] Storefronts, Upper Facades, Side Elevations, and Rear Elevations. He said the proposed request falls under this standard. He explained that part of the problem is that the surrounding buildings have stucco on them. He said the HPC had previously decided they did not want stucco back on the building. Chair Plaag referred to Design Standard 1.4 and said the HPC would need to know whether it is true that the upper-floor level façade cannot be reconstructed based on the available documentary evidence.

Chair Plaag asked the HPC if they had any questions for Staff on this case. The HPC asked no questions of Staff.

Chair Plaag asked if there was any other interested party to speak or present evidence supporting the application; if there was any non-party witness to speak or present evidence supporting the application; if there was any interested party to speak or present evidence in opposition to the application; if there was non-party witness to speak or present evidence in opposition to the application. There were no answers in the affirmative.

Chair Plaag said that since no evidence had been presented in opposition, he confirmed with Mr. Deal that he did not need to rebut any evidence.

Chair Plaag asked the Staff if they wanted to present a closing statement. Ms. Turner said the Staff does not have a closing statement.

Mr. Deal gave a brief closing statement. He said it is challenging to figure out what to do on the upper-level floor façade. He said the intent was to have a person experienced in brick evaluate the south side to see if it could be restored. He said that since Mr. Winkler found out that the brick cannot be restored, Mr.

Winkler wants to ask for guidance from the HPC on the colors and a black or bronze awning. Mr. Deal said Mr. Winkler wants to work with the HPC on the issues outlined in this hearing.

Chair Plaag closed the testimony phase of the hearing.

Chair Plaag opened the floor for the HPC to discuss the evidence at hand and the standards or findings of fact that apply to them. Chair Plaag suggested that the HPC highlight the standards that appear most relevant to what the applicant is requesting.

Vice-Chair Bond appreciated Mr. Winkler and his team taking the time to work on this project because its decisions will affect the Howard Street Project. She felt the decisions would set a standard for how the Howard Street Project could proceed.

Chair Plaag voiced his concerns about the proposal specifically related to the standards. He reminded the HPC that the rationale was determined that the lower-level floor's historic components had been destroyed and nothing was existing to preserve the original appearance. He said we did not have explicit knowledge of what that appearance was for that building. He added that various renovations in the 1990s had destroyed any remaining lower-level floor elements, other than a small amount of brick on the far edges of the lower-level elevation. He said the HPC had thought it was a very different situation than the upper-floor façade that retained its brick underneath the stucco; he said some of the stucco had been removed. He said most of the HPC thought the brick was historic to the period of significance of the building. Based on the standards, he said the HPC saw a design element that should be preserved in place instead of covered over or removed. He said there was one HPC member that did not agree with this interpretation of the application of the standards.

Chair Plaag talked about Mr. Winkler's request to cover the brick on the upper-level floor. Chair Plaag referred to Design Standard 1.4, previously read by Mr. Deal.

> When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.

Chair Plaag talked about whether the original upper-level façade cannot be reconstructed based on the documentary evidence. He explained that he knows that this is a running bond red brick on the upper-level façade. He said we know the brick is not wire cut and it is replicable with the like-kind materials. He noted that Design Standard 1.4 would not apply because it is not a situation where the upper-level façade cannot be reconstructed.

Chair Plaag read Design Standards 2.2,

> It is NOT appropriate to cover or remove rather than repair or replace in kind such features when they are deteriorated. If replacement is necessary, the new materials should match the materials being replaced in composition, design, texture, color, and other visual qualities. Original architectural features that are covered should be uncovered, exposed, repaired and/or restored, and maintained.

Chair Plaag also read Design Standards 4.2,

> Whenever feasible, historic masonry, including decorative masonry features, should be repaired rather than replaced or covered. When replacement is necessary, it should always be completed using traditional materials of like composition, size, color, shape, pattern, texture, and quality to the originals that are being replaced.

He explained that, in his view, covering the upper level with board and batten on the south side would not be a congruous solution for the historic district because it violates these two standards.

Vice-Chair Bond felt that making the lower-level and upper-level façade all board and batten would not meet the design standards. She noted that using brick on the façade to make the façade look more original would be expensive.

Member Sharp asked Chair Plaag if this type of proposed change occurred in other commercial buildings on both the upper and lower levels of the façade. Chair Plaag said he is unaware of a two-story building with board and batten applied to it. He said he knew of two one-story buildings with board and batten applied to them. He said one of the buildings is where the Imprints business is located. Still, he explained it was applied after the period of significance for the district. He said another building he is aware of is the Boone Mini Mall, which on its main façade is a one-story building with a high parapet, and it had board and batten applied sometime in the 1990s. He stated that with these examples, they were not during the district's period of significance. Chair Plaag further explained in the Downtown District where the Portofino's building is located, at one time were two-story buildings with board and batten.

Chair Plaag said he did not think the use of board and batten is out of character with the district, as there was other warehouse type of buildings along Howard Street during the period of significance that used board and batten design. He noted that Vice-Chair Bond had stated earlier that it is out of character for Mr. Winkler's building for the entire south façade to be board and batten because it is not historic to the building.

Mr. Winkler mentioned the cinder block building next to his building currently discussed in this hearing, has a ten- or fifteen-foot strip with no brick on its façade, but it does have stucco. He said something needs to be done about that building façade all the way up to the roof.

Member Watkins reminded everyone that he voted against this case in the very beginning based on his expectation that it would create a new façade on this building. He said there is a proposal to put board and batten on the upper-floor level, or new brick could replace the old sprawled brick. He said that, in his opinion, in both cases, you end up with artificial constructions of the façade of that building. He said whether you propose to put board and batten on the upper-floor level or to replace the existing damaged brick on the upper-floor level, you end up with an appearance that did not exist in its historical context. He said there is no evidence that the building was half brick and half board and batten, just like there is no evidence for the building to be board and batten on the upper-floor and lower-floor levels. He felt that neither of these scenarios were historically accurate. He said he was not persuaded that either proposed solution would get an appropriate result. He said this is the reason he voted to replace the stucco because it was a verifiable treatment.

Chair Plaag pointed out that stucco was not an early treatment for this building; it was a post-1994 treatment. Member Watkins said, nonetheless, it was a documented treatment. He said whether pre-or post-1994, he felt he was not in a position to say, but it was verifiable.

Vice-Chair Bond said that she thought the HPC could agree that the original appearance of the lower-level floor no longer exists. She said to have the brick on the upper-level floor does represent a time of historical significance. She said it would be a new façade because nothing tells us what was there originally.

Chair Plaag indicated that if there is a concern for the replacement of the brick on the upper-floor level and the lower-floor level being board and batten looking unattractive, the applicant could probably make a case for re-cladding the entire building in a brick that matches the brick that is on the upper-floor portion of the façade. He said the materials used would still be congruous with the historic district, design a new storefront as allowed by the Design Standards, while also replacing the upper-floor portion of the façade

with a brick that matches what was originally there. In the photos in the meeting packet, he pointed out that it looks like the cedar siding had already been adhered to the lower floor prior to having the brick on the upper floor evaluated.

Mr. Deal pointed out that to lay brick properly; there must be a foundation to support the weight of the brick. He said the HPC had talked about starting halfway up the façade of the building. He also pointed out that the walkway in front of the building impacts all businesses. He said he disagreed with Chair Plaag's interpretation of the Design Standards; he felt that Chair Plaag had been fairly selective to the standards that he wanted to apply, and he was ignoring the other standards. Mr. Deal asked the HPC how can we all work together with the Town Council to create the most attractive Howard Street possible. He asked what appearance the HPC and Council wanted for Howard Street. He asked Chair Plaag what the next best thing for Mr. Winkler to do for this building was.

Ms. Meade pointed out that Mr. Deal stated many opinions and is not a witness and cannot provide testimony. She stated that he is the only one that has offered opinions about the structural integrity and capacity of brick to be added to the façade. She pointed out that the historic standards are clear about the need to replace like for like where there is masonry. She also pointed out that there has been no contractor testimony to provide evidence on what can and cannot be done to this building. She added that the opinions given about the building are speculation that brick veneer will not have sufficient support on this building. She noted that she is concerned about these things and the precedent it could set if the HPC were to make decisions based on speculation from an attorney.

Mr. Deal asked Chair Plaag and Ms. Meade if it would be feasible to continue the hearing on this case to allow Mr. Winkler, a licensed general contractor, to investigate and gather information on possible alternatives for the facade. Ms. Meade responded that the HPC could continue any case. She expressed her concern that the HPC needs evidence presented to them. She pointed out that Mr. Winkler is the applicant and the property owner. She stated she was unsure if Mr. Winkler could supply the expert and independent competent evidence to persuade the HPC to decide one way or the other, which is what is needed for this case. She noted she is uncomfortable that much of the information offered had been hearsay or speculation and is not permissible evidence that the brick cannot be restored. She expressed her concerns about the Commission being requested to act upon this. She told Mr. Deal it was on him and his client, Mr. Winkler, to provide sufficient evidence for this case.

Chair Plaag agreed that the next step should be for Mr. Winkler to invite a competent structural engineer to the next meeting who can testify about constructing a whole new brick façade, or a partial brick and partial board and batten façade, is feasible. Chair Plaag reminded Mr. Winkler and Mr. Deal that this building was originally a cinder block with brick applied with some support system. He said he did not hear evidence stating that the footings do not currently exist. He explained that the HPC needs to hear that evidence if there is no support system for the brick. He voiced his concern that the only evidence submitted was a short-signed letter and the HPC had no opportunity to cross-examine the person who signed the letter. The HPC had not been presented with credentials for that person to see if he was an expert in the preservation field. All that had been submitted were photos regarding the person's work on a building in West Jefferson. He said the next time Mr. Winkler comes back to the HPC, if a continuance is granted, Mr. Winkler needs to bring expert witnesses.

Mr. Winkler stated that the expert he talked to suggested a solution to replace the damaged brick to match the old brick. Mr. Deal responded that the reason for the request for a continuance is so he and Mr. Winkler could discuss contacting some other experts about the options that can feasibly be done for the façade and bring that information back to the HPC to review.

Mr. Winkler reiterated about the adjacent building with a ten- or fifteen-foot section where the stucco is falling off. He hoped a decision could be made to address the stucco issues and felt that that section presented safety concerns. Ms. Meade stated that nothing prevented Mr. Winkler from seeking a permit from the Planning Department to address any immediate safety issue on his other property.

Chair Plaag told Mr. Winkler that the HPC had not seen a proposal about the adjacent building. Chair Plaag told Mr. Winkler that if he wanted the HPC to review the issue with the adjacent building, he would need to submit a COA application if required. He explained that the HPC could review both cases at the same time, but only if a permit had been submitted for both.

Mr. Deal and Mr. Winkler said both buildings would be addressed in the case hearing. Ms. Meade said that is not how the process works. She said the buildings are reviewed on a building-by-building analysis. She told Mr. Deal that the information he stated was not accurate, and that she disagreed with Mr. Deal. Mr. Deal disagreed with Ms. Meade about how the process works and that the buildings are reviewed on a building-by-building analysis. Ms. Meade stated that it is not the fault of this Commission; only the one building had been the subject of a permit request by Mr. Winkler. Mr. Deal said the process does not allow for conversation to occur and makes decisions to occur under a certain quasi-judicial proceeding. He pointed out that no one on the HPC can explain what Howard Street will look like. Ms. Meade said it is not the HPC's job to tell Mr. Deal what Howard Street will look like. Ms. Meade told Mr. Deal that the Design Standards would have shown him what could have been approved for this case, and that for the record she disagreed with his statement. Mr. Deal disagreed with Ms. Meade regarding the Design Standards that would have shown him what could have been approved for this case. Mr. Deal said he would also note for the record he and Mr. Winkler want a continuance to work with the HPC to develop Howard Street with the community's preferred appearance.

Chair Plaag noted that Mr. Deal had requested a continuance for this case. He said he supported continuing this case to the next scheduled quasi-judicial meeting on January 17, 2023, at 3 p.m. via WebEx. There were no objections from the other HPC members regarding continuing this case.

Chair Plaag advised Mr. Deal to be prepared to address the possible solutions and evidence that justifies what proposal Mr. Winkler presents to the HPC. Chair Plaag explained that the HPC was not aware of what Mr. Winkler said about removing and replacing some of the damaged bricks because that information was not included in the letter in the meeting packet. Chair Plaag said he would be open to hearing more about possibly replacing the damaged brick. He said that would be less expensive and easier than the other two discussed solutions. He said the replacement of the brick could potentially be done in a way that would be historically appropriate.

Mr. Winkler asked Mr. Deal to ask Ms. Meade if the damaged stucco could be removed from the adjacent building. Mr. Deal explained to Mr. Winkler that he would have to address this issue with the Planning and Inspections Department and determine if it was a safety issue.

Ms. Turner said that the Staff would need the revised information for this case by December 27, 2022. Mr. Deal said it is unlikely they would not be able to get a structural engineer to contact them before Christmas. Mr. Deal told Ms. Turner that they would get the revised information to the Staff as soon as possible and would begin contacting engineers that day. Ms. Turner stated that as soon as they provide the information, Staff would work with them as quickly as possible.

At 4:17 p.m., Chair Plaag said that hearing no objection from the other HPC members of the applicant, at the applicant's request, he continued this case until either the quasi-judicial hearing scheduled for January 17, 2023, at 3 p.m., via WebEx, or such a later date as may be necessary based upon when the applicant can provide the required material to continue hearing the case.

CASE Z06199-102522 – 828 Loft Rooftop and Handrails – COA

Matthew and Sarah Long, on behalf of 828 Property Adventures, LLC, have filed an application for a Certificate of Appropriateness (COA) for major work for 766 W. King Street in the Downtown Boone Local Historic District for a renovation to the façade and roof.

Vice-Chair Bond pointed out that she is the next-door neighbor of Mr. and Mrs. Long. She felt that she would be unbiased and had no financial interest in the applicant, nor was she related to the applicant. Chair Plaag asked the HPC if they objected to Vice-Chair Bond continuing to hear this case. No Commission member had an objection to Vice-Chair Bond continuing to hear this case. Chair Plaag asked Ms. Meade if she saw a legal reason for Vice-Chair Bond not to continue to hear this case. Ms. Meade replied that this is a somewhat gray area because there is a personal association. Still, Ms. Meade continued that as long as Vice-Chair Bond feels that she can be impartial and would be able to deny the application, if necessary, then it is appropriate for Vice-Chair Bond to continue to hear this case. Ms. Meade said if Vice-Chair Bond does not think she can do this, it would be best for her to recuse herself. Vice-Chair Bond said she would deny the application if necessary.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change; had any commissioner had a conflict of interest regarding this case, including any financial interest in the outcome of the case, or a close familial relationship with any person affected by the outcome of the case. There were no answers in the affirmative. Chair Plaag asked Ms. Sarah Long if she had legal representation present for this case. Mrs. Long said she and her husband, Mr. Matthew Long, were self-representing themselves in this case.

Chair Plaag swore in and asked for Mr. and Mrs. Long to state their name for the record. Mrs. Long responded that her full name is Sarah Byerley Long. Mr. Long responded that his full name is Matthew Capehart Long.

Chair Plaag asked Mr. and Mrs. Long if they objected to the material presented in the meeting packet for this case. They did not have objections to the material in the meeting packet.

Chair Plaag asked Mr. and Mrs. Long if they had an opening statement for this case. Mr. Long said they are requesting to install a safety railing around the outer perimeter of the flat rooftop to access the second-story apartment space. He explained that this portion of the building is the tertiary elevation on the back rear side and rear side of the building off of King Street.

Chair Plaag asked Mr. and Mrs. Long if they had witnesses to speak on behalf of what they were proposing for this case. Mr. Long said no, they did not have witnesses for this case.

Chair Plaag asked the Town Staff if they had evidence to present for this case. Ms. Turner said that the Town building inspector had indicated that the proposed railings must be installed at least three feet in height for safety reasons, as a requirement of the North Carolina Building Code. Chair Plaag asked Ms. Turner to clarify, if the building inspector is saying some railings must be installed to that height, and that is what is triggering the COA process, or is the building inspector saying if you install railings, they have to be three feet in height. Ms. Turner stated that railings have to be installed on the upper portion of the building for the use of the upstairs apartment. Chair Plaag further clarified that the Town is, in a way, initiating the railing part of the proposed change to bring the applicant into compliance with the North Carolina Building Code. Mr. Turner told Chair Plaag that he was correct regarding the Town bringing the applicant into compliance with the said code.

Chair Plaag asked Ms. Meade if it was appropriate, since counsel is not present for this case, for the HPC to begin questioning the applicant. Ms. Meade confirmed that the property is in an LLC and the business is owned singly by Ms. Sarah Long. Mrs. Long said she had been a real estate agent for 15 years in Boone, and they live in Downtown Boone. She owns 828 Real Estate, and she and Mr. Long recently purchased the building and want to preserve it.

Ms. Meade advised Mr. Long to state his credentials which would be pertinent to his testimony. Mr. Long said he is a licensed General Contractor and owns Capehart Construction. He said he is physically renovating the upstairs apartment in the building. Mr. Long noted that he had read through the Downtown Boone Design Standards, and he tried to locate sections within the document specific to adding safety railings on a flat rooftop. He said he struggled to find specific sections that relate to that topic. He said he did reference some sections that are somewhat related to adding safety handrails to the rear flat roof addition to the building. He said they have a rear stairwell with existing steel stairs and a railing that goes up to the upper portion of the building. He said they are trying to match the existing railing with a similar black railing nearly invisible from King Street.

Ms. Meade asked Mr. and Mrs. Long if there was any proposal to remove or modify any existing architectural elements of the building; Mr. and Mrs. Long replied no. Ms. Meade asked if they were expanding any walkway or sitting area in any way as part of this proposal. Mr. Long responded that there is a metal grate walkway on the roof that goes from the rear stairs to the rear entry of the upstairs apartment. He said they want to change the metal grating to a more user-friendly, safer walking surface that can be maintained in winter. He explained that there are some seating areas on the roof membrane, along with a protective rug. Ms. Meade asked if they wanted to put down sleepers or wooden pieces that would hold up the new walkway. Mr. Long said that was correct, they wanted to put down sleepers to hold up the new walkway. Ms. Meade asked if those sleepers would rest directly or be attached to the roof, and said Mr. Long should clarify which way it would be. Mr. Long clarified that these are the only new attachments that are being proposed in this application other than the railing. Mr. Long explained that the railing would be attached to pressure-treated wood sleepers on a walking surface, not to the roof membrane or the building itself. He said the reason is that the roof membrane can be maintained over time.

Ms. Meade asked Ms. Turner to clarify why this proposed application was presented to the HPC for review. Ms. Turner said it was because the railings could be seen from King Street. Ms. Meade confirmed that the proposed application was not considered minor work. Ms. Meade asked Ms. Turner to verify that the addition of the railings changing the appearance of the building was the reason for this application to be reviewed by the HPC. Ms. Turner pointed out that in Appendix D, if there is any change to roofing material, the HPC must review the change. Ms. Meade said the applicant is not changing the roofing material; they are adding sleepers on top of the current roof material and not changing the roofing material.

Ms. Meade confirmed with Mr. Long that the sleepers are pressure-treated wood that holds something on top of them by its weight.

Chair Plaag referred to the drawing on packet page 92 and read that it was proposed to be a new walking surface over existing TPO roofing with new Trex decking on PT sleepers; he asked Mr. Long to describe the Trex decking material. Mr. Long said it is a composite decking board with recycled plastic and wood fiber content. He explained that the purpose of the Trex decking is to allow them to have a safe walking surface where they can shovel snow. He said it would also protect the roof membrane below the decking material from being damaged.

Chair Plaag read Design Standards Section 13, Additions to Existing Buildings in the District, Design Standards Section 13.1 of the Design Standards, and voiced his concern regarding new additions.

> New additions should be compatible with the original building in scale, placement, proportion, and design, including roof shape, materials, color, location and design of windows and doors, cornice heights, and other design elements. Synthetic, non-traditional materials are not permitted in alterations to existing buildings, and the use of the highest-quality, historically appropriate, exterior facing materials is encouraged.

He explained that synthetic, non-traditional materials are not permitted in alternations to the existing building. He asked Mr. Long if, instead of using Trex, which is not historical to the district, he said would it be possible to use pressure-treated lumber on the pressure-treated sleepers as a decking material. Mr. Long said they could use pressure-treated lumber over the pressure-treated sleepers. Mr. Long pointed out that he interpreted Section 13.1 as a change in a roofing or façade material. Mr. Long said they want to put a protective layer over the flat membrane roofing and are not proposing to put Trex decking up the front stairs to Mrs. Long's office from King Street. Mr. Long reiterated that they are proposing a material to protect the roof membrane that can be more easily maintained. He explained that they proposed the composite material for longevity and that it does not require maintenance such as staining or chemical treatment. Mrs. Long added that the Trex composite material does not get the slick coating from mold or mildew like pressure-treated wood. She felt safer walking on the Trex material, especially in bad weather.

Chair Plaag asked Mr. Long if the sleepers would be attached to the existing TPO roof. Mr. Long said they would be free-standing on the roof material. Chair Plaag asked Mr. Long if it was a fair description to say that it is sort of like taking a grill grate and setting the sleepers down onto the roof. Mr. and Mrs. Long agreed with Chair Plaag's description. Chair Plaag asked if the Trex material would be physically attached to sleepers but not physically attached to either the TPO roofing or the outer walls of the building; Mr. Long replied they would not be attached, but be free standing on the roof material. Chair Plaag asked Mr. Long, given his background, if he would consider this proposed change a permanent or a temporary movable element put on top of the building. Mr. Long explained that the Trex is moveable and not an affixed addition to the building. He said it would be a newly added layer of protection for walking across the roof surface. He said, unfortunately, the way to access this apartment space is to walk across a flat roof; if you wandered off the path, someone could fall off the rooftop. He added that the railings would attach to the sleepers and the decking material. He said the whole assembly he just described could be removed if the membrane needed to be replaced in the future.

Chair Plaag reviewed the following Design Standards, Section 7.6 see below:

> 7.6 Rooftop additions to existing commercial buildings, including those intended to accommodate elevator shafts, bars, decks, kitchen prep areas, social areas, or solar arrays, or to otherwise enable recreational use of open rooftops, are generally not appropriate if any portion of the rooftop addition is visible from the street-level right of way adjacent to the primary elevation.

Chair Plaag pointed out that in the following Design Standards, Section 7.6, which refers to rooftop additions to existing commercial buildings, could apply to this proposed change. He said this section of the standards includes social areas. He said he understood that the proposal does not include adding a new social area. He said the proposed decking change of the floating sleeper/decking system would increase the social area, and people can now step on any part of the decking with the sleepers installed,

not the TPO roof. Mrs. Long said the sleepers would not go over the entire TPO roof. She referred to the photo on packet page 95 that showed the proposed area for the decking material.

Chair Plaag reviewed the following Roof Sections 7.6.A, 7.6.B, 7.6.C, and 7.6.D see below:

7.6.A. Rooftop additions should never be more than one story (10 feet) in height from the roof surface of the existing building.

7.6.B. Rooftop additions should never destroy or damage character-defining features of an existing building, and they should be designed to be compatible with both the size, scale, color, material, form, style, and character of the building on which they are erected and the historic district as a whole. Rooftop additions should be subordinate to the existing building in size and design, and compatible with its massing, scale, materials, and features. Nevertheless, additions should be sufficiently differentiated as new elements from original components of the existing building.

7.6.C. Rooftop additions should be positioned on the roof to eliminate the possibility of the structure being visible from the street-level right of way located along the building's primary elevation. For buildings located on corner lots, additions should not be visible from the streetside secondary elevation, either. In the vast majority of cases, this will mean positioning the addition within the one-third portion of the rooftop located closest to the tertiary elevation of the existing building. In many cases, rooftop additions are most feasible on buildings at least four stories in height located adjacent to taller buildings or existing high party walls that will help shield the rooftop addition from street-level view.

7.6.D. Rooftop additions should maintain the lowest possible profile in their construction, so that walkways, decks, seating areas, solar arrays, and similar components are built as close as functionally possible to the original roof surface of the existing building.

7.6.E. Rooftop additions must be approved through the Conditional District zoning process prior to being considered under the Certificate of Appropriateness process associated with these Standards.

Chair Plaag asked Mr. and Mrs. Long some questions regarding these sections of their proposal. He referred to Section 7.6.A asked Mrs. Long if the railing would be more than ten feet in height. Mrs. Long said the railing would be three-feet in height. He referred to Section 7.6.B and asked if they were destroying or damaging the character-defining features of an existing building. Mrs. Long said no, they are trying to preserve it. He referred to Section 7.6.C and said that to the extent possible, the railing and the sleepers and decking are designed to be behind the gabled roof and positioned to be in the tertiary portion of the roof and not visible. He asked Mrs. Long, when standing in front of the building on King Street can the railing or decking be seen. Mrs. Long said not if you are standing in front of the building, but if you go into the neighboring parking lot, you could see the railing. Mr. Long added that the top portion of the railing could probably be seen but not the decking. Chair Plaag referred to Section 7.6.D and asked if the intention was to maintain the lowest possible profile in their construction, along with meeting the requirements of the North Carolina State Building Code. Mr. Long said they intend to meet the said code requirements.

Chair Plaag referred to Section 7.6.E and asked Ms. Meade if this request is considered a rooftop addition and, if so, does it have to go through the Conditional District (CD) zoning process. Ms. Meade explained that Staff determined that it did not need to go through the CD zoning process because the use preceded the change that requires the CD zoning approval by Council. She said if it had not been for the railings,

Communication: December 13, 2022 HPC Meeting Minutes (Adoption of Minutes)

which could be considered to change the streetscape or the aesthetic of the building, that this request would have been appropriate for approval as minor work by Staff for the precise reason that nothing is being changed. She said there is no structural addition or fixture, architectural elements of the building are not being modified or changed because of the sleeper construction, and none of the Trex system would be viewable from any public place.

Chair Plaag opened the floor for the HPC to ask questions of Mr. and Mrs. Long. The HPC asked no questions.

Chair Plaag asked if there was any other interested party to speak or present evidence supporting the application; if there was any non-party witness to speak or present evidence supporting the application; if there was any interested party to speak or present evidence in opposition to the application; if there was non-party witness to speak or present evidence in opposition to the application. There were no answers in the affirmative.

Chair Plaag informed Mr. and Mrs. Long that they have the right to rebut any evidence for this application. He pointed out that there was no evidence to rebut for this application.

Chair Plaag informed Mr. and Mrs. Long that they might take the opportunity to give a summary or closing statement for their case. Mrs. Long stated that she and Mr. Long could answer any questions on their application; otherwise, she felt everyone was clear on their proposal.

Chair Plaag asked the Staff if they wanted to make a closing statement for this case. Ms. Turner said the Staff did not wish to make a closing statement for this case.

Chair Plaag explained that the HPC would discuss the evidence at hand for this application. Chair Plaag asked Ms. Meade if the HPC needed to make a finding of fact regarding the attachment method of the railings, sleepers, or decking material. He said that since no contradictive evidence was presented, he asked if it is acceptable to proceed that the evidence is accurate. Ms. Meade said it is undisputed; therefore, a finding of fact is not necessary. She advised Chair Plaag that he could reference this information in the final legal conclusion.

Chair Plaag began a discussion on the conditions of approval and referenced that there are an automatic set of three conditions found on packet page 110 see below:

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

- Where there is a conflict between the application information (October 25, 2022), and the plans (October 25, 2022), 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 (his or her) 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.

Chair Plaag asked Mrs. Long if she objected to any of the automatic conditions in the meeting packet. Mrs. Long said she had no objection to the said automatic conditions.

Chair Plaag asked if any HPC member had other conditions with reference to the Design Standards to be placed on this case. The HPC discussed no other conditions for this case.

Motion and Vote:
Member Watkins made a motion, seconded by Member Sharp, that the HPC grants the requested Certificate of Appropriateness because it meets the Design Standards as discussed, and the HPC finds the proposed work is congruous with the Historic District.

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

ADJOURNMENT
Member Sharp made a motion, seconded by Vice-Chair Bond, to adjourn the meeting at 4:58 p.m.

_____ _____

Eric Plaag, Chair **Marlene Crosby, Board Secretary**

watauga arts council

Dear Downtown Boone Historic Preservation Commission,

I am writing in partnership with the Downtown Boone Development Association to submit materials for advisement on a mural we wish to commission on the side of a private building on Howard Street in Downtown Boone. The mural is part of the NC Music Murals Project and will honor Doc and his son Merle Watson, who have made significant contributions to the music industry and have ties to the local community.

Included in this submission are images of the proposed mural design, as well as information about the artist who will be creating the mural. We have also included documentation of the building's historical significance and any potential impact the mural may have on its preservation.

We understand the importance of preserving the historical integrity of the downtown Boone area and are committed to ensuring that this mural aligns with the guidelines the Downtown Boone Historic Preservation Commission set forth. We are excited to work with you to bring this tribute to Doc and Merle Watson to life in a way that both honors their legacy and respects the history of the community.

Thank you for your time and consideration.

Sincerely,

Amber Bateman
Executive Director

377 Shadowline Drive
Boone, NC, 28607

828-264-1789
director@watauga-arts.org
watauga-arts.org

Mural Proposal
NC Music Trail Mural Project: Doc and Merle Watson
260 Howard Street / 260 Howard St Property, LLC. Request
1/27/23

The Downtown Boone Development Associations in partnership with the Watauga Arts Council and private citizens, Amy and Mike Forrester, would like to request advisement from the Historic Preservation Commission on a proposed mural project for the side of the wall of 260 Howard, Boone NC 28607.

Property Information:

Address:
260 Howard St. Boone, NC 28607

Zoning District:
Central Business

Parcel Number:
2900881759000

Applicants Name(s):
Mike and Amy Forrester in partnership with DBDA, Watauga Arts Council

Property Owner's Name:
260 Howard St Property, LLC
Representatives - Mike and Amy Forrester

Contact Info:
Mike Forrester - therealmikeforrester@gmail.com, 828.719.6292
Amy Forrester - amyforrester1977@gmail.com, 828.719.0989

Landmark District Information:
Downtown Boone Historic District

History of the Building:
Miller's Army Surplus closed in approximately 1999 and the building sat vacant. Before Miller's Army Surplus it was Wilson's Feed Store.

Letter of Approval from Building Owners:
Mike and Amy Forrester, as representatives of 260 Howard, LLC, verify permission to apply the NC Musician Mural Trail mural of Doc and Merle Watson to the property located at 260 Howard St, Boone, NC.

Project Details:

Cost:
$20,000

Project Type:
Public Art / Wall Mural

Timeline:
We have a goal of completing this project in time for the NC Arts Council Board of Directors bi-annual meeting which will be hosted in Boone June 13th and 14th forllowed by the Town's second annul Boonerang Misic and Art Festival. We would like to begin the project in May; it should only take one week to complete.

Artist Information:
Scott Nurkin - As part of the NC Music Mural Trails (see proposal for more information)
https://youtu.be/TCDK0JV0lkA
Musicianmuralsproject.com
Instagram:@themuralshop

Paint Process/Materials:
The artist will lay down a latex masonry primer and background color using Sherwin Williams products. Then the detail work is done with aerosol called Montana 94. It's incredibly durable. He will finish the mural with a protective latex matte finish clear coat. See additional information about the mural in support materials.

Plaque:
The acrylic plaques are screwed in and a protective clear plexiglass goes over top. The artist will attach the plaque by drilling 4 small pilot holes into the concrete/brick/mortar and then place anchors inside the holes and seal them with epoxy. Because they are plastic they will not weather in rain or heat or cold.

Project Significance:

Boone, North Carolina is a historically significant town known for its rich cultural heritage and deep roots in traditional music. The inclusion of Boone in the NC Music Murals Program is an important recognition of this heritage and an opportunity to celebrate and honor the musicians who have shaped the local music scene.

The NC Music Murals Program is a statewide initiative that aims to celebrate North Carolina's rich musical history by commissioning public murals that pay tribute to the state's most infl uential musicians. By including Boone in this program, the town is given the opportunity to showcase its own musical legacy and the contributions of local artists to the broader state and national music scene.

Boone has a long history of traditional music, and is home to many musicians who have made significant contributions to the genre. Doc and Merle Watson, for example, are local musical icons who have made significant contributions to the world of traditional music. The mural project will honor their legacy and make sure that their contributions to the music industry will be remembered.

In addition, the mural will also serve as a way to promote tourism in the area and attract visitors interested in experiencing the town's rich musical heritage. It also p rovides an opportunity to revitalize the community by adding art and culture to the streetscape. Projects like this will serve as prompts for residents and visitors alike to learn more about our town’s history.

Overall, the inclusion of Boone in the NC Music Murals Program is an important recognition of the town's significant cultural heritage and an opportunity to celebrate the contributions of local musicians to the broader state and national music scene.

hinting at Gilbert's alterations to the original dimensions of the storefront entrance. This entire area fell beneath a standing seam, tin awning designed to exhibit an Asian influence. The space between the top of the awning and the roofline was featureless with the exception of terracotta coping. Solar panels on the roof could also be seen from the north elevation. A sloped, concrete pad, textured to suggest a swirled brick pattern, lay between the front of the building and Howard Streeet. Gilbert had also added two concrete lion statues on stands just outside the entrance since completion of the survey.

The east and west elevations were not visible due to the neighboring buildings, WT0855 to the east and WT0857 to the west. The south elevation, which was likely concrete block originally, had been clad in parging. A single-light, metal door in metal framing was centered on each floor, one directly over the other. To the west of the door on the basement floor there was a small, one-over one, double-hung sash, metal window, with a similar, slightly larger window directly above this on the first floor. To the east of the basement door was a side-by-side, single-light, sliding window with a horizontal light directly beneath; this configuration was repeated on the first floor level. A metal staircase with return, beginning behind a concrete wall in front of the basement entrance, provided access from the basement floor to the first floor. Metal coping ran along the roofline and stopped at the parapet wall on the east and west elevations. From the south elevation, a rooftop deck with a metal railing and a front-gabled addition featuring a complex window wall and a small amount of parging on its east end could be seen. This feature was added during the 2015 renovations and was not at all in character with the original appearance of this building. Additional renovations began in August 2019, but details were not yet visible at the time this report was completed.

WT0857 Wilson's Feed Store Building (1948)
260 Howard Street

This one-story, concrete block building with a basement was completed in early 1948 for Ivey Wilson, the owner of Wilson's Feed Store. Wilson bought the land from John W. Hodges in 1946 (Deed Book 60, Page 480), and a brief blurb in the *Watauga Democrat* on February 5, 1948, reported, "Glad Ivey Wilson is located in his brand new building on Howard Street with his feed store…. Likewise, Shields Christian, the tinner, finds permanent quarters alongside the feed store." The tin shop referenced was WT0856. Wilson appears to have run into financial difficulties in 1955; his consistent advertising for the store ended in April 1955, and by July he was listed as being in arrears on taxes. He sold the property to J. B. and Carrie Winkler in August 1956 (Deed Book 77, Page 257). The building remained in the Winkler family's control until 1984, when it was sold to Paul E. Miller (Deed Book 243, Page 357), who operated Miller's Salvage for many years at this location. The building is presently vacant and in deteriorated condition.

The north elevation is composed of red brick veneer in a running bond pattern that ties into WT0856 to the east. Portions of the brick appear to have been whitewashed at some point in time, with gaps in this whitewashing where signage and other façade coverings were likely present. A large, twenty-four light, garage bay door in a wooden frame is

Communication: Exhibit 3 Historic Information Architecture Survey Excerpt WT0857 (HPC Advisory Review of the Doc & Merle Watson Mural

located on the east side of the north elevation. The west half of the north elevation consists of a metal, single-light door in a wooden frame directly underneath a square, single-light transom, also in a wooden frame, and is reached by crumbling concrete stairs that run parallel with the façade plane. Two-over-two, single-light, plate glass windows set in a wooden frame with rowlock sills flank the metal doorway. Aside from its stepped parapet with terracotta coping and a few courses of concrete block, the east elevation is entirely obscured by WT0856. The west elevation is composed of painted concrete block with a stepped parapet roofline topped with terracotta coping. The west elevation is otherwise unremarkable. A short, concrete-capped, interior chimney stack, probably in service to a boiler, rises near the center of the west elevation.

The south elevation, composed of the same painted concrete block as the west elevation, exposes the basement level of the structure. The first floor has three two-over-two, metal windows in metal framing. The basement floor has three side-by-side, single-light windows in metal framing, two of which have been boarded over with plywood. The east corner of the south elevation has a large opening that was more then likely once a garage bay but has since been replaced with a small, wooden door and fitted with plywood in the space surrounding the door. A wood board serves as coping along the rear roofline. Otherwise, the roof is flat and likely covered with rubber.

WT0858 Pastime Theatre Building (1924)
703 West King Street

This much-altered building was originally the home to the Pastime Theatre, a business venture of A. E. Hamby and W. R. Winkler. Hamby and Winkler had been showing movies at the 1904 Watauga County Courthouse, under the name "Dixie Theater," but decided in 1924 that they needed a proper theater building. Throughout 1924, coverage of the work on this new building, which was built on land acquired from W. L. Bryan in 1921 (Deed Book 28, Page 325), referred to it as the "Dixie Theater Building" (see, for example, *Watauga Democrat*, June 26, 1924). One brief blurb attributes construction of the building to contractor Will Hodges (*Watauga Democrat*, May 8, 1924), while a contractor named Knapp was responsible for the interior of the theater (*Watauga Democrat*, July 24, 1924). The building is visible while under construction as an island unto itself in an image from early 1924 (as reprinted in Ste-Win-2, and misdated circa 1919). Gleaning from photos of the building from the 1930s and 1940s, the Pastime Theatre Building was originally a two-story, commercial block, brick building with a stunted parapet north elevation and a stepped parapet roofline with terracotta coping on its east and west walls. The north elevation had an unusual half-moon design at the center of its parapet wall, which was coped, surprisingly, in brick. The second floor featured three symmetrically spaced, one over-one, wooden windows with soldier course lintels and rowlock sills. The first floor of the north elevation offered a gorgeous set of three, rounded arch openings, with a triple tier of rowlock arches set on corbel-collared brick impost columns. These arched openings entered into what most have been a fairly deep arcade as seen in a circa 1949 image by Paul Weston (Par-Wes-02-021) and the 1936 H. Lee Waters film of Boone. Unfortunately, no photos of the full interior of this arcade are known to survive, making it difficult to know

WT0856_Boone_ChristianTinShopBuilding_12-15_ch-01.JPG

WT0857_Boone_WilsonsFeedStoreBuilding_12-15_ch-03.JP

WT0858_Boone_PastimeTheatreBuilding_11-15_ep-03.JPG

WT0859_Boone_BooneElectricCompanyBuilding_08-19_ep-1.JPG

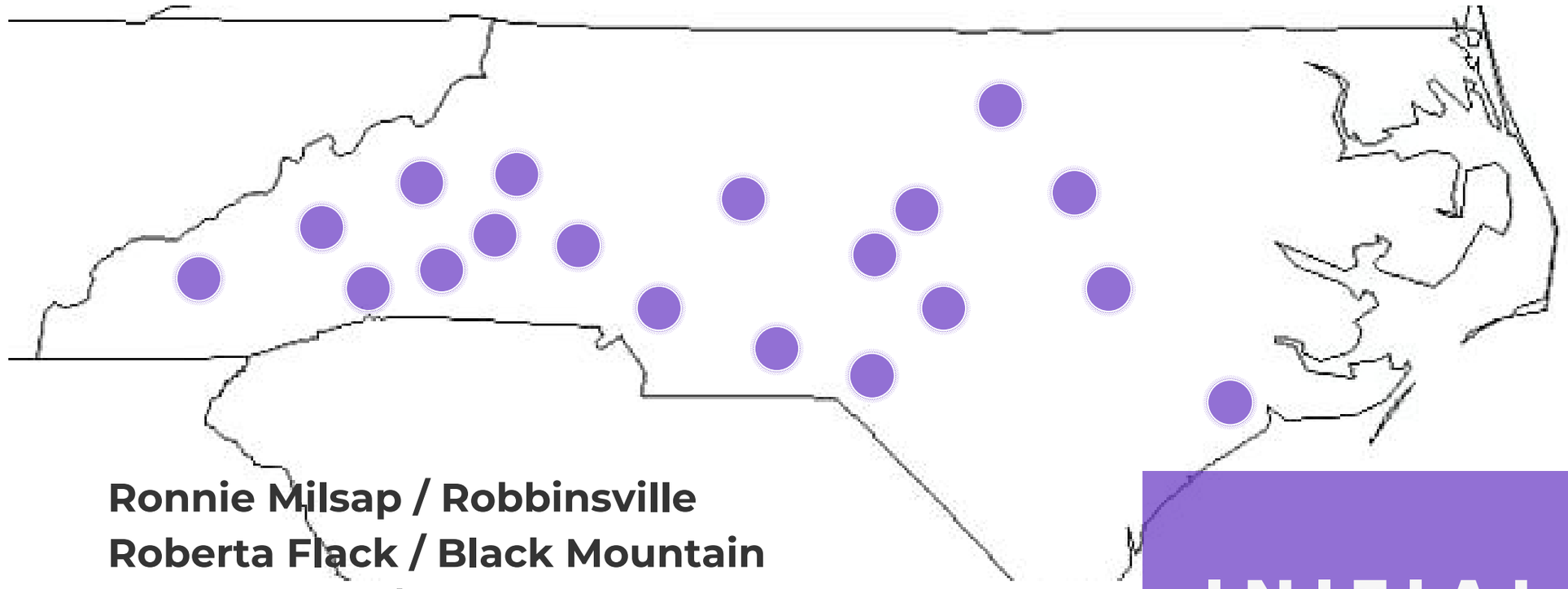
Communication: Exhibit 3 Historic Information Architecture Survey Excerpt WT0857 (HPC Advisory Review of the Doc & Merle Watson Mural

The Mural Shop

NC MUSICIAN MURALS

Communication: Exhibit 4 Artist Mural Proposal (HPC Advisory Review of the Doc & Merle Watson Mural Project)

Honoring the state's most acclaimed musicians in their birthplaces...



Ronnie Milsap / Robbinsville
Roberta Flack / Black Mountain
Nina Simone / Tryon
Earl Scruggs & Don Gibson / Shelby
Randy Travis / Marshville
John Coltrane / Hamlet
Elizabeth Cotten / Chapel Hill
Betty Davis / Durham
Blind Boy Fuller / Wadesboro
Jimmy Wayne / Kings Mountain
Ben E. King / Henderson
Thelonious Monk / Rocky Mount
Del Reeves / Sparta
Max Roach / Newland
Tori Amos / Newton
Doc & Merle Watson / Boone
George Clinton / Kannapolis
9th Wonder / Winston-Salem
Link Wray / Dunn
Luke Combs / Huntersville
Eric Church / Granite Falls
Maceo Parker / Kinston
Percy Heath / Wilmington

INITIAL MURAL SITES

*BOLD INDICATES COMPLETED

#NCMMTRAIL

NC DEPARTMENT OF NATURAL AND CULTURAL RESOURCES

THE TRAIL

Founded fifteen years ago by Scott Nurkin, a UNC-Chapel Hill graduate and Lorenzo de' Medici School of Art attendee, The Mural Shop specializes in the painting, installation, and restoration of large-scale murals and signs.

With the **NC Musician Murals Trail**, Nurkin honors the state's most renowned musicians with murals in their hometowns.

Originally prototyped and well-publicized as a collection of smaller portraits at Pepper's Pizza on Franklin Street in Chapel Hill, Nurkin's project is a personal ode to the musical legends he revered as an artist and drummer growing up in Charlotte. It was later expanded by a commission from Mark Katz and is now housed at the UNC Music Department.

The project creates a statewide trail for visitors to experience and is intended to foster pride in both the host communities and North Carolina's overall musical legacy.

Budget: $20,000

- Labor + Artwork (design/wall prep/paint/clear coat varnish): $16,500
- Materials (paint/clear): $700
- Lift: $2000
- Travel (mileage/accommodations): $800

Communication: Exhibit 4 Artist Mural Proposal (HPC Advisory Review of the Doc & Merle Watson Mural Project)

NC MUSICIAN MURALS

Doc Watson

Born: March 3, 1923, in Deep Gap, NC
Died: May 29, 2012, in Winston-Salem, NC

Merle Watson

Born: Feb. 8, 1949, in Deep Gap, NC
Died: Oct. 23, 1985, in Lenoir, NC

Doc Watson, who lost his eyesight early in life, learned to play the fretless mountain-style banjo, switching to the guitar later. After marrying his fiancée Rosa Lee in 1947, he started playing the clubs in Boone to support the young couple. There, he met musician Ralph Rinzler, who immediately saw a chance to showcase traditional mountain music with Watson as the star. While Watson was on the road, Rosa Lee taught their son Merle how to play the guitar. Soon enough, he started touring with Doc, and they traveled together for 20 years until Merle died in 1985. Despite his son's death, Doc continued to perform and won many Grammy awards, including the lifetime achievement award.

Scan to Learn More!

Muralist: Scott Nurkin
This is a NC Music Mural Trail site, presented by the NC Department of Natural and Cultural Resources

NC DEPARTMENT OF NATURAL AND CULTURAL RESOURCES

NC MUSICIAN MURALS

COME HEAR NORTH CAROLINA

blue ridge MUSIC TRAILS of North Carolina

Communication: Exhibit 5 Image Detail of Acrylic Plaque (HPC Advisory Review of the Doc & Merle Watson Mural Project)

Digital Watauga

Communication: Exhibit 6 Sumitted Historic Photo Digital Watauga (HPC Advisory Review of the Doc & Merle Watson Mural Project)

Communication: Exhibit 7 Current Condition 260 Howard Street (HPC Advisory Review of the Doc & Merle

Communication: Exhibit 8 Current Condition 260 Howard Street (HPC Advisory Review of the Doc &

Doc and Merle Watson Mural in Downtown Boone, NC

The last couple of years have been big for Downtown Boone: a local historic district designation, the town's first major music and arts festival, and the sights, sounds and celebrations of the town's sesquicentennial. All of these things, and the hard work of our public servants, staff, and community partners, have created an exciting atmosphere for progress and growth in our town. The Downtown Boone Development Association, along with the Watauga Arts Council, is pleased to propose the opportunity for Doc and Merle Watson to be added to the North Carolina Musician Mural Trail.

The trail, which seeks to memorialize storied NC musicians in their birthplaces, boasts 13 completed murals across the state. Some of the completed murals to date include Earl Scruggs and Don Gibson in Shelby, Randy Travis in Marshville, and John Coltrane in Hamlet. The team responsible for this project has hoped to add Doc Watson and Merle Watson to the list for some time. The best location for this mural is Downtown Boone, and the perfect time to accomplish the mural is now.

The State of North Carolina General Assembly has declared 2023 as the Year of the Trail: an initiative to showcase the vast network of trails across North Carolina which provides recreation, connection and stimulation for local economies. The NC Musician Mural Trail has been recognized by the State Department of Natural and Cultural Resources, and each mural site will be complete with a QR code to share the other sites along the trail. Doc Watson would have turned 100 this upcoming March, on the 3rd. This milestone birthday will be celebrated at this year's kickoff for the Boonerang Festival, on June 17th, with a celebration concert at Appalachian Theatre of the High Country. Boonerang is the natural fit for the mural unveiling, which will be located steps away from the festival's main stage.

There are times when opportunities align to push us all forward. The opportunity to memorialize Doc and Merle Watson with this mural is a beautiful example of that.

Sincerely,

Paige Henderson
Downtown Development Coordinator, Town of Boone

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, NW
Washington, DC 20240

H36 (2256)

December 14, 2022

Kristi Brantley
CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
109 East Jones Street
4617 Mail Service Center
Raleigh, NC 27699-4617

Dear Ms. Brantley:

Thank you for forwarding the necessary documentation concerning the Town of Boone's application for participation in the Certified Local Government (CLG) Program. I have reviewed your submission and am pleased to concur in your recommendation that the Town of Boone be certified as provided for in the National Historic Preservation Act (54 USC Section 3025).

The date of certification will be recorded as the date of this letter. We are also providing a copy of this letter to the Town of Boone.

We welcome the Town of Boone as a local partner in the Federal Preservation Program and look forward to working with them to preserve what makes their community special and significant. They have been added to our CLG database and can find their listing there as well as more information on the CLG program by going to: www.nps.gov/clg

If you have any questions about this letter, please feel free to contact me by email at CLG_info@nps.gov.

Sincerely,

Megan J. Brown
Chief State, Tribal, Local Plans and Grants/Acting Certified Local Government Coordinator

cc: Jessica Mitchell, Long-Range/Special Projects Planner, Town of Boone

Jessica Mitchell - EXTERNAL EMAIL - Town of Boone CLG Certification

From: NPS CLG Info <CLG_Info@nps.gov>
To: "Brantley, Kristi" <kristi.brantley@ncdcr.gov>
Date: 12/15/2022 5:51 PM
Subject: EXTERNAL EMAIL - Town of Boone CLG Certification
Cc: "jessica.mitchell@townofboone.net" <jessica.mitchell@townofboone.net>, "...
Attachments: Boone_Certification_12.14.22.pdf

Dear Kristi Brantley,

Attached please find the signed NPS letter concurring with the North Carolina State Historic Preservation Office's certification of the Town of Boone as a Certified Local Government (CLG). Congratulations!

Please note that the date of the letter, December 14, 2022, is the official date of certification, which can be found in the NPS online database of Certified Local Governments (CLG) at this URL: https://link.edgepilot.com/s/c763bb37/WYzeid2VKk6xy9KmtrKogw?u=https://www.nps.gov/subjects/clg/index.htm

In addition to becoming a CLG community member, we would like to feature you on our Heritage & Historic Preservation – NPS Facebook page. If you, or someone else, could provide a short paragraph about the history of the Town of Boone and/or why the Town wanted to become a CLG, please reply to this email with that paragraph. If you include an image, please include a caption and credit for any photograph. If no response is made, a short paragraph can be written by one of our staff.

Thank you,

Marissa Jayawickrema

State, Tribal, Local, Plans & Grants Division
National Park Service
1849 C Street, NW Mail Stop 7360 (mail sent USPS will be irradiated)
Washington, DC 20240
202-354-2020

https://link.edgepilot.com/s/c32f25c8/15e8k2yiR0SLWttNdAFEdA?u=https://www.nps.gov/clg/
https://link.edgepilot.com/s/f6e73937/Dm7hB_o18U6qBfnEx2o43A?u=http://www.nps.gov/stlpg
Like us on Facebook! https://link.edgepilot.com/s/c6e9be45/iGxpdOZCuk6OTi9U_nlxpA?u=https://www.facebook.com/HHPreservItNPS
Follow us on Twitter! **@HHPreservItNPS**
Learn more on YouTube! https://link.edgepilot.com/s/27d810cd/Lbm-ON9xJ0CpuAIIWUc9_g?u=https://www.youtube.com/channel/UCQtHTIsXyd3VuIfNcQ8agUg/

Jessica Mitchell - EXTERNAL EMAIL - Re: Town of Boone CLG Certification

From: "Brown, Megan J" <Megan_Brown@nps.gov>
To: NPS CLG Info <CLG_Info@nps.gov>, "Brantley, Kristi" <kristi.brantley@ncd...
Date: 12/15/2022 6:02 PM
Subject: EXTERNAL EMAIL - Re: Town of Boone CLG Certification
Cc: "jessica.mitchell@townofboone.net" <jessica.mitchell@townofboone.net>, "...

Congratulations to the Town of Boone for joining the Federal Preservation Partnership Program!

Megan J. Brown
Chief State, Tribal, Local, Plans & Grants / Acting Certified Local Government Coordinator
State, Tribal, Local, Plans & Grants / National Park Service
1849 C Street, NW Mail Stop 7360 (USPS mail will be irradiated)
Washington, DC 20240
202-354-2062 | 202-525-0986 cell | megan_brown@nps.gov
nps.gov/stlpg | Like us on Facebook! | Follow us on Twitter! | Learn more on YouTube!
DO NOT MAIL TO OUR OFFICE - SEND DIGITALLY TO STLPG@NPS.GOV
Want to keep up with HPF Grant Opportunities? Sign up for the STLPG Bulletin!

From: NPS CLG Info <CLG_Info@nps.gov>
Sent: Thursday, December 15, 2022 5:51 PM
To: Brantley, Kristi <kristi.brantley@ncdcr.gov>
Cc: jessica.mitchell@townofboone.net <jessica.mitchell@townofboone.net>; Kegerise, Cory R <cory_kegerise@nps.gov>; Brown, Megan J <Megan_Brown@nps.gov>
Subject: Town of Boone CLG Certification

Dear Kristi Brantley,

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In addition to becoming a CLG community member, we would like to feature you on our Heritage & Historic Preservation – NPS Facebook page. If you, or someone else, could provide a short paragraph about the history of the Town of Boone and/or why the Town wanted to become a CLG, please reply to this email with that paragraph. If you include an image, please include a

Jessica Mitchell - EXTERNAL EMAIL - RE: [External] Town of Boone CLG Certification

From: "Brantley, Kristi" <kristi.brantley@ncdcr.gov>
To: NPS CLG Info <CLG_Info@nps.gov>
Date: 12/15/2022 6:03 PM
Subject: EXTERNAL EMAIL - RE: [External] Town of Boone CLG Certification
Cc: "jessica.mitchell@townofboone.net" <jessica.mitchell@townofboone.net>, "...

Wonderful news! Thank you Marissa!

Kristi

Kristi Brantley
CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (919) 814-6576
kristi.brantley@ncdcr.gov

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#StayStrongNC
Learn more @ nc.gov/covid19

And don't forget your Ws! Wear. Wait. Wash.
WEAR a face covering.
WAIT 6 feet apart from other people.
WASH your hands often.

NC DEPARTMENT OF
NATURAL AND CULTURAL RESOURCES

From: NPS CLG Info <CLG_Info@nps.gov>
Sent: Thursday, December 15, 2022 5:52 PM
To: Brantley, Kristi <kristi.brantley@ncdcr.gov>
Cc: jessica.mitchell@townofboone.net; Kegerise, Cory R <cory_kegerise@nps.gov>; Brown, Megan J <Megan_Brown@nps.gov>
Subject: [External] Town of Boone CLG Certification

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to Report Spam.

Communication: Certified Local Government (CLG) Certification Letter and Email Correspondence (CLG Certification and News - CLG

Draft Text for the Boone Cemetery Interpretive Panels
Eric Plaag
September 29, 2022

Panel #1: Boone Cemetery

You are standing on land historically associated with the Councill family and once owned by Benjamin Councill, Sr. (1795-1877). Local tradition sometimes suggests that Jacob Mast Councill (1830-1865) was the first burial here following his death at the hands of Union soldiers during Stoneman's Raid, but substantial evidence suggests that burials occurred here long before Councill's death, perhaps for several decades. Several nearby headstones point to earlier interments, even if the markers came later.

By the 1880s, local custom viewed the cemetery as the town cemetery, even though it remained on privately owned land, and from an early date, neglect and poor maintenance of the cemetery—which had no provisions for perpetual care—were a recurring problem. From its establishment, the cemetery was also racially segregated. The vast majority of the grave markers that you will see are located in this western section of the cemetery, which was exclusively reserved for White burials. The eastern section of the cemetery was also used from the antebellum period, primarily for Black people, many of whom were enslaved by the Councill family. Following the Civil War, this section continued to be used by Black residents of Boone up until the 1950s, when a new cemetery for Blacks was established by local officials at the western edge of town.

At the request of the last surviving trustee of the private organization that owned the cemetery, the Town of Boone in 2015 acquired the entire cemetery—Black and White sections—to provide for its long-term preservation. Since then, the Town has invested in significant upgrades to the cemetery, including installation of the new perimeter fence and a retaining wall at the east end of the cemetery to prevent erosion, extensive cleanup of the grounds, cleaning and resetting of stones, and various forms of historical interpretation. While occasional burials still occur here, they are limited to members of the families already included here and require Town approval.

You can use the QR code on this sign to locate specific burials. Local burial traditions, common to much of the United States, oriented gravesites to the east of the main grave marker, even if the text of that grave marker faces toward the west. Many of the graves here also feature a footstone, usually a smaller marker that often includes the initials of the deceased. Cornerstones, often bearing a single initial representing the surname of the family whose plot is marked by the stone, are also present throughout the cemetery.

Panel #2: How to Use the Boone Cemetery

[Located adjacent to Panel #1] The Boone Cemetery contains the graves of many people, Black and White, associated with the founding and early history of Boone. As such, it is considered a sacred space within the Town deserving of appropriate respect. For families and friends of those buried here, inappropriate behavior in the cemetery can be deeply offensive and upsetting. It can also cause physical harm to you or others, as well as the grave markers. We ask that you bear the following in mind as you wander through the cemetery.

- By state and local ordinance, the Boone Cemetery is open to the public only from dawn until dusk. Those in the cemetery without Town permission outside of these hours will be treated as trespassers and prosecuted accordingly.
- Please do NOT touch, lean on, or sit on ANY of the stones that you see in the cemetery. Not only is doing so disrespectful, but many stones are loose and fragile, and your weight against them can dislodge them or—worse—injure you in the process.
- Do NOT, under any circumstances, attempt to clean, do "rubbings," or otherwise make contact with any grave marker. Your activity can cause severe damage or destruction, even if it's "just once" or something you've done before. Think of this as a kind of art museum; many of the grave markers here are indeed works of art.
- Please do not remove ANYTHING that you find on a gravesite, including flowers, flags, rocks, coins, or other tributes that have been left by loved ones.
- The Boone Cemetery is more crowded than many cemeteries, and it is often difficult to know how to pass through the cemetery. Generally speaking, it is disrespectful to stand on a burial plot. To the extent that it is possible, always try to walk between headstones and near the foot-end of any burial site (remember: graves are oriented to the east of the main headstone). Keep in mind that the ground is very uneven, so be sure to look where you are walking.
- Children should never be allowed to roam freely in a cemetery and require close supervision. Some headstones can topple or shift if they are touched, seriously injuring folks standing or playing nearby. The Boone Cemetery also remains a place for quiet reflection, and children running through, playing in, or making noise in the cemetery can be both disruptive and upsetting to those who are mourning or paying respects to their loved ones.
- Adults can be good models for their children by speaking softly and politely while in the cemetery, as well as silencing their cell phones. If you encounter mourners, a funeral service, or folks paying respects, be respectful and give them plenty of space.
- The Boone Cemetery is not a place to walk your dog, have a picnic, have a party, sunbathe, rock out, play disc golf, or generally engage in entertainments. While the open grassy area of the eastern half of the cemetery may be tempting, bear in mind that it contains nearly 200 graves, the vast majority of them unmarked by traditional headstones. Just because there's no stone, that doesn't mean there's only dirt beneath your feet.

- If you generate trash while visiting the cemetery, take it with you when you leave. That includes your cigarette butts.

Panel #3: A Divided Cemetery

This panel sits at the approximate location of the line that once divided the Black section of the cemetery to the east from the White section to the west. The origins of this racial segregation of burials likely date to the original Councill family burial practices. Local tradition holds that people enslaved by the Councill family were buried in the eastern section, while Councill family members were buried at the crest of the hill to the west. Such a racial division was common in southern burial practices during the antebellum period.

Slavery may have formally ended in 1865, but racial segregation did not. Throughout the late nineteenth and much of the twentieth century, the eastern section of this cemetery was referred to in local press and official records as the "Colored Cemetery," while the western section was usually referred to as the "City Cemetery." As you can see from the mid-twentieth century plat on this panel, deed records for the two sections were also separate, with White trustees exercising control over the western section but generally claiming no control over (or responsibility for) the eastern section. Paired with the economic disparities of systemic racial segregation, this approach resulted in a better maintained western section while the eastern section was usually neglected and overgrown. Instead of the finely carved monuments that marked graves in the western section, most graves in the eastern section were marked with flagstones or not marked at all. A ground-penetrating radar survey in the late 2010s identified nearly 200 individual graves in the eastern section. [Maybe show GPR instead of plat?]

In 1958, Town officials amplified this racial division by spending taxpayer money to construct a chain link fence—on private property—along this dividing line between the two sections, as well as around the remainder of the western section. Gordon Winkler, who was Boone's mayor at the time, justified the fence as a way to keep college students from cutting through the western section of the cemetery, but the Town extended no such protections to the eastern, or Black, section of the cemetery. The Town also assumed responsibility for maintaining and mowing the western section of the cemetery but expended no such effort on the eastern section. Instead, shortly before the fence was erected, Watauga County sold land on the old County Home site, including the old potter's field there, to the trustees of the Black churches in the Junaluska community so that this land could be used as yet another segregated cemetery, this time located far out of town. Burials in the eastern section of the Boone Cemetery effectively ceased after that.[1]

In 1999, Rachel Rivers-Coffey, who at that time was one of the trustees for the western section of the cemetery, reportedly discovered disturbed remains along the south embankment of the eastern section

[1] This footnote is not to be included on the panel, but Winkler acknowledged the specifics and inconsistencies about the fence in an interview in 1979. See Mike McLaughin, "Union Soldiers, Blacks Are Buried in the Town's 'Forgotten' Cemetery," *Watauga Democrat,* August 23, 1979: B12. Winkler and the Democratic candidates for City Council actually campaigned for re-election in 1957 on the fence issue; see "A Statement to the Voters and Citizens of Boone from the Democratic Candidates for Mayor and City Council," *Watauga Democrat,* June 13, 1957: 8. On completion of the fence, see "Good Improvement," *Watauga Democrat,* October 16, 1958: 4. On the Clarissa Hill transactions, see Watauga County to Trustees of the Clairica Hill Cemetary, November 27, 1956, Deed Book 77, Page 466; and Watauga County a Municipal Corporation to Clarica Hill Cemetary, February 4, 1957, Deed Book 79, Page 74, Watauga County Register of Deeds. Burials appear to have begun at Clarissa Hill in 1955.

as a result of construction activities at ASU. To protect the entirety of the cemetery, Rivers-Coffey had the remaining trustees claim ownership over the eastern section, created a plat that merged the two sections into one holding, then transferred the property to a new cemetery group. The two sections of the cemetery remained divided by the chain link fence, however, until 2015, when the Town acquired the entire cemetery from the cemetery group formed in 1999. One of the Town's first priorities was to remove the fence that had long demarcated Boone's racial divisions among its dead.

Panel #4: Boone's Union Dead

On March 28, 1865, Union troops under the command of Major General George Stoneman entered downtown Boone from the west, where they were fired upon by members of the town's Confederate Home Guard who had taken up positions in the James W. Councill House on the site of the present downtown post office. Quickly overwhelmed, the Home Guard scattered toward Howard's Knob, and when the skirmish was over, three local residents were dead, several others were wounded, and 68 Watauga men were taken prisoner. One of those killed was Jacob Mast Councill, who did not participate in the fighting and was ambushed by Union troops as he put up his plow harness at his barn a short distance away near Cherry Street. Councill was the son of Benjamin Councill, Sr., the man who owned this land where the cemetery sits.

About a week later, a second wave of Union troops, including members of the 2nd North Carolina Mounted Infantry, entered Boone to serve as an occupying force as other detachments seized control of nearby Deep Gap and Blowing Rock. Among those new arrivals were the three White men buried here, all of whom were probably already ill with the diseases that killed them over the next ten days. William T. Bradley was roughly 18 years old, while John E. Maricle (about 29) and Henry P. Evans (about 33) were a bit older. All three were farmers who enlisted in Tennessee, but Evans and Bradley were North Carolina boys, while Maricle was from eastern Kentucky. It is impossible to know why they joined their unit and fought for the North, but many who did held Unionist views despite being southerners. Two other Union soldiers from the same regiment also died at Boone, but it is not known where they were buried.

If we accept the tradition that this eastern part of the Boone Cemetery was already in use in 1865 as a burying ground for those enslaved by the Councill family, then the decision to locate these White soldiers here was probably the Councill family's not-so-subtle commentary on those who were fighting to end slavery. Nevertheless, Benjamin Councill's willingness to allow them to be buried on his land after the killing of his unarmed son just a few weeks earlier is also striking.

You may notice that the headstones incorrectly listed Bradley's and Evans's names. This was likely the result of an error by the clerk taking the order in 1879, when the stones were finally installed. The stones here now are also not the originals, which were removed, stolen, and badly damaged during the early 2000s. Following the Town's acquisition of the cemetery in 2015, new stones were ordered, erected at their original locations, and rededicated in 2018.

Memo To: Mayor Rennie Brantz
Boone Town Council
Town Manager John Ward

From: Eric Plaag, Chairperson, Boone Historic Preservation Commission (HPC)

Date: April 2, 2021

As requested by Town Manager John Ward in February 2021, the Boone HPC began discussions at its March 9, 2021, meeting concerning proposed interpretive/educational panels to be located in the Boone Cemetery on Howard Street. The following is a summary of proposed options endorsed by consensus by the HPC:

1) Installation of three to four interpretive panels that assist with explaining the purpose and history of the Boone Cemetery;

2) The first panel would be located near the main (and now the only functioning) entrance to the cemetery off of Howard Street. It would briefly explain the history of the Boone Cemetery as being originally two burial areas associated with the Councill family, divided according to race (burials of Black people, many of them enslaved, in the east section, with Whites traditionally buried in the west section). The marker would emphasize that the cemetery contains the graves of many people associated with the founding and early history of Boone, and as such, it is considered a sacred space within the Town deserving of appropriate respect. This panel would also have a QR code leading people to a website with a detailed gravesite inventory of both sections of the Boone Cemetery, complete with a map and very brief bios of each individual. Particularly notable burials would have a bit more information (Rita Sheridan, aka "Circus Girl"; Jacob Mast Councill, who was killed during Stoneman's Raid while working in his barn; various mayors; Rachel Rivers Coffey, who played a huge role in saving the cemetery; etc.).

A sidebar or a separate panel located adjacent to the first would explain why cemeteries are sacred spaces, similar in many respects to places of worship, and what types of behavior are and are not appropriate within the historic cemetery.

3) A second panel would be located near the trees adjacent to the three Union soldier graves in the east section of the cemetery. The Watauga County Historical Society is presently working with the Civil War Trails program in the hopes of having a Civil War Trails marker placed here at the cemetery, with Boone TDA also involved in this process. Funding for this marker could possibly come from a mix of stakeholders. This marker would have a bit of history on Stoneman's Raid in 1865 and why these three soldiers are buried here; it would also mention Jacob Mast Councill's grave in the White section of the cemetery.

4) The third panel would be located at the crest of the hill of the cemetery, directly on the old line between the Black and White sections of the cemetery. This marker would contextualize the decision to racially segregate burials, as well as include general information about the numerous burials in the Black section that remain unmarked (the JHA's obelisk in the Black section provides more specific information). The marker will also mention and contextualize the chain link fence that divided the Black and White sections of this cemetery up until 2015.

5) There have been several discussions since 2015 about creating a row of small, granite stones that would be flush with the ground and demarcate the old fence line, and the HPC members initially supported this concept once again at their March 9, 2021, meeting. Since then, however, one HPC member has questioned whether permanently memorializing that line in granite is the best way to interpret Boone's segregationist past within the cemetery, or whether that money might be better spent on other interpretive projects at the cemetery, with the proposed third panel instead serving the function of creating a "mental line" for visitors to the cemetery.

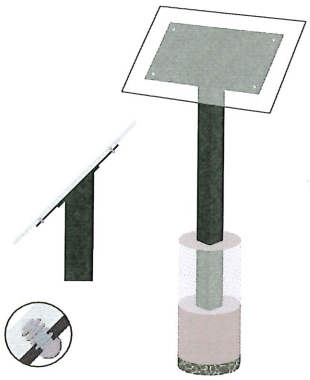
6) The HPC also discussed with Cultural Resources Director Mark Freed (who was also at the March 9 HPC meeting) the possibility of lantern-guided tours at night at the cemetery, perhaps as part of a partnership with SAHA and/or ASU, wherein each (hourly?) tour would consist of interpreters dressed as five or six significant figures buried in the cemetery (Rita Sheridan, Jacob Mast Councill, etc.) who give a brief overview of "their" lives, then answer questions from tour patrons. Similar in many ways to a "ghost tour," such programs are immensely popular in other communities and can be an excellent source for getting locals as well as visitors interested in the local community's history. As an addendum, I will add that the featured "significant figures" can rotate throughout the year or from year to year, so that content is constantly cycling. Themed tours are also possible ("Great Women of Boone," "Notorious Figures," "Political Figures," "Appalachian State Figures," "Trailblazers of Boone," etc.). The HPC recommended that this programming be developed for rollout during the Boone 150 programming in 2022.

7) The HPC also discussed the possibility of having a poop bag station installed just outside of the cemetery. There is a difficult balance in this approach; we want to discourage dog-walking in the cemetery, but we also know that it is already happening, so a poop bag station might help alleviate the consequences of the inevitable.

Guide to Selecting a Mount Style and Sign Panel Type

Frameless Pedestal Mount Style
(For use with self-supporting sign panel)

A frameless pedestal mount style is intended for use with a **1/2" thick High Pressure Laminate** sign panel

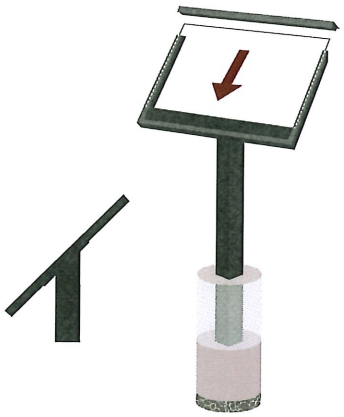


1/2" Thick self-supporting HPL panels are blind mounted with fasteners that pass through the underside of the mount plate into the threaded holes on the back of the sign panel. Self supporting HPL panels do not require full, edge to edge, support.

Frame Mount Style

A frame mount style is intended for use with a 1/8" thick sign panel, of which there are two panel types to choose from:

- **1/8"** Thick **High Pressure Laminate** sign panel
- **1/8"** Thick **Tuff Panel**



1/8" Thick non-self-supporting sign panel (high pressure laminate or Tuff Panel) slides into channel at top of the frame. Removeable top rail is fastened back in place after panel is slid into place.

General Considerations in Selecting a Mount Style:

Personal Preference and Location - Some prefer the more contemporary and cleaner look of the frameless mount style, while others prefer the sturdier look of a frame. The location of the exhibit might also influence the decision. For an example, a frameless style might be more appropriate in a urban setting, particularly in the midst of more contemporary architecture and elements. A frame with sleeve style exhibit utilizing a wood post, would be more appropriate in a natural area.

Risk of Abuse and Vandalism - Since a frame provides full support and captures the entire perimeter of a panel, a frame style exhibit can be a better choice for locations where there is a greater risk of vandalism and abuse.

Nature of Panel Content - If panel content is subject to change (maps, wayfinding, regulatory, sponsor / contact information, logos, etc.) updating a frame style exhibit with 1/8" thick replacement panel can be quicker and considerably less expensive.

Non-standard sign panel size or custom shape - Non-standard size or special shaped panels are achieved more economicaly by utiilzing a .5" thick HPL panel and standard frameless pedestal mount. Fabrication of custom sized frames increases fabrication costs.

Additional Considerations in Selecting a Mount Style and Sign Panel Type:

High Pressure Laminate

- What is High Pressure Laminate? Think outdoor durable kitchen counter top. HD printed papers are impregnated with melamine overlays and consolidated at extreme high heat and pressure with a core of phenolic resin
- Panel thicknesses: HPL is self-supporting at a thickness of 1/2" and can be mounted with a frameless pedestal. Also available in thicknesses of 1/8",1/4", 3/4" and 1". Panels 1/8" and 1/4" thick must be framed or fully supported.
- Custom shaped panels: Custom shape and dimensional panels can be achieved with .5" thick HPL and supported by a framelss pedestal.

TUFF Panel - Graphic marking film / protective over-laminate combination applied to polymetal

- What is TUFF Panel? Similar to the vast majority of signs and graphics you see everyday (traffic signs, vehicles, supermarket floors) – TUFF Panel consists of an adhesive backed printed graphic marking film with an industrial grade clear protective over-laminate, applied to 1/8" thick polymetal panel. What sets TUFF Panel apart is the protective over-laminate. Developed specifically for demanding exterior applications (subways, bus stops, zoos, parks, etc.), it is thicker and has twice the UV inhibitors than comparable protective overlaminates.

Continued

Additional Considerations in Selecting a Mount Style and Sign Panel Type (continued):

High Pressure Laminate

- Graffiti removal: Paint, crayon, felt tip markers, etc. can be removed using organic solvents, such as Simple Green, Goof-Off, Graffiti Solutions, or similar nonabrasive, graffiti removers. Very stubborn graffiti may require stronger solvents, such as mineral spirits. Limit contact with the cleaning agent to 1 minute and always rinse with clean water after cleaning.
- Scratch and gouge resistance: Like kitchen counter top, HPL panels have a hard surface and resist scratching and gouging.
- UV resistance and fading: HPL panels are warranted to not fade for a 10 year period from the time of purchase, as noted in the Limited Warranty.
- Production lead time: 3 to 4 weeks.

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TUFF Panel - Graphic marking film / protective over-laminate combination applied to polymetal

- Panel thickness: TUFF Panel is 1/8“ thick, NOT self-supporting and must be framed in an angle mount application.
- Graffiti removal: TUFF Panel resists chemicals, a wide range harsh cleaners and graffitti removers. As always, it’s a good idea to rinse with clear water after cleaning.
- Abrasion and scratch resistance: With a thickness of 8 mil, the protective overlaminate utilized in TUFF Panel is considerably thicker than that of comparable overlaminates and offers good abrasion and scratch resistance. Not as hard as HPL, it does not match High Pressure Laminate in gouge resistance.
- UV resistance and fading: Resists extreme weather conditions. Independent outdoor & QUA tests have proven 9+ years of excellent results for blocking UV damage and preserving printed colors in the Arizona desert.
- Production lead time: 1 to 2 weeks
- Cost: Considerably less expensive than HPL, with a significant savings in packing and shipping as well.

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Guide To Planning Your Interpretive Sign Panel Project

1. Developing an effective message

2. Design basics

3. Image acquisition and resolution

4. Determine an appropriate sign size

5. Selecting a mount style and sign panel material type

6. Determine who is going to design your sign panels

1. Developing an effective message

Consider the following "best practices" in developing your message.

1. ***Establish your communication goals (what is your message?) and determine the most effective means of achieving them*** - - - most often some combination of text, photographs and/or illustrations.

2. ***Keep your message concise and easy to read.*** Studies suggest that few people are willing to read more than 250 words on an interpretive panel. Often, less is more.

3. ***Consider the 3-30-3 rule.*** Visitors are willing to spend varying amounts of time reading / viewing an interpretive panel. Research suggests that the average length of time viewing an interpretive panel is just 45 seconds, with few people willing to invest more than 2 minutes. Provide something to be gained by visitors who are willing to spend 3 seconds, 30 seconds, and 2-3 minutes viewing an interpretive panel. An effective title and central photo or drawing can communicate something in 3 seconds. Subtitles and side bars can provide additional information in 30 seconds. Paragraphs and additional photographs / illustrations can provide further detail to be acquired in 2-3 minutes.

Consider:

- Engaging your visitors by posing questions and using words like "you", "your", "we", "ours" and "us".
- Using quotations to help personalize a message.
- Enticing your visitors to be active by looking for something at the site or in the landscape.

2. Design basics

- ***Express your message visually***. Photos, illustrations, graphics and symbols are more effective than words.
- Strive for a high ***Reward / Effort*** ratio. **Reward** your visitor with information for minimal **effort**.
- Include a central photo, illustration or diagram to serve as a focal point. ***Organize supporting content in a logical flow pattern.***
- Recommended text sizes for titles: minimum 60-72 point, subtitles: minimum 40-48 point, paragraph text: minimum 24 point, photo captions: minimum 18 point.
- ***Use easy-to-read fonts.*** Avoid script and fancy fonts, as well as extensive use of capital letters and long text lines.
- Contrast: ***Provide sufficient contrast between text and background.*** Avoid placing text over busy and distracting backgrounds.

■ ***Avoid "crowding".*** Provide ample space for margins and between lines of text.

■ Determine whether or not your sign panel will be mounted with a frame. ***Consider that a frame will cover about 5/8" of the panel perimeter.*** For framed sign panels, keep critical graphics and text a minimum of .5" from the inside edge of the frame. For panels that will NOT be framed, it's suggested that graphic elements (text, photos, drop shadows, or any other elements that are not intended to bleed off the edges, are placed no closer than .5" to finished edges. The standard finishing bevel is 1/8".

3. Image acquisition and resolution

While selecting / acquiring photos, illustrations and other graphics to be included in the panel layout, consider the quality and resolution of a potential image. The recommended resolution for a placed image is 150-250 PPI (pixels per inch) as it is placed in the layout. A raster image placed at less than 150 ppi can appear pixelated and of poor quality. Double check the resolution of your images at the size you anticipate them being placed in the layout. You can determine the resolution of an image with a photo editing program like Photoshop. An image placed at 4"x8" will require a higher resolution file than if placed at 2"x4". To be safe, when acquiring / purchasing images, select the largest file size available. When scanning images, utilize the custom settings to scan at high resolution.

When acquiring images, pay careful attention to copyright details and license agreements associated with image use. Clients are responsible for complying with any copyright and license agreements when providing images to us.

Low resolution (pixelated)
raster file (jpeg)

High resolution
raster file (jpeg) or
vector art (no pixelation).

Low resolution (pix-elated)
raster file (jpeg)

4. Determining an appropriate sign size

Interpretive signs are typically angle mounted with common sizes being 12"X18", 18"x24", 24"x36", and 24"x42". A 12"x18" sized panel is most often limited to a single photo / illustration, short paragraph and agency logo. An 18"x24" panel might include 2-4 photos / illustrations and text. Sign panels 24"x36" and larger often include a complex central graphic / map, or multiple panel sections including a total of 5 or more photos / illustrations, and text. Panels 24"Hx42"W and 24"Hx48"W are often well suited for timelines and panoramic photos. A sign should be large enough to accommodate the placement of paragraph text at the recommended minimum size (24 point) with visuals placed at a size for easy viewing.

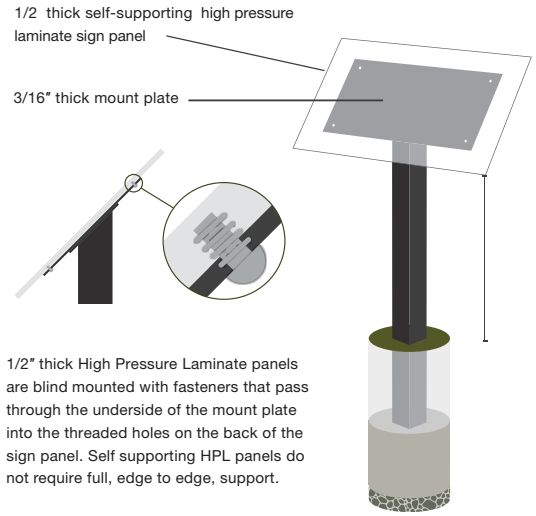
5. Selecting a mount style and sign panel material type

There are two styles to consider when selecting an angle mount exhibit: **frame and frameless**. A framed exhibit provides full support for a non-self-supporting 1/8“ thick sign panel. The frame rails capture the panel perimeter on all four sides. The top rail of the frame is removable for insertion of a 1/8” thick sign panel.

A frameless pedestal includes a 3/16″ thick mount plate that provides partial support for a 1/2” thick self-supporting high pressure laminate sign panel. The panel is secured to the mount plate with fasteners that pass through the backside of the plate into threaded holes on the back of the sign panel. In addition to personal preference, there are many variables to consider in selecting a mount style and sign panel material type. For more information, please see our “***Sign Panel Selection Guide”.***

Frameless Pedestal Angle Mount Style

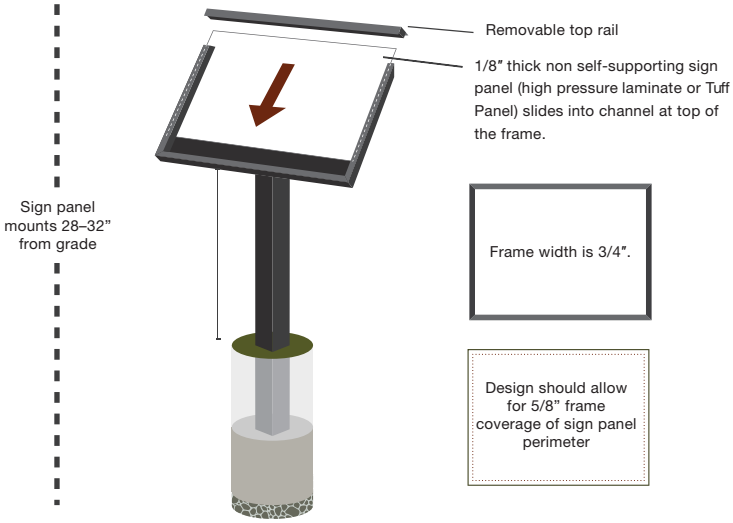
For use with 1/2″ thick self-supporting high pressure laminate sign panel



1/2″ thick High Pressure Laminate panels are blind mounted with fasteners that pass through the underside of the mount plate into the threaded holes on the back of the sign panel. Self supporting HPL panels do not require full, edge to edge, support.

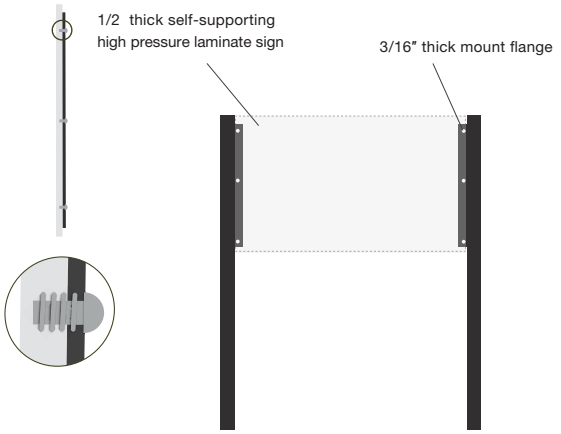
Frame Angle Mount Style

For use with 1/8” thick non-self-supporting sign panel. There are two 1/8” thick sign panel material options: High Pressure Laminate and Tuff Panel



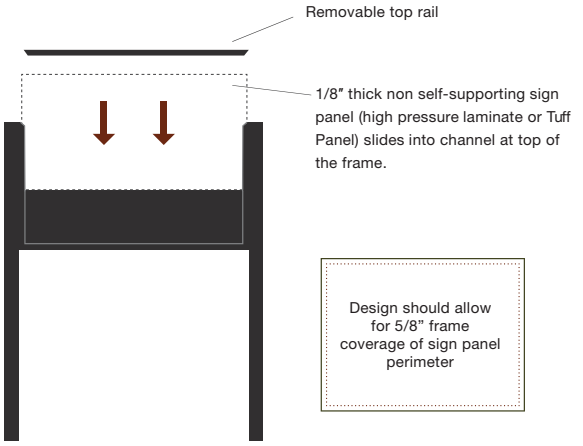
Frameless Pedestal Upright Mount Style

For use with 1/2″ thick self-supporting high pressure laminate sign panel



Frame Upright Mount Style

For use with 1/8” thick non-self-supporting sign panel. There are two 1/8” thick sign panel material options: High Pressure Laminate and Tuff Panel



Entrance, warning, rule, directional and map signs are typically mounted upright. The vantage point of the visitor / reader should be considered when determining sign and text size. A sign should be large enough to draw the attention of the visitor, and readable from the anticipated vantage point. It is easy to under estimate an appropriate size of an upright sign if the vastness of the environment and vantage point of the reader are not considered.

6. Determine who is going to design your sign panels

If you haven't already done so, determine who is going to design your sign panels. Options include doing your sign design and file preparation in-house, contracting with a graphic designer, or utilizing Vacker Sign's design staff.

Next step for panels designed by in-house staff or contracted graphic designer:

- Forward Vacker's ***"File Preparation Guidelines"*** and Vacker's ***"File Submission Checklist"*** to your designer. This will help ensure that your files are properly prepared and that your project will proceed in a timely manner once your project is moved into production. File preparation issues can disrupt the production process and cause delays.
- Encourage your designer to contact us directly if they have any questions.
- Request / accept a proposal from Vacker Sign for specific sign products. Please outline desired items by sign panel size, sign panel material type, and mount style (for example: 24"x36"x.125" Tuff Panel to be mounted with NPS traditional style frame with posts for in ground installation) as well as your shipping address.
- Sign proposal and return by email to confirm acceptance of proposal.
- Upload production files to us as outlined in Vacker Sign's ***"File Preparation Guidelines"***. Please reference project name and contact.

Next step for panels designed by Vacker Sign:

- Determine desired scope of design services and anticipated sign panel sizes:

  Basic sign design and file preparation services. Preparation and file preparation services for interpretive sign panel layout with client provided text (edited), high resolution images, illustrations and logos.

  Basic-Plus sign design and file preparation services. Preparation and file preparation services for interpretive sign panel layout with client provided text (edited) high resolution images, illustrations and logos, **plus** Vacker created illustrations and / or acquired high resolution images. With Vacker designer, determine what Vacker assets / illustrations are to be included in the layout(s).
- Request a proposal from Vacker Sign for desired scope of design services and specific sign products. Please outline desired items by sign panel size, sign panel material type, and mount style (for example: 24"x36"x.125" Tuff Panel to be mounted with NPS traditional style frame with posts for in ground installation) as well as your shipping address.
- Sign proposal and return by email to confirm acceptance of proposal.
- Organize content in folders and upload to us as outlined in Vacker Sign's **"*Custom Design Process"***

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2022 Pricing

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Communication: Vacker Sign Company - Sign Product Catalog (Interpretative Panels for Boone Cemetery)

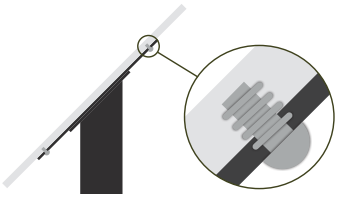
Getting Started: Understanding the Options

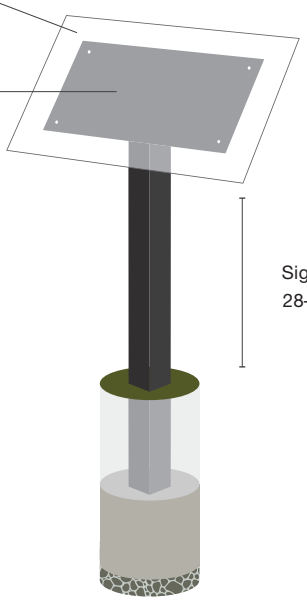
1 Frameless Pedestal Mount Style

For use with **1/2″ thick** High Pressure Laminate sign panel

1/2″ thick self-supporting high pressure laminate sign panel

3/16″ thick frameless mount plate





Sign panel mounts 28–32″ from grade

1/2″ thick HPL panels are blind mounted with fasteners that pass through the underside of the mount plate into the threaded holes on the back of the sign panel. Self supporting HPL panels do not require full, edge to edge, support.

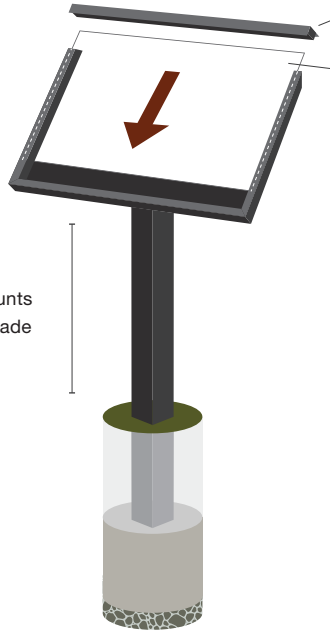
Sign panel material:

1/2″ thick self-supporting high pressure laminate
1/8” thick sign panels are not suitable for frameless angle mount

OR

2 Frame Mount Style

For use with **1/8″ thick** non-self-supporting sign panel



Removable top rail

1/8″ thick non self-supporting sign panel (high pressure laminate or Tuff Panel) slides into channel at top of the frame.

Frame width is 3/4″.

Panel design should allow for 5/8″ frame coverage around outside perimeter of sign panel.

Sign panel material options:

1/8″ thick non self-supporting high pressure laminate

OR

1/8″ thick non self-supporting Tuff panel

(Please see page 7 for more information on sign panel materials)

Angle options:

45° 30°

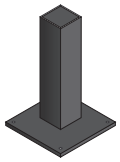
All angle mount systems available in 45 (standard) or 30 degree angle (+$30 per post).

Post length options:

Direct bury application:

Standard post length: 60″.
Typical length below grade: 18″–24″.
Additional post length is available.
To be installed with post lengths/footings per your geographical area’s recommendations.

Surface mount application:



Optional surface mount plates available.
Standard post length: 40″.
Custom post length available.

*Available texture powder coat colors:

*(Colors are approximate)

Standard Black	National Park Service Dark Brown	National Park Service Medium Brown	Forest Green	National Park Service Grey

Communication: Vacker Sign Company - Sign Product Catalog (Interpretative Panels for Boone Cemetery)

Vacker offers two durable sign panel material options to meet your interpretive, map/wayfinding and trail marker needs.

1/2” Thick HPL panel mounted to frameless angle mount pedestal

1/8” Thick Tuff panel in angle mount frame

HPL – High Pressure Laminate Panel (Embedded Phenolic Resin)

1/2” Thick (self-supporting) for use with frameless mount plate(s)

1/8” Thick (non self-supporting) for use with a frame

Think outdoor durable kitchen counter top. HD printed papers are impregnated with melamine resins and consolidated at extreme high heat and pressure. The result is a durable, fade resistant panel with unlimited design potential. This panel type, (available in 1/8”, 1/4”, 1/2”, 3/4” and 1” thicknesses, is manufactured by spin-offs of the major laminate counter top manufacturers and Vacker is an authorized reseller for one of the world’s leaders in HPL manufacturing. HPL panels are warranted to not delaminate, peel, blister, crack or fade for a 10 year period from the time of purchase, as noted in the Limited Warranty.

TUFF Panel – Traditional marking film / industrial grade protective over-laminate

1/8” Thick (non self-supporting) for use with a frame or trail marker post

This economical panel is similar to the graphics you pass each and every day on signs, vehicles, and supermarket floors. What sets it apart is the industrial grade protective over-laminate. Developed specifically for demanding exterior applications (subways, bus stops, zoos, parks, etc.), it has twice the UV inhibitors than comparable protective films. Independent outdoor & QUA tests have proven 9+ years of UV protection in the Arizona desert. Thicker than comparable protective films, it offers good resistance to scratching and abrasions. This graphic marking film / protective over laminate combination can be applied to polymetal, (aluminum / thermoplastic composite) or aluminum, depending on the application.

HPL (High Pressure Laminate Panel) and TUFF Panel Pricing* - Additional sizes available

Pricing for sign panels printed from client provided files (sign design by client). Sign panel design additional - see page 8

	12”x18” Per sign based on qty:			18”x24” Per sign based on qty:			24”x36” Per sign based on qty:			24”x42” Per sign based on qty:			36”x48” Per sign based on qty:		
	1	2	3>	1	2	3>	1	2	3>	1	2	3>	1	2	3>
1/2” Thick HPL (High Pressure Laminate) Panel with threaded holes for frameless mount	$252	$195	$175	$358	$299	$281	$577	$519	$499	$654	$596	$576	$1038	$980	$961
1/8” Thick HPL (High Pressure Laminate) Panel for mount in frame	$179	$120	$101	$241	$178	$165	$367	$309	$292	$409	$352	$333	$619	$561	$542
1/8” Thick TUFF Panel for mount in frame	$92			$130			$173			$190.00			$285.00		

**Note that pricing can be influenced by quantities and whether the respective sign panel quantities are “originals” (all different) or “duplicates” (all the same). Shipping and any design / file preparation services are additional. Please call or email to request a quotation for your specific project.*

Custom Design Services

Scope of Service Options

If our standard and semi-custom sign offerings (starting on page 16) don't fit your unique needs, our professional design team can create a custom sign panel layout with your provided text, high resolution photos, illustrations and logos.

We can also supplement your content with images and illustrations from our library of resources. We offer two types of custom design services: **basic** and **basic-plus.**

Basic Design Services

Basic sign design services includes layout development **solely from client provided** text (edited), high resolution images, illustrations and logos.

Estimated **Basic Design** costs for a 18"x24" sign panel (Typically consists of one or two sections with 2-4 photos / illustrations and text).....**$175**

Estimated **Basic Design** costs for a 24"x36" sign panel (Typically consists of a central graphic / map, or multiple panel sections including a total of 5 or more photos / illustrations, and text.....**$275**

Cost of sign panel and mount is additional.

Basic-Plus Design Services

Basic-plus sign design services includes layout development from a combination of **client provided** text (edited), high resolution images, illustrations and logos, plus **Vacker provided** high resolution images and illustrations.

Estimated **Basic-plus Design** costs for a 18"x24" sign panel (Typically consists of one or two sections with 2-4 photos / illustrations and text).....Starting at **$225**

Estimated **Basic-plus Design** costs for a 24"x36" sign panel (Typically consists of a central graphic / map, or multiple panel sections including a total of 5 or more photos / illustrations, and text.....starting at **$325**

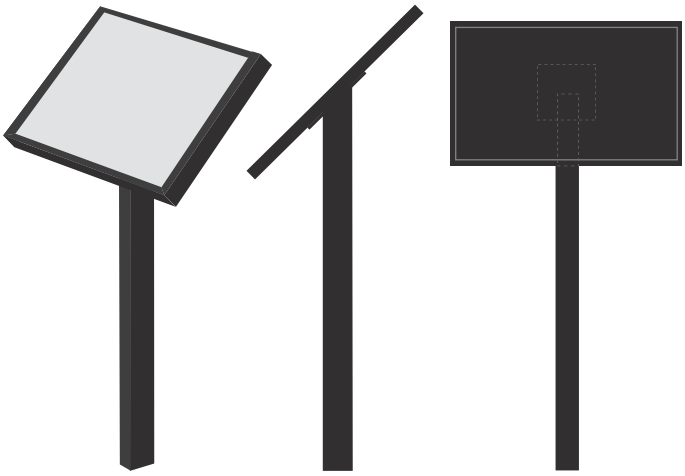
Contact us to discuss your needs for **Vacker provided** high resolution images and illustrations.

Custom Design Process

While we can take care of design and file preparation, we believe that client interaction is paramount to the successful design and implementation of an interpretive sign panel project. Although every project is unique, a typical project involves multiple interactions and client participation. Contact us for more information regarding the design process as well as our ***"Guide to Your Interpretive Project"*** for guidance in developing an effective message and other best practices for completing a successful project.

Custom Illustration: *"A Healthy and Diverse Habitat"*

Vacker has a library of illustrations and visual resources that are available to compliment your client provided text (edited), high resolution images. Contact us to discuss your illustration needs.



Standard Angle Mount Frame & Post(s)

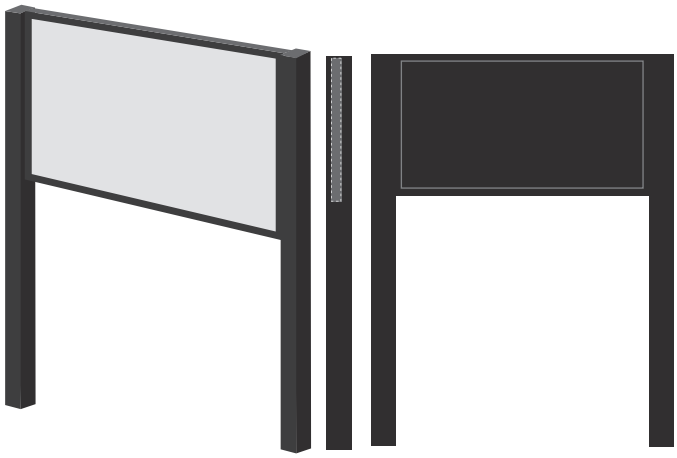
Our standard frame mechanically fastens to an aluminum post(s). The post(s) consists of 3”x3” aluminum tube with a welded plate at 30 or 45 degrees. Stainless steel fasteners pass through the frame back plate and attach to the plate.

Panel Size

8.5x11 (single post)	$374.00
8x12 (single post)	$374.00
11x17 (single post)	$373.00
12x18 (single post)	$378.00
18x24 (single post)	$411.00
18x24 (double post)	$593.00
24x30 (single post)	$570.00
24x30 (double post)	$720.00
24x36 (single post)	$455.00
24x36 (double post)	$606.00
24x42 (double post)	$748.00
36x48 (double post)	$912.00

Pricing based on in ground application. Add $63/ea surface mount plate for surface mount installation.

Sign panel additional, see page 3



Standard Upright Mount Frame & Posts

An upright base is well suited for regulatory, map and directional related graphic panels. Our standard frame mechanically fastens to 3”x3”x96” aluminum posts. Uprights can be configured to accommodate single, double or multiple display units.

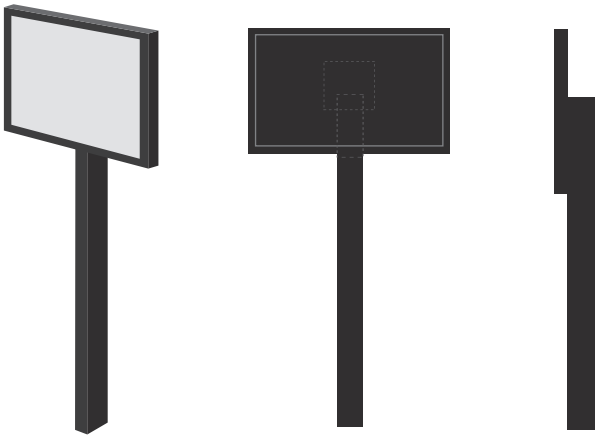
Single Unit Upright

24x36	$641.00
36x48	$988.00
48x48	$1,172.00

Pricing based on in ground application. Add $63/ea surface mount plate for surface mount installation. Pricing for multi-unit uprights and configurations available upon request.

Sign panel additional, see page 3

Single unit upright | **Double unit upright (in line)** | **Double unit upright (offset)** | **Triple unit upright (in line)** | **Triple unit upright (offset)** | **Triangular upright**



Standard Flush Mount Frame & Post(s)

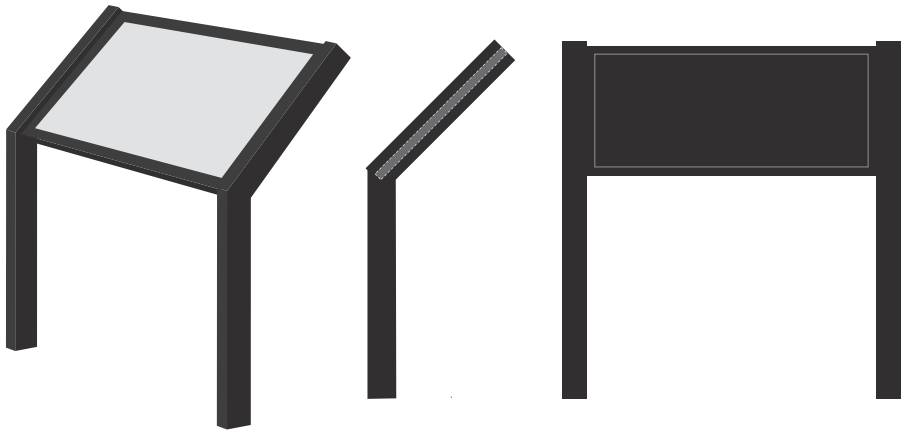
Our standard frame mechanically fastens to an aluminum post(s). A 3”x3”x72” rectangular aluminum tube has an upright welded plate Stainless steel fasteners pass through the frame back plate and attach to the plate.

Panel Size

8.5x11 (single post)	$333.00
8x12 (single post)	$330.00
11x17 (single post)	$356.00
12x18 (single post)	$365.00
18x24 (single post)	$395.00
24x36 (double post)	$707.00
24x42 (double post)	$727.00

Pricing based on in ground application Add $63/ea surface mount plate for surface mount installation.

Sign panel additional, see page 3



NPS Cantilever Style

This low profile base features 2”x 3” wide suppo posts extending from the front of the frame resulting in a sleeker look than the traditional sty Includes drive rivets for assembly.

Panel Size

18Hx24W..... $506.00
18Hx36W..... $609.00
24Hx36W..... $577.00
24Hx42W..... $683.00

Pricing based on in ground application.
Add $63/easurface mount plate for surface mount installation.
Sign panel additional, see page 3

NPS Traditional Style

This traditional low profile base features 2” x 6” wide support posts extending from the center line of the frame resulting in a sturdier look than the cantilever style.

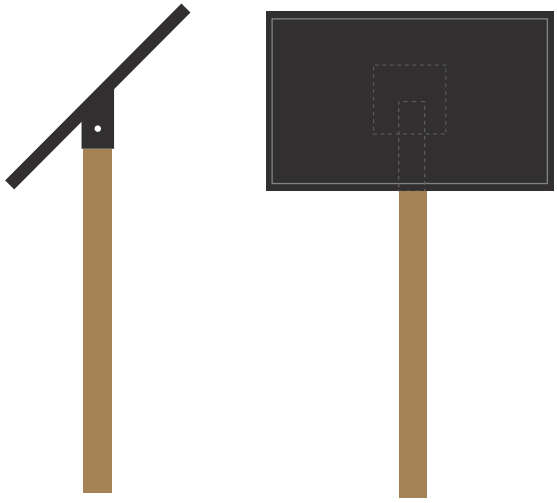
Panel Size

18Hx24W..... $567.00
18Hx36W..... $736.00
24Hx36W..... $577.00
24Hx42W..... $717.00
36Hx48W..... $952.00

Pricing based on in ground application.
Add $63/ea surface mount plate for surface mount installation.
Sign panel additional, see page 3

NPS Traditional Style exhibit with 30 degree angle frame and optional crossbar and brochure boxes.

NPS Cantilever Style exhibit with 45 degree angle frame, surface mount plates, and optional crossbar for mounting accessory.



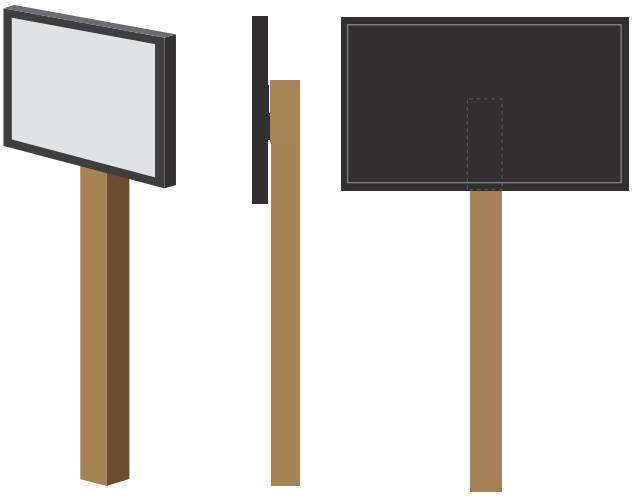
Angled Mount Frame with Sleeve for Lumber Post(s)

An angled frame welded to a sleeve that fits over a recycled plastic lumber or wood 4”x4” post. The pre-drilled holes in the sleeve allow the frame to be secured to the post with spax screws.

Panel Size

8.5x11 (single sleeve)	$224.00
8x12 (single sleeve)	$224.00
11x17 (single sleeve)	$224.00
12x18 (single sleeve)	$228.00
18x24 (single sleeve)	$262.00
18x24 (double sleeve)	$292.00
18x36 (double sleeve)	$375.00
24x30 (double-sleeve)	$472.00
24x36 (double sleeve)	$367.00
24x42 (double sleeve)	$448.00
24x48 (double sleeve)	$512.00
36X48 (double sleeve)	$642.00

Sign panel additional, see page 3



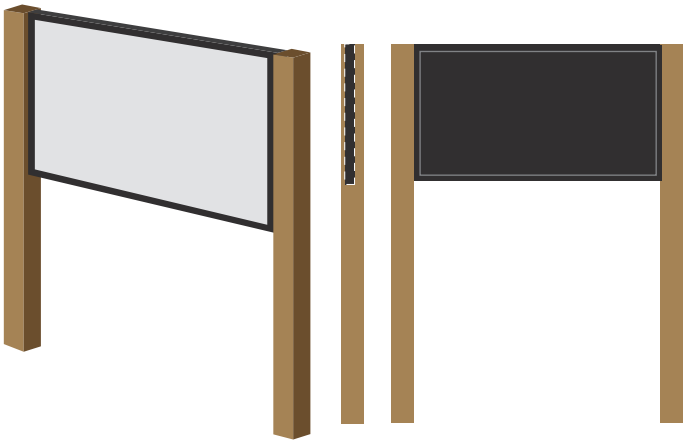
Flush Mount Frame for Lumber Post(s)

The Flush Mount Frame attaches to the face of a customer-supplied recycled plastic lumber or wood post.

Panel Size

8.5x11 (single bracket)	$224.00
8x12 (single bracket)	$224.00
11x17 (single bracket)	$224.00
12x18 (single bracket)	$228.00
18x24 (single bracket)	$262.00
18x36 (double bracket)	$375.00
24x36 (double bracket)	$367.00
24x42 (double bracket)	$448.00
24x48 (double bracket)	$512.00

Sign panel additional, see page 3



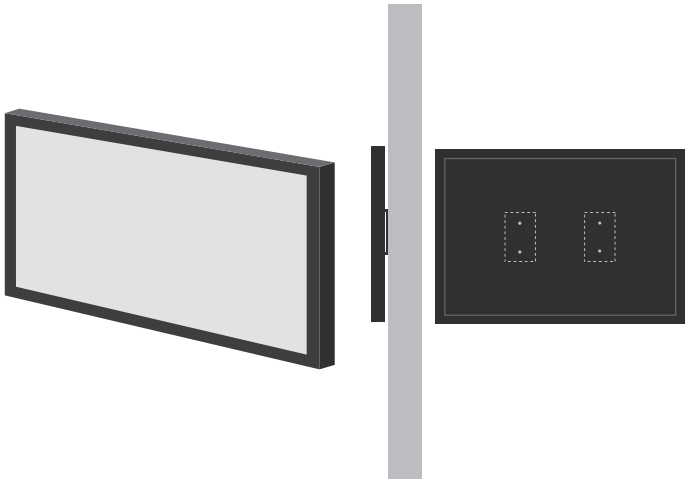
Upright Frame for Lumber Post(s)

The upright frame attaches to the sides of customer-supplied recycled plastic lumber or wood posts with lag screws. An upright base is well suited for regulatory, map and directional related graphic panels or bulletin cases. Uprights can be configured to accommodate single or multiple display units.

Panel Size

24x36	$367.00
36x48	$642.00
48x48	$855.00

Sign panel additional, see page 3



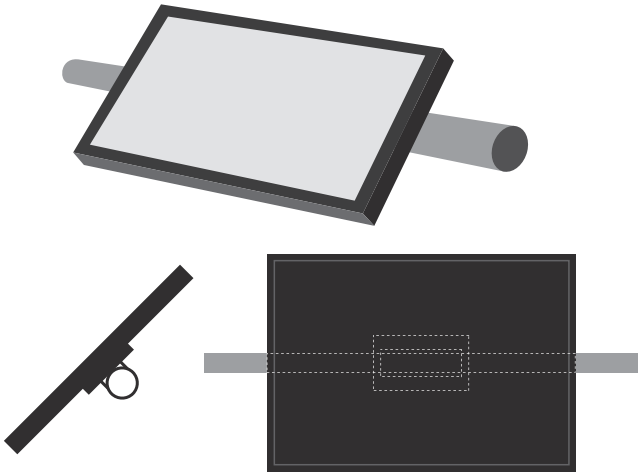
Wall & Surface Mount Frame

The Wall Mount Frame includes brackets welded on the backside of the frame which allows the frame to be slightly off-set from the wall mounting surface. This accommodates uneven surfaces and allows for the removal of one rail of the frame for panel insertion after the frame has been mounted. Before ordering, please review your installation location for sufficient clearance and designate which of the 4 side rails is to be removable.

Panel Size

8.5x11	$224.00	24x30	$416.00
8x12	$224.00	24x36	$367.00
9x12	$224.00	24x42	$448.00
11x17	$224.00	24x48	$512.00
12x18	$228.00	30x48	$638.00
18x24	$262.00	36x48	$642.00
18x36	$375.00	48x48	$855.00

Sign panel additional, see page 3



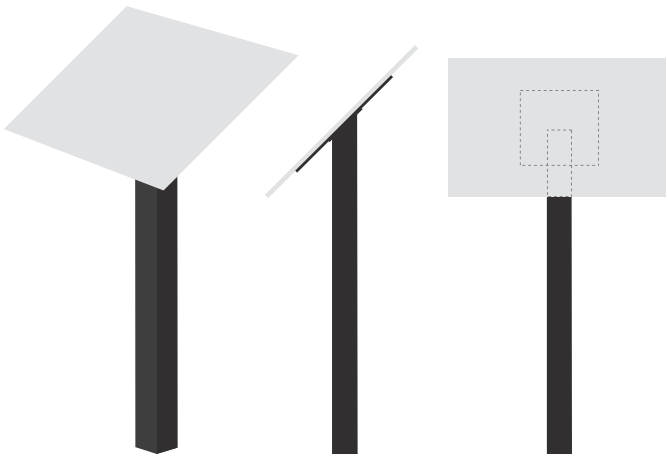
Rail Mount Frame

The rail mount frame is adapted to mount to various rail systems. Bracket configurations are available for various rail materials and shapes, including metal, wood, round, square or rectangular.

Panel Size

8.5x11	$224.00	18x36	$375.00
8x12	$224.00	24x30	$416.00
9x12	$224.00	24x36	$367.00
11x17	$224.00	24x42	$448.00
12x18	$228.00	24x48	$512.00
18x24	$262.00		

Sign panel additional, see page 3



Angle Mount Frameless Pedestal - Post(s) with Plate

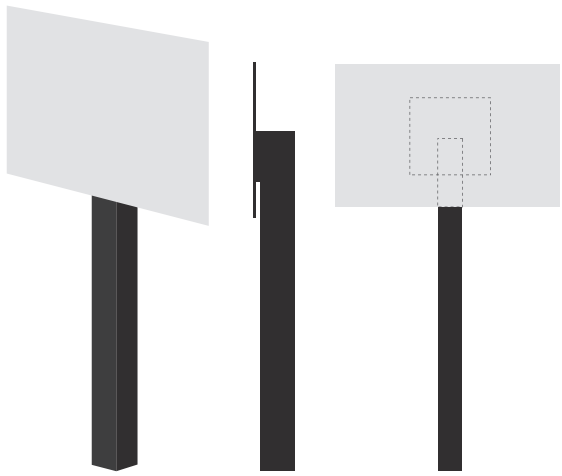
Frameless pedestal for angle mounting self supporting panels (.5" thick high pressure laminate). An aluminum mounting plate, with pre drilled holes, is mechanically fastened to an aluminum 3"x3" "Post with Plate". The pre-drilled holes in the mounting plate correspond with tapped or drilled holes in the self supporting panels allowing for fastening by blind mount. A double post frameless pedestal can be achieved with the use of two pedestals.

Mount Plate Size

6x6 ..... $152.00
12x12 ..... $163.00
12x18 ..... $171.00
16x20 ..... $183.00

Pricing based on in ground application. Add $63/ea surface mount plate for surface mount installation.

Sign panel additional, see page 3



Flush Mount Frameless Pedestal - Post(s) with Plate

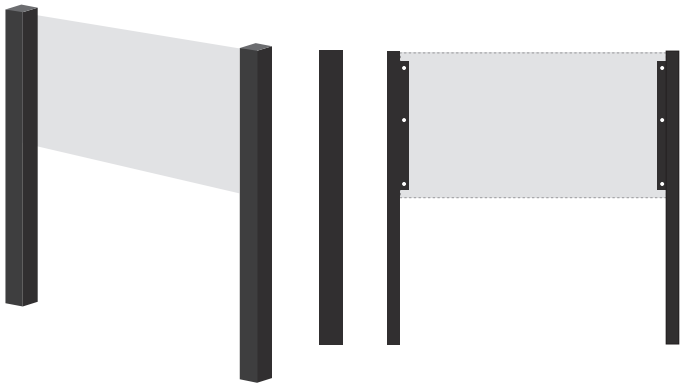
Frameless pedestal for upright mounting self supporting panels (.5" thick high pressure laminate). An aluminum mounting plate, with predrilled holes, is mechanically fastened to an aluminum 3"x3" "Post with Plate". The pre-drilled holes in the mounting plate correspond with tapped or drilled holes in the self supporting panel allowing for fastening by blind mount or thru-bolt. A double leg pedestal can be achieved with the use of two pedestals.

Mount Plate Size

6x6 ..... $202.00
12x12 ..... $225.00
12x18 ..... $226.00
16x20 ..... $256.00

Pricing based on in ground application. Add $63/ea surface mount plate for surface mount installation.

Sign panel additional, see page 3



Flush Mount Frameless Pedestal - Post(s) with Plate

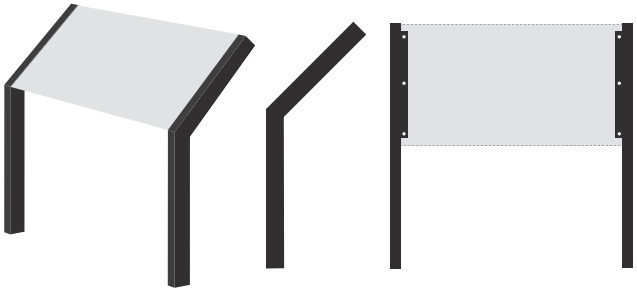
An upright pedestal for mounting self supporting panels. An aluminum mounting flange, with pre-drilled holes, is welded to 3"x3" aluminum posts. The pre-drilled holes in the flange correspond with tapped or drilled holes in the self supporting panel allowing for fastening by blind mount or thru-bolt.

Flange for Panel Height:

18 ..... $473.00
24 ..... $489.00
30 ..... $514.00
36 ..... $533.00
48 ..... $576.00

Pricing based on in ground application. Add $63/ea surface mount plate for surface mount installation.

Sign panel additional, see page 3



NPS Cantilever Style Frameless Pedestal - Posts with Flange

A cantilever frameless pedestal for the angle mounting of self supporting panels (.5" thick high pressure laminate panels). An aluminum mounting flange, with pre drilled holes, is welded to a 2" x 3" aluminum cantilevered post. The pre-drilled holes in the flange correspond with tapped or drilled holes in the self supporting panel allowing for fastening by blind mount or thru-bolt.

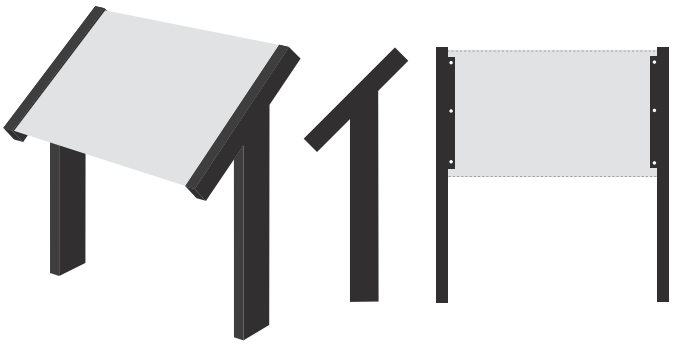
Flange for Panel Height

18 ..... $392.00

24 ..... $392.00

Pricing based on in ground application. Add $63.00 for surface mount plate for surface mount installation.

Sign panel additional, see page 3



NPS Traditional Style Frameless Pedestal - Posts with Flange

A traditional style frameless pedestal for the angle mounting of self supporting panels (.5" thick high pressure laminate panels). A 6" wide support post extends from the center line of an angled aluminum extrusion with a welded pre-drilled mounting flange. The pre-drilled holes in the flange correspond with tapped or drilled holes in the self supporting panel allowing for fastening by blind mount or thru-bolt.

Flange for Panel Height

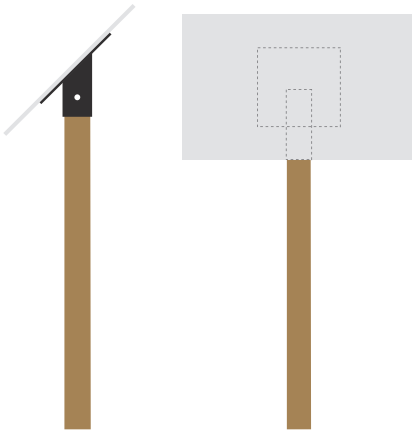
24 ..... $447.00

30 ..... $532.00

36 ..... $649.00

Pricing based on in ground application. Add $63.00 for surface mount plate for surface mount installation.

Sign panel additional, see page 3



Angled Mount Plate with Sleeve for Lumber Post(s)

An angled pre-drilled mount plate welded to a sleeve that fits over a recycled plastic lumber or wood 4"x4" post. The pre-drilled holes in the mount plate correspond with tapped or drilled holes in the self supporting panel allowing for fastening by blind mount or thru-bolt.

Mount Plate Size

6x6 ..... $87.00

12x12 ..... $125.00

12x18 ..... $135.00

16x20 one plate , 1 sleeve $156.00

16x20 one plate , 2 sleeves $173.00

Sign panel additional, see page 3

Double unit upright: 4'Hx3'W frame, 4'Hx3'W bulletin case and tri-fold brochure holder.

Uprights and Bulletin Cases

Upright exhibits provide for the prominent display of entrance / trail head identification, map, directional and way-finding information. Uprights can include frames, frameless (self-supporting sign panels supported by posts with flange) Components can be mounted in a variety of configurations including: single, double/triple inline, double/ triple offset, triangular and hexagon. Components can also be mounted back-to-back.

Hexagon upright with 4'Hx3'W frames

Bulletin Cases

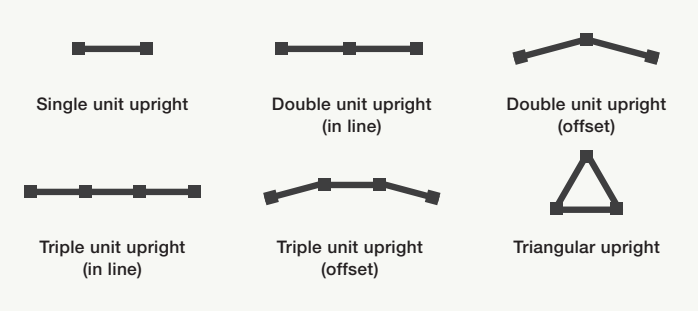
Like our frames and bases, bulletin cases are constructed of high strength aluminum extrusions and powder coated to ensure a durable finish. They feature a clear acrylic face, keyed-alike locks, a continuous piano hinge, and a galvanized steel back for use with magnets. Bulletin cases can be wall mounted or outfitted with our post systems. Standard case sizes are 18"x24", 24"x36" and 36"x48". Custom sizes are also available.

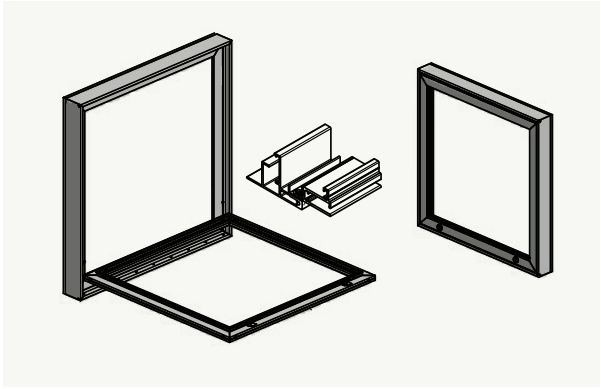
Bulletin Case	
18x24	$786.00
24x36	$1,093.00
36x48	$1,393.00

Upright Posts (set)	
96"	$447.00
108"	$518.00

Pricing for multi-unit uprights and configurations available upon request.

Upright Configurations Contact us for pricing





Aluminum Brochure Boxes

For mounting to exhibits

Tri-fold $152.00

Standard Nature Themed Signs for Youth

NatureWalk® is an extensive series of standard nature themed interpretive signs developed for park and trail visitors of **all** ages. The sign panels are engaging, informative and particularly fun for kids!
All designs are available in Vacker's durable sign panel material options (1/8" thick Tuff Panel, 1/8" and 1/2" thick high pressure laminate, 1/8" thick Seasons Panel) and can be mounted with our high quality aluminum frames and frameless pedestals. Signs are 18"x24" in size, and designed with "best practices" for interpretation.

Two Design Series

Primary Series: For ages 5 and older - lower word count, simpler vocabulary

Secondary Series: For ages 9 and older

Primary Series Designs For ages 5 and older - lower word count, simpler vocabulary

Sign Panel Material Options

1/8" Thick Tuff Panel $190

1/8" Thick High Pressure Laminate $289

1/2"Thick High Pressure Laminate $418

1/8"Thick Seasons panel $92 *each, minimum quantity of 12.*

Information about Tuff Panel and High Pressure Laminate available on page 3.

Seasons Panel

This mid-grade (5 year life expectancy) sign panel features a 2 mil thick satin finish, UV/ grafitti resistant protective overlaminate. It is an economical option intended for shorter term rotational displays such as in seasonal or StoryWalk applications. Available in minimum quantities of 12.

Tuff Panel Quantity Discount

$170 each, based on minimum quanty of 8.

NWPS-1 Animal Signs

NWPS-2 Wild Turkeys

NWPS-3 Raccoons

NWPS-4 Milkweed

Standard Nature Themed Signs for Youth

NatureWalk®

Secondary Series Designs For ages 9 and older

Sign Panel Material Options

1/8" Thick Tuff Panel $190

1/8" Thick High Pressure Laminate $289

1/2"Thick High Pressure Laminate $418

1/8"Thick Seasons panel $92 *each, minimum quantity of 12.*

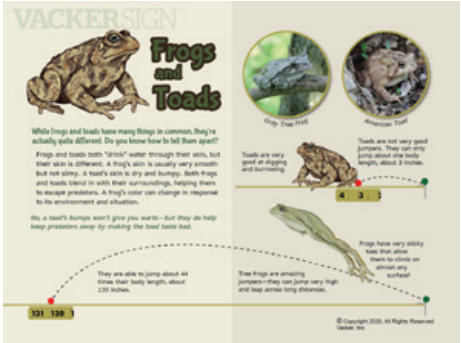
Information about Tuff Panel and High Pressure Laminate available on page 3.

Seasons Panel

This mid-grade (5 year life expectancy) sign panel features a 2 mil thick satin finish, UV/ grafitti resistant protective overlaminate. It is an economical option intended for shorter term rotational displays such as in seasonal or StoryWalk applications. Available in minimum quantities of 12.

Tuff Panel Quantity Discount

$170 each, based on minimum quanty of 8.



NWSS-1 Frogs and Toads

NWSS-2 Wild Turkeys

NWSS-20 Great Blue Heron

NWSS-5 Monarch Migration

Dozens of additional primary and secondary designs available. Visit our website or request a portfolio for the most up-to-date title offerings

Standard Angle Mount Frames

18x24 Frame and 60" aluminum post for in ground installation $411

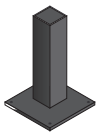
18x24 Frame and 40" aluminum post with 6"x6" surface mount plate for surface mount installation $474

18x24 Frame with sleeve for lumber post $262, (post not included)

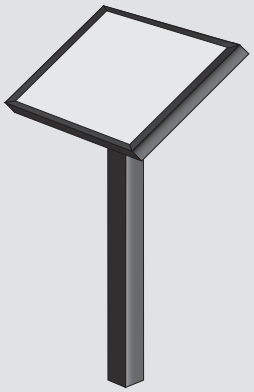
Frames feature removable top rail for insertion of 1/8" thick Tuff Panel or 1/8" thick high pressure laminate sign panel

Sign panel additional.

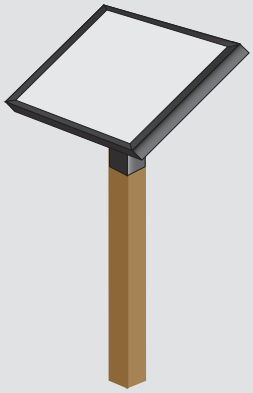
Surface mount application:



Optional surface mount plates available.
Standard post length: 40"
Custom post length available.



Standard frame with aluminum post



Standard frame with sleeve for wood post

Frameless pedestals are available for mounting 1/2"" thick high pressure laminate sign panels. See page 9 for frameless pedestals

Communication: Vacker Sign Company - Sign Product Catalog (Interpretative Panels for Boone Cemetery)

General Themed, Rain Garden, and Water Quality Signs

Standard and Semi-custom Designs

Standard and Semi-custom designs include a placed agency logo and/or contact information and minor text edits. Additionally, semi-custom designs include the placement of site specific plant identification images.

Durable Sign Panels

1/8" Thick Tuff Panel standard design, $190; semi-custom design, $225

1/8" Thick High Pressure Laminate, standard design, $289; semi-custom design, 324

1/2"Thick High Pressure Laminate, standard design, $418; semi-custom design $453

Overview of mount style options available on page 2.

Information about Tuff Panel and High Pressure Laminate sign panels on page 3

Standard Rain Garden Designs

Standard Rain Garden #21-1

Standard Rain Garden #21-2

Standard Rain Garden #21-3

Standard Rain Garden #21-4

Semi-custom Rain Garden #21-1

Semi-custom Rain Garden #21-2

Semi-custom Pollinator Garden #21-1

Semi-custom Native Plants #21-1

Semi-custom Milkweed #21-1

Communication: Vacker Sign Company - Sign Product Catalog (Interpretative Panels for Boone Cemetery)

Rain Garden, Water Quality and Nature Signs

Standard and Semi-custom Designs

All designs can be customized to include agency logo / contact information and minor text edits. Semi-custom designs include the placement of specific plant animal identification images.

Standard Monarch Life Cycle

Standard Monarch Migration

Standard Buzz About Bees

Semi-custom Migratory Birds

Standard Designs

18"Hx24"Wx.125" thick Tuff Panel $190, 18"Hx24"Wx.125" thick High Pressure Laminate $289, 18"Hx24"Wx.5 thick High Pressure Laminate $418

Semi-custom Designs

18"Hx24"Wx.125" thick Tuff Panel $225, 18"Hx24"Wx.125" thick High Pressure Laminate $324, 18"Hx24"Wx.5 thick High Pressure Laminate $453

All designs can be customized to include agency logo / contact information and minor text edits. Semi-custom designs include the placement of specific plant animal identification images.

Additional designs available. Visit our website or request a portfolio for the most up-to-date title offerings and higher quality images.

Standard Angle Mount Frames

18x24 Frame with 60" aluminum post for in ground installation $411

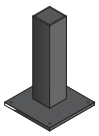
18x24 Frame with 40" aluminum post and surface mount plate for surface mount installation $474

18x24 Frame with sleeve for lumber post $262, (post not included)

Frames feature removable top rail for insertion of .125" thick sign panel

Sign panel additional. See below for sign panel prices

Surface mount application:



Optional surface mount plates available.
Standard post length: 40"
Custom post length available.

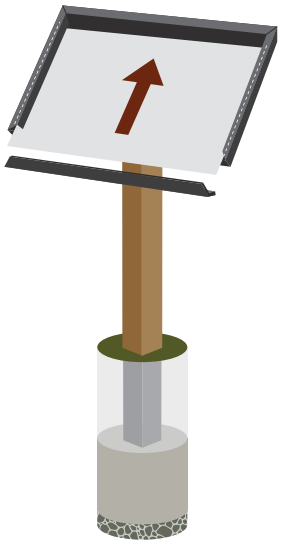
Standard frame with aluminum post

Standard frame with sleeve for wood post

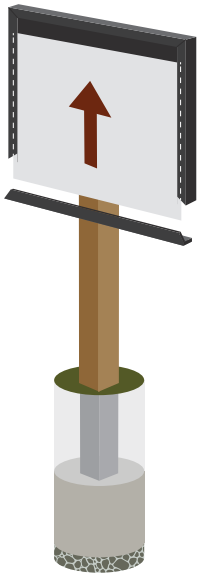
Frameless pedestals are available for mounting 1/2" thick high pressure laminate sign panels. See page 9 for frameless pedestals

Communication: Vacker Sign Company - Sign Product Catalog (Interpretative Panels for Boone Cemetery)

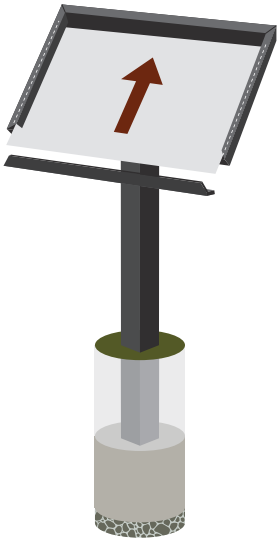
StoryWalk® Style Frames



Angled Wood Post Mount
$210 each, Qty≥16



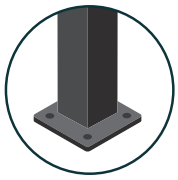
Flush Wood Post Mount
$210 each, Qty≥16



Angled Aluminum Post Mount
$272 each, Qty≥16

Flush Aluminum Post Mount
$286 each, Qty≥16

Vacker offers StoryWalk® frames with the same high quality and craftsmanship as our frames that have been installed in parks and trails throughout the U.S. over the past 20 years. StoryWalk frames have removable **bottom** rail for sign panel insertion. Panel slides into exposed channel at bottom of frame (Frame gap allows for sign panel materials up to thickness of .25"). Storywalk frame design allows for enhanced drainage. Surface mount plates for surface mount installations are also available.



Optional Surface Mount,
$22, each

Aluminum Post Powder Coat Colors

Standard black

NPS dark brown

NPS medium brown

Forest green

StoryWalk® Signs / ($35 each - minimum quantity of 15)

Our StoryWalk® signs consist of a 18"x24" sign panel printed with outdoor durable inks, placed pages from a book (of your choice) that we secure in place and protect with an outdoor durable sign-grade protective over-laminate. The sign panel is an easy and affordable option that provides UV and graffiti resistance.

Advantages of our sign boards:

- Satin finish
- Washable and graffiti resistant
- UV inhibitors for color fastness and weathering
- Won't wick moisture or trap insects/dirt
- Intended as a "stand alone" panel - not sandwiched between clear acyrlic sheets
- No costly permission or project management fees

Custom design or use our templates

Sample art board/page set-up and templates available for InDesign, Illustrator and Publisher for your custom design.

We offer editable templates for "Welcome" signs, book title signs and book page signs. Each template includes a StoryWalk® logo and physical activity inspired by fox character ***Riley Reader***. The templates are editable and the logo and fox graphic can be swapped out with your own logo, text and graphics as desired. Contact us to learn more about how it works.

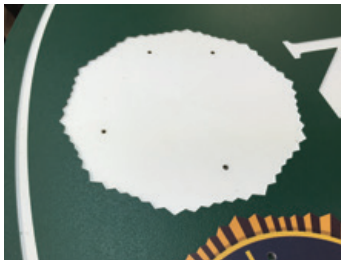
Routed Bi-Color HDPE Park Entrance Signs

UV stabilized
Graffiti resistant
Easily cleaned
Will not swell or rot
Never need painting
Will not crack or chip
Will not delaminate

Combining Design Excellence and Durable Sign Products

Vacker is a provider of routed bi-color HDPE sign panels. A co-extruded, 2-color sign board is routed or carved, revealing an interior contrasting color. Letters and graphics can be routed flat or carved with a V-groove. Complex logos and other graphic elements can be achieved with TUFF panel inserts. While clients are encouraged to express a desired "look" or style at the outset of the design process, every panel is custom designed to achieve the proper proportions, elements and type styles. Virtually any font, logo and design element can be incorporated into our signs.

Logo Panel Insert



Flat routed green / white / green HDPE with full color detailed American Legion logo achieved with TUFF panel logo insert. A "pocket" is flat routed to accept logo panel. The logo panel is fastened with screws and threaded inserts.

Logo panel insert

V-groove Letters

Tan / brown / tan with carved V-groove letters

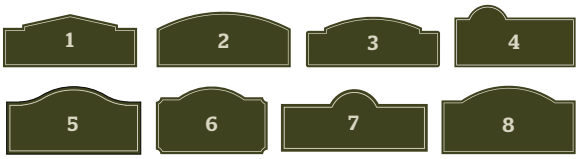
Design Process

With a talented design staff, Vacker is committed to excellence in design development ensuring that every panel design reflects an appropriate image and identity for its site. While clients are encouraged to express a desired "look" or style at the outset of the design process, every panel is custom designed to achieve the proper proportions, elements and type styles. Virtually any font, logo and design element can be incorporated into our signs. Contact us to get started on your project.

Communication: Vacker Sign Company - Sign Product Catalog (Interpretative Panels for Boone Cemetery)

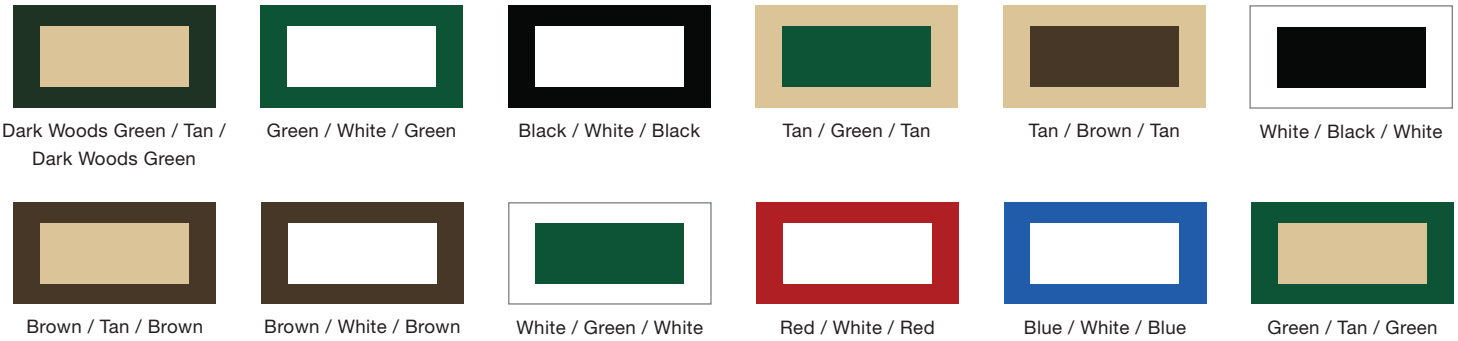
Standard Shapes

Early in the design process, clients are encouraged to select a desired panel size and shape. Then, based on the copy, logos and graphic elements to be included, the desired shape is refined to achieve pleasing visual proportions.

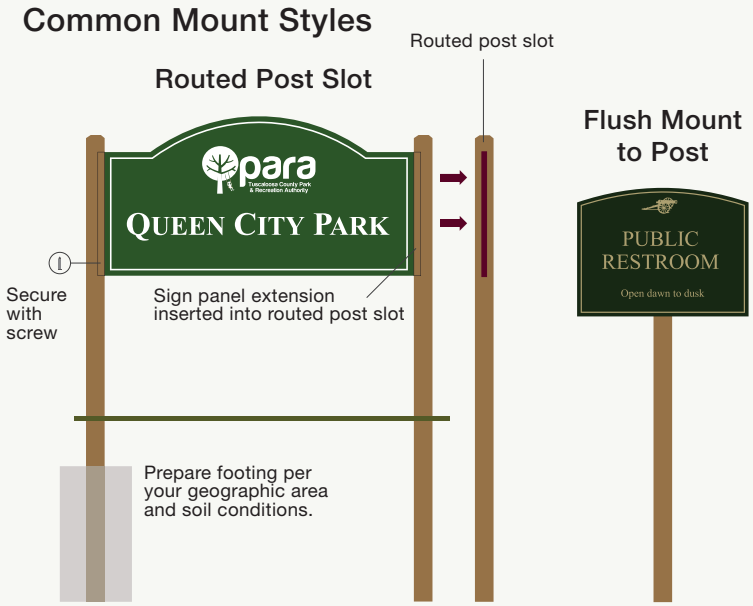


Color Options

*(Colors are approximate). Contact us for a material color sample.



Common Mount Styles



Expansion and Contraction

Routed plastic signs can be mounted and supported in a variety of ways. In addition to the methods shown here, angle aluminum brackets are another option. HDPE plastic sign board will expand or contract with temperature fluctuation. The material should be allowed to move freely with expansion and contraction. Any drilled holes should be oversized by 1/8”-.1/4” and care should be taken to not overtighen fasteners.

Panel Pricing*

	47”x92”	47”x47” 23”x92”	32”x48”	24”x48”
Single-sided routed sign	$1,384.00	$872.00	$695.00	$573.00
Single-sided routed sign with logo panel insert	$1,482.00	$952.00	$775.00	$645.00
Double-sided routed sign	$1,599.00	$1072.00	$820.00	$680.00
Double-sided routed sign with logo panel insert	$1,675.00	$1142.00	$880.00	$760.00

**Price estimates are for typical park entrance si design. Excessive text such as park rules or rev copy can effect cost.*

Communication: Vacker Sign Company - Sign Product Catalog (Interpretative Panels for Boone Cemetery)

A low profile entrance, wayfinding and regulatory solution

Structural grade recycled plastic lumber posts.

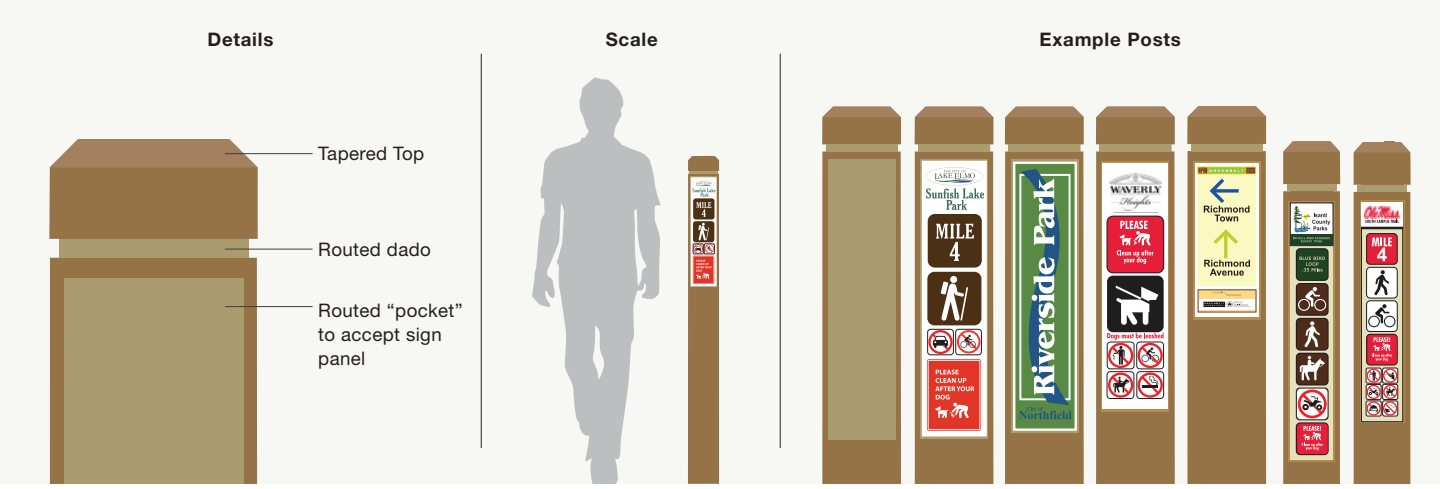
Reinforced with fiberglass. Resistant to UV and harsh weather.

Solid Color Post with Panel Insert(s)

Tapered top, routed dado and routed pocket to accept a TUFF panel insert on one, two, three or all four post sides.

TUFF panel insert is mechanically fastened in the routed pocket and can be customized to include information such as a park / trail name, agency or park district name, contact information, SEGD national recreational symbols, prohibitive symbols, mile markers and directional arrows. A printed panel insert provides broad design flexibility.

Available in 4"x4" (true), and 6"x6" (nominal) at a suggested length of 7'. Clients are encouraged to provide a rough sketch with desired content for each sign panel insert version to serve as a resource during the design process. Standard post color is cedar. Additional colors and sizes available by speical order.



Solid Color Trail Marker Post Pricing

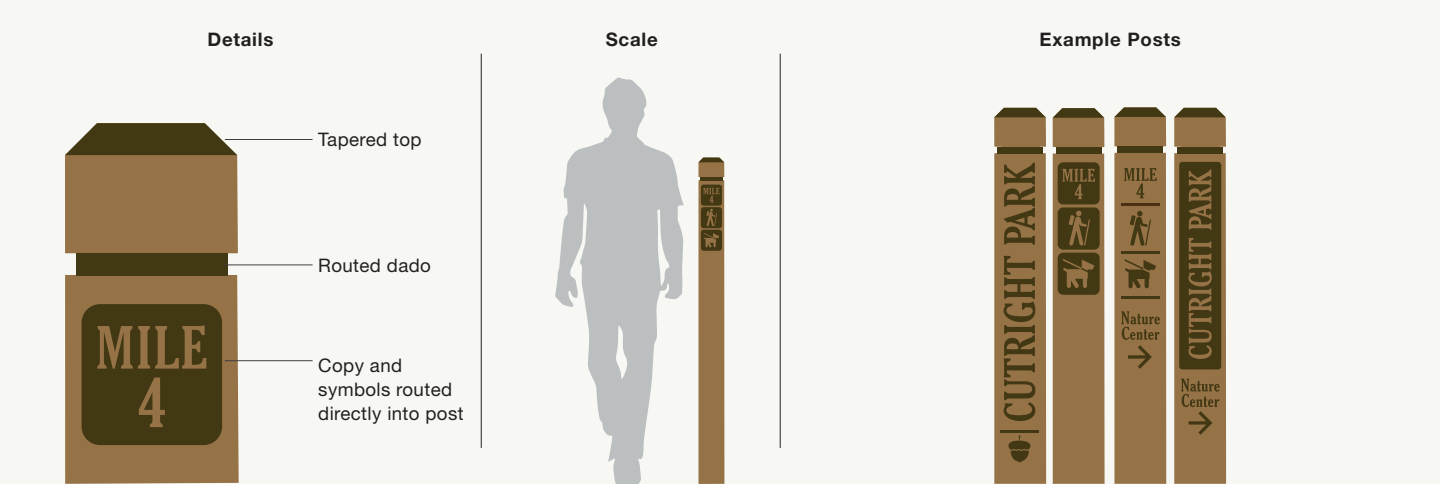
Posts are available in 4"x4" (true), and 6"x6" (nominal) at a suggested length of 7'. Tuff panels include predrilled holes and stainless steel screws.

4"x4"x7'	6"x6"x7'	
$421.00	$541.00	1 side with panel insert
$471.00	$591.00	2 sides with panel insert
$521.00	$641.00	3 sides with panel insert
$571.00	$691.00	4 sides with panel insert

Bi-color Routed Posts

Copy and symbols are routed directly into a bi-color (cedar/brown) post revealing the contrasting interior core of the post. Elements such as park / trail names, directional arrows, mile markers and recreation symbols can be incorporated directly into the post material. Bi-color posts are available in 4”x4” (true) x7’ long.

Clients are encouraged to provide a rough sketch with desired content for each post side to serve as a resource during the design process.



Bi-color Routed Posts Pricing

4”x4”x7’	
$361.00	1 side
$411.00	2 sides
$461.00	3 sides
$511.00	4 sides