TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
FEBRUARY 7, 2023, 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 Liaisons: Virginia Roseman

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

Others in Attendance: Amber Bateman-Director of the Watauga County Arts Council, Ellie McCorkle-HPC Intern, Mike and Amy Forrester-Business Owners at 260 Howard Street and Watauga County Arts Council Board of Directors, and Jodie Feimster

---

CALL TO ORDER

Chair Eric Plaag called the Boone Historic Preservation Commission meeting via WebEx to order at 3:01 p.m.

Chair Plaag asked the HPC and Staff to introduce themselves. He asked the guests to identify themselves to let him know whether they were at the meeting for public comment or to speak about a particular item on the agenda.

Chair Eric Plaag introduced himself as the HPC Chair, Vice-Chair Bettie Bond introduced herself as the HPC Vice-Chair, and Member Chuck Watkins and Member James Sharp introduced themselves as HPC members.

Chair Plaag asked the Staff to introduce themselves. Ms. Christy Turner introduced herself as a Senior Planner, and Ms. Jessica Mitchell introduced herself as a Long-Range/Special Projects Planner and Staff Liaison to the HPC. Ms. Paige Henderson introduced herself as the Downtown Boone Development Coordinator (DBDA) and the person who oversees the DBDA. Council Member Virginia Roseman introduced herself as a Town Council Member and the Council Liaison to the HPC. Chair Plaag introduced Ms. Marlene Crosby, the Board Secretary for the HPC.

Chair Plaag asked the guests to introduce themselves. Ms. Amber Bateman introduced herself as the Executive Director of the Watauga Arts Council. Ms. Ellie McCorkle introduced herself as the Project Coordinator for Digital Watauga, and as the person who is writing up the Rivers Clay House Designation Report. Ms. Amy Forrester introduced herself as a member of the Board of Directors of the Watauga Arts Council. She said that she and Mr. Mike Forrester represented the property owners of 260 Howard Street, the building being considered for placing the Doc and Merle Watson mural.

Chair Plaag confirmed with Ms. Bateman that she and Mr. and Mrs. Forrester were at the meeting to speak on an agenda item, not separately in Public Comment. Ms. Bateman confirmed that she and Mr. and Mrs. Forrester were at the meeting to speak on an agenda item.

Chair Plaag asked if anyone else intended to speak in Public Comment or specifically on an agenda item. No other individuals requested to speak in either Public Comment or on a specific agenda item.

ADOPTION OF AGENDA

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

Chair Plaag made the following corrections to November 8, 2023, meeting minutes:

- Packet page 4, paragraph six, sentence two: change "yes" to "no"
- Packet page 6, paragraph six, sentence one: change "Grandfathered" to "Grandfather"
- Packet page 7, paragraph four, sentence one: change "that" to "if"
- Packet page 10, paragraph two, sentence three: change "slash" to "/"
- Packet Page 14, paragraph three, sentence three: change "1960-time" to "1960"

Vice-Chair Bond made a motion, seconded by Member Watkins, to approve the amended November 8, 2022, meeting minutes.

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

Member Sharp made a motion, seconded by Vice-Chair Bond, to approve November 29, 2023, meeting minutes as presented.

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

Chair Plaag asked the HPC if they objected to him tabling December 6, 2022, December 13, 2022, and January 17, 2023, HPC minutes until the March 7, 2023, HPC Advisory meeting. With no objections from the other HPC members, Chair Plaag tabled these minutes until the next HPC Advisory meeting on March 7, 2023, at 3 p.m.

PUBLIC COMMENT

No individuals requested the opportunity to speak during public comment.

HPC ADVISORY REVIEW OF THE DOC & MERLE WATSON MURAL PROJECT

Chair Plaag thought it was important to review how the consideration of murals works in the historic district. He said after reading the proposed mural material in the meeting packet, he assumed that the proposed mural would be funded in part or in whole by the Town of Boone. Ms. Henderson explained that she and Ms. Bateman would like to submit a budget amendment to Council to approve the funds for the proposed mural to pull from the Municipal Service District (MSD) funding. She said in the past, MSD funds were used for Downtown Art Projects. She had discussed possible ways to fund the mural with Ms. Amy Davis, Town Manager.

Chair Plaag emphasized that the HPC's comment in this meeting is with the understanding that the proposed mural is contingent upon the funding being either in whole or in part from the Town of Boone. He said this understanding allows the HPC to discuss and advise the Boone Town Council and the applicant regarding the proposed mural. He explained that if it turns out that, for whatever reason, the Town

Council does not approve the funding of the proposed mural, the Watauga Arts Council and the property owner, or property owner's representative, would be required to go through the Certificate of Appropriateness (COA) process. He said the HPC does not consider in COA applications any element of the content of a mural. He said the HPC only considers those things that are related to the standards of the historic district if they get to that point. He said if the COA process is necessary, the HPC would have to provide notice in that hearing that the discussion in this meeting took place. He asked if there were any questions from the Staff or members of the public; there were no questions.

Ms. Bateman explained that the Watauga Arts Council is in a partnership with the Downtown Boone Development Association and Mr. Mike and Ms. Amy Forrester, who are representatives of the property owner, to place a proposed mural on the side of the building at 260 Howard Street, which is in the Downtown Boone Historic District. She said the side of the building that the proposed mural would be on faces South Depot Street and has a parking lot in front of it. She said the Millers Surplus Store used to be in this building, and it closed in 1999; before that, the Wilson Feed Store was in it. She said the project cost for the proposed mural is $20,000, and the artist is Mr. Scott Nurkin. She said the proposed mural is part of the North Carolina Music Murals Project. She explained that in the Music Murals Project, the artist goes to North Carolina towns and paints a mural of a famous musician from that particular town. She noted that this building has an interesting history because it is believed that Doc Watson used to sit and busk on South Depot Street across from the old bus station. She said having the proposed mural on this building would make an interesting location to honor Doc and Merle Watson. She said this proposed mural would be the first mural to have two musicians on it. She further said having a mural of this type on this building is good for economic development and tourism in the historic district and would help the public to learn more about our local heroes. She explained because it is part of a larger mural trail system, there is an acrylic plaque that comes with the mural that would be adhered to the wall. The artist told Ms. Bateman that the acrylic plaque would be adhered to by drilling four small pilot holes into the concrete brick or mortar, then placing the anchor inside the holes and sealing them with epoxy. She said they are plastic; they will not weather in the rain, heat, or cold. She explained that the other materials that the artist would use is a latex masonry primer, Sherwin Williams paint as the background color, and aerosol Montana 94 for the detail work, will protect the mural with a latex matte finish or clear coat. She said the artist would include in his proposal a maintenance agreement for general maintenance and upkeep of the mural for the next ten years if the mural is installed.

Ms. Henderson explained that in her last position, she worked for the Town of Tryon, North Carolina. She said during that time, Mr. Nurkin approached the Town of Tryon to add Nina Simone to the North Carolina Musician Mural Trail, and the Nina Simone mural was completed in August 2020. She noted that this completed mural is featured in the meeting packet.

Ms. Henderson suggested adding Doc Watson to the North Carolina Musician Mural Trail. She said the artists first discussed a Doc Watson mural in North Wilkesboro, but later came to Boone and saw some great places with so much unique history for the Watson family. She said shortly after the artists visited Boone, they agreed that Boone was a perfect place to do this mural.

Ms. Henderson said that the North Carolina State Department of Natural and Cultural Resources noticed what was happening in the towns with the Musician Mural Trail, and they have tried to professionalize and make this Trail official. She said this is why the NC State Department of Natural and Cultural Resources sent Mr. Nurkin to the mural locations to place plaques at each mural because they are interested in having the murals preserved and promoted in the future as part of a NC State trail. She pointed out that 2023 is the NC Year of the Trail, also designated by the North Carolina legislature. She also pointed out

that March 3, 2023 would have been Doc Watson's 100th birthday, which also makes having this mural an exciting opportunity for Downtown Boone.

Chair Plaag opened the floor for questions from the HPC. Vice-Chair Bond said she was thrilled with the proposed location for the mural because it is close to the Appalachian Theatre and the Doc Watson stage. She also showed excitement that the mural was being proposed in 2023 not only because it would be Doc Watson's 100th birthday but for the second annual Boonerang Music and Arts Festival. She asked Ms. Henderson when the proposed mural would be completed. Ms. Henderson said they would love to unveil the proposed mural of Doc and Merle Watson at the 2023 Boonerang Music and Arts Festival, which means they would love to see it completed around May 2023; additionally, she stated there are some other things that are being planned to honor Doc Watson like a Doc Watson celebration at the Appalachian Theatre on that Friday night. She said people from the North Carolina Arts Council would be present at that celebration, which would be a great time to unveil the proposed mural. Ms. Bateman noted that same week the Watauga Arts Council's Board of Directors would be in town, and it would be a great opportunity for the board members to see the mural.

Ms. Bateman asked the HPC if they had any questions or concerns regarding the proposed mural materials. Member Watkins asked Chair Plaag about the names listed on the application. He said that Mr. and Mrs. Forrester's names were listed as the property owners, and asked if the HPC is required to show the actual owner on the application. Chair Plaag referred to page 116 of Appendix D of the Unified Development Ordinance (UDO), Downtown Boone Local Historic Design Standards and read:

Section 11.4

> Historical markers, interpretive signage, and public art that is either (i) located on property owned, controlled, or maintained for public use by the Town within a historic district or the boundaries of a publicly-owned landmark or (ii) funded in whole or in part by the Town must be approved by Town Council and shall be exempt from the COA process.
>
> - However, at least 30 days prior to consideration for approval by the Town Council, the proposed historical marker, interpretive signage, and public art shall have been considered by the HPC in its advisory capacity with respect to (i) applicable district or landmark standards regarding size, form, massing, materials, and placement, (ii) historical accuracy and appropriateness of the content, and (iii) any other factors, including but not limited to aesthetic considerations, that the HPC deems relevant. The HPC shall forward the results of its review to the Town Council. Town Council may consider approval of such historical marker, interpretive signage, or public art within 45 days of consideration by the HPC, regardless of whether or not HPC has submitted the results of its review by that date. Downtown Boone Local Historic District Design Standards--117
> - By way of clarification, public art on public property owned or controlled by public authorities other than the Town is not intended to come within the exemption of this subsection 11.4.

Chair Plaag clarified that the HPC is not considering the review of the proposed mural in their formal COA process, but they are considering it strictly in their advisory capacity, as allowed by Section 11.4 of the historic district design standards. He said that the HPC is supposed to consider all the things in Section 11.4, but he did not know if the HPC was requiring property owner authorization, given that there have been statements made in this meeting that the proposed mural is going to be funded in whole or in part by the Town of Boone. He noted that he did not know if the owner of the building was as relevant to the HPC's review process so much that it is relevant to whatever permits may be necessary that the Planning and Inspections Department has to issue for a mural in the historic district. He presumed that somewhere

in the permitting process, whoever the authorized representative for this building has to sign off on the permit to approve the proposed mural being on their building.

Ms. Turner noted that she had received an email from the property owner giving Mr. Mike and Ms. Amy Forrester approval to speak on their behalf in this meeting. She explained that she did not receive the email in time to include it in the meeting packet. Chair Plaag confirmed with Ms. Turner that a permit from the Town would be required for work to proceed on the proposed mural, which would include the signature from the property owner or written authorization from the property owner. Member Watkins was satisfied with the explanation regarding the property owner's authorization.

Chair Plaag referred to packet page 61, which shows a mock-up of the proposed mural. He said the photo shows a well-known image of Doc and Merle Watson playing music together. He asked if what is shown in this image accurately represented what will be applied to the side of the building, not including the acrylic plaque. Ms. Bateman responded and stated she had asked Mr. Nurkin specifically if he was planning to have a border and a background with Doc and Merle Watson where the trees are and would that area be painted in. She said that she is waiting for Mr. Nurkin to respond to her question. She said having this proposed mural reviewed in an advisory capacity was helpful to know what the HPC would like to see in terms of scale and color on the proposed mural.

Ms. Henderson referred to the photo in the meeting packet of Roberta Flack and asked the HPC if we need to keep the image strictly below the building line and have a background, so it's very clear that the mural is not going up to the building line.

Chair Plaag said he believed that Mr. Nurkin was painting a modestly stylized version of the photographs in the meeting packet and, in some cases, adding elements in the background. He asked if it was fair to assume that there would be another stylized version of this photograph that might not have vegetation in the background and might not have other background elements. Ms. Henderson said it is up to how much artistic liberty is given to Mr. Nurkin. She added that if it is important to the HPC, the property owner, or others to maintain as much of the integrity as in the photograph, she believed that Mr. Nurkin would do his best to honor that request.

Chair Plaag asked if the HPC should refrain from assuming that the font and color examples in the photograph as they appear on the proposed mural. Ms. Bateman responded you would see the image of Doc and Merle Watson, and it will be oriented like the image; however, she explained the font color will not be the brilliant blue color shown in the example photograph. She was unsure what color Mr. Nurkin would use for the font color. She said most of Mr. Nurkin's murals do not have that hard line around them. She imagined that Mr. Nurkin would blend the main part where Doc and Merle Watson are shown into a silhouette outline like in the other example photographs. She said Mr. Nurkin might take some liberties in blending the rest of the building with the color shown in the example photograph.

Chair Plaag talked about the placement, size, and scale of the proposed mural on the building. Chair Plaag said that based on the design standards, he did not negatively react to the scale as portrayed in the example photograph or the scale being expanded to the edges of the building or the roofline.

Chair Plaag noted that this building wall has already been painted, which means we are dealing with previously painted masonry. He said that was not an issue; the issue is with expanding the mural up the wall to the terracotta tiles that serve as coping on the roof. He said he would not like to see the terracotta

tiles painted because it might violate a design standard. He did not have a negative reaction to the painted masonry itself or where it goes on the wall.

Member Watkins asked Chair Plaag since Mr. Nurkin was using a photo-real technique for the proposed mural, he was concerned if the copyright on the photograph would cover photo-real depictions of the image. Ms. Bateman said she believed that topic was covered in the Watauga County Arts Council Public Arts Policy, and that she would check on it. She thought Mr. Nurkin had already discussed the image to be used with the Watson family. Member Watkins noted that the Watson family might not own the copyright. Ms. Bateman thought it was fine since the selected photo would be painted. Chair Plaag thought that Member Watkins's copyright question was fair from a legal perspective, but he did not think the copyright topic fell under the HPC's review. Member Watkins thought the Town Attorney should be asked to render an opinion on it since the town is authorizing the funds. Chair Plaag said it is best to know the image's copyright status if Mr. Nurkin's intended use is considered a transformative use of the image, and if that would be permissible under fair use copyright law. He said that mere possession of a photo is not ownership of copyright. Ms. Henderson responded that she would follow up with Mr. Nurkin to see what he had done in the past regarding the photographs used on the other murals he had completed. Ms. Bateman, during the meeting, texted Mr. Nurkin regarding the use of the photograph. Mr. Nurkin told Ms. Bateman that he got permission from the photographer to use the photograph. Chair Plaag suggested that Ms. Bateman get permission to use the photograph in writing.

Ms. Bateman asked the other HPC members if they were comfortable with the proposed color and scale in the photograph. She pointed out that in the example of the image, Mr. Nurkin has the black color going up to the edges of the building. She asked the HPC if they wanted the scale to be smaller than the edges of the building or have the scale of the proposed mural be no more than 80 percent of the building. She said that Mr. Nurkin painted the black border to show where he would not paint the image of Doc and Merle Watson.

Ms. Bateman noted that it was her understanding that the HPC could not advise on colors. She asked the HPC if the proposed mural was approved would Mr. Nurkin have some freedom with painting up to the edges of the image and have a strong border around the image, or if Mr. Nurkin needs to stay within the border and leave a buffer around it. She confirmed with Chair Plaag that he did not have a negative reaction to the mural being painted up as long as it did not touch the terracotta tiles. She asked if she needed to re-submit another photograph example, if Mr. Nurkin adjusted the proposed photograph.

Chair Plaag asked Ms. Bateman if it is correct that the elevation of the side of the building is otherwise featureless with no windows or doors. Ms. Bateman confirmed that the side of the building that the proposed mural is on is featureless. Chair Plaag pointed out that he needed to be made aware of any language in the design standards that speak specifically to murals and how far they extend with regard to the face of the building. He checked the design standards and read from Appendix D portions of 11.3:

- Artwork should be installed so that it does not conceal, result in damage to, or remove historical details or features.
- Artwork should have an appropriate massing in relation to the building, site, or district, and be scaled appropriately for the intended space.
- The colors and color palette of artwork is not regulated, except that neon colors are not allowed.

He responded to Ms. Bateman's question regarding the color used for the proposed mural. He said the Town Attorney has pointed out that defining neon colors is a little problematic.

Vice-Chair Bond pointed out that she liked how the mural bleeds into the brick on the Nina Simone mural and the brick corner on the John Coltrane mural. She thought it was a mistake to put the Black Mountain Brewing Company sticker on the Roberta Flack mural, and she hoped there would not be a beer company sticker as part of the proposed mural for this building. She said she would rather see the paint bleed out to the edge and not have such a dark finish. Ms. Henderson explained that Mr. Nurkin was trying to demonstrate that he could do it if it were important to maintain a uniform color around. She assumed it would look similar to the others and have a grayscale to fade into the black color.

Member Sharp pointed out that the HPC is not giving direction on color but noticed in the other examples Mr. Nurkin stayed with less bright font color in the artwork. He thought this would be advantageous, but that it is not shown in the photograph example for the proposed mural. Chair Plaag agreed with Member Sharp that the blue in the photograph example was a type of neon blue color that is very bright. Ms. Bateman explained that Mr. Nurkin would put the lettering on the proposed mural with less neon color.

Chair Plaag asked the HPC if there were concerns with the scale of the mural with regard to the building located in the district. He pointed out that the HPC is concerned about congruity with the rest of the district. He asked the HPC members if they had concerns with the proposed mural taking up the vast majority of this wall on a one-story building at Howard Street and South Depot Street.

Vice-Chair Bond noted that the photograph is very large. She said depending on how Mr. Nurkin would soften the background and bleed out the edges, maybe these things would soften it and not make it look so large.

Chair Plaag compared the Earl Scruggs and Robert Flack murals and noted that they seem to work using the whitespace instead of having a full background that highlights. He said the white space also highlights the musical artists you are trying to highlight because there is nothing to distract from them. He said it also allows you to still see the building and the details of the building. He said it is harder to do if the entire image with the background of the darker mural is going to the edges of the building. Ms. Henderson pointed out that she thought Mr. Nurkin was trying to convey that idea in the Earl Scruggs mural mock-up. She said if Mr. Nurkin were to do the black background, it would probably look similar to the Earl Scruggs mural, where the black traces the building line, and you have the mural image that softens inward. She said if this is the look that the HPC wants, she would make that clear to Mr. Nurkin.

Vice-Chair Bond asked Ms. Henderson if more of the guitar was showing in the image. Ms. Henderson said yes, and the truck shown in the submitted photograph was in the way that particular day the photograph was made. Vice-Chair Bond noted that she had seen murals with scenes that made the public want to have their photo taken by it. She thought if maybe the image was smaller, it would give more opportunity for the public to want to spend more time by the proposed mural. She said the town is fortunate to have this building location for a proposed mural.

Member Watkins asked for the photograph example of the proposed mural to be shown by Town Staff. He pointed out that if vehicles are parking in front of the proposed mural, it would be helpful if it was placed high enough on the building wall above the vehicles. Ms. Bateman responded and noted that it was discussed to raise the image above the line of vehicles that would be parked in front of it.

Chair Plaag asked about the acrylic plaque mentioned earlier in this meeting. He confirmed with Ms. Bateman there is only one plaque that is shown in a plastic sleeve. Ms. Bateman had noted earlier that the plaque had already been ordered. Chair Plaag pointed out that it was unfortunate that it had already

been ordered and the holes may already be drilled in the plaque. He said it is very important when mounting the plaque to the wall that no one penetrates the concrete block itself. He reiterated that the fasteners should not go into the block because that could create integrity issues with the block and also cause water intrusion. He explained that one of the dangers with painted masonry is that you already have a problem with condensation trapped behind the block, which causes spalling and can pop off the face of the brick. He further explained that the artist proposes putting a sealer over the mural, which adds to a moisture and problem. He said that when you put a hole in the brick, you have created a place for moisture to get in and potentially be an issue. He suggested that the fasteners be attached through the mortar and not through the masonry itself, which is a better way to fasten the acrylic sign.

Member Watkins asked the HPC to review the text on the acrylic sign. He said the text needed to be more accurate because Doc Watson was remembered as a busker in Downtown Boone and not playing in many clubs. He said that Mr. Ralph Rinzler found Doc Watson and helped him and Merle Watson get their start in the music business. Chair Plaag pointed out evidence of Doc Watson playing at the Appalachian Theatre and the Pastime Theatre in photographs from the 1940s and 1950s. He said he struggled to know where the clubs were in Boone in the same timeframe. He suggested asking Dr. Gary Boye in the Music Department of Appalachian State University, who has done a lot of research on Doc Watson, and he would be a source to ask about the accuracy of the clubs in Boone during that timeframe.

Ms. Bateman said there was a website and a QR code on the plaque that contained information about Doc Watson and an opportunity for the public to listen to his music. She would contact the NC Department of Natural and Cultural Resources and have them revisit their information on the plaque about Doc Watson.

Chair Plaag asked the HPC members if they had other questions or concerns about the scale, massing, or other aesthetic concerns regarding the proposal. There were no further questions or concerns raised at this meeting.

Chair Plaag asked Ms. Mitchell if she could list the HPC's recommendations and concerns and present them to Council. Ms. Mitchell said yes between herself, Ms. Bateman, and Ms. Henderson, they could articulate the information to Council. Ms. Mitchell said there might be an agenda item regarding the proposed mural on the Council agenda for the February 8, 2023, meeting. He voiced a procedural concern and noted that the UDO says that the HPC has to consider it in its advisory capacity at least 30 days prior to consideration for approval by the Council. He asked if the Town Attorney should be consulted regarding if there is a 30-day waiting period between when the HPC considers it and when the Council discusses it. Ms. Henderson said they would not present the proposal as an action item at the upcoming Council meeting.

Chair Plaag talked about the list of recommendations and concerns and asked the HPC if they would approve him reviewing the list made by Ms. Mitchell, and then that list could be forwarded to Council for their review. He asked for the HPC to make a motion to recommend approval. There was consensus from the other HPC members for Chair Plaag to review the list before it was presented to Council.

Motion and Vote:
Chair Plaag made a motion, seconded by Vice-Chair Bond for the HPC to recommend approval for Chair Plaag to check the list of recommendations and concerns discussed by the HPC for accuracy before the list is presented to Council.

Vote: Aye – All

Nay – None
The motion passed.

Chair Plaag suggested giving Ms. Mitchell a week to create the list of recommendations and concerns and giving him two or three days to review the list. He thought the list would go to Council in the next ten days.

At approximately 4:18 p.m., Ms. Bateman and Ms. Henderson left the meeting.

HPC INTERN INTRODUCTION AND UPDATE

Chair Plaag introduced Ms. Ellie McCorkle, who works in two capacities. He explained that she is the Digital Photography Coordinator, a paid position at Digital Watauga. He said she supervises the paid Staff and volunteers and is the guru of all things at Digital Watauga. He explained that her second capacity is working for the HPC in compiling a library of images for the various buildings in her Digital Watauga capacity. He said the main reason she is on the HPC agenda is to give an update on the first of the two local landmark designations, the R.L. Clay House, better known as the Rivers House. Ms. McCorkle is also the intern working on the landmark reports for the HPC.

Ms. McCorkle informed the HPC that she was from Ashe County. She holds a master's degree in Historic Preservation from Appalachian State University. She said she is using her knowledge and training to work through the already digitized collections at Digital Watauga for the HPC, and she is trying to create a photo library of all historic district properties. She has gone through approximately one-third of the collection, and has at least one image for all buildings, except maybe one or two because they were built after 1960.

Ms. McCorkle said the first draft of the Rivers House landmark designation report was completed. She was made aware of some organizational and architectural concerns, and she will address those and do more editing. She said she would be ready to begin working on the Jones House landmark designation report soon. Chair Plaag pointed out that Ms. McCorkle will have the first draft of the Rivers House prepared for the HPC to review at the March advisory meeting. He said she was on track to have the Jones House designation report ready for the HPC to review at the June advisory meeting.

Chair Plaag asked the HPC and Staff if they had any questions for Ms. McCorkle regarding the two designation reports. Ms. Mitchell noted that she was in a supervisory role to Ms. McCorkle as the HPC intern. Ms. Mitchell voiced her appreciation for Ms. McCorkle's patience in working with the Staff as they learn together through the designation report process. Ms. Mitchell pointed out to the HPC that while Ms. McCorkle was working on the Rivers House designation report, she included the parcels for the house and the property. Chair Plaag clarified that there might be more than two parcels. Ms. McCorkle said there is an eight-acre tract behind the house that includes the garage, and the house itself, and to the north of the eight-acre property, there are three different plots that go along Poplar Grove Road and Rivers Street. He suggested including all of the properties because that's the historical association with the property. He suspected that the State Historic Preservation Commission (SHPO) would also recommend including all the properties in the designation report. He included that the way the deed reads, all properties will be reserved for the various listed uses. Vice-Chair Bond agreed that these properties should not be seen as separate properties.

Chair Plaag pointed out that it is challenging to think about boundaries in a way that doesn't necessarily follow the parcel boundaries. He said you tend to think about parcels when you see parcel boundaries. He said sometimes a National Register boundary or local landmark boundary isn't the same as what the

parcel is. He said the property has other resources that are significant in their own way but not necessarily significant to the context of the house. He said in this case, you have Baby, the Champion North Carolina Sugar Maple located just up the hill from the house property. He said Rivers Park and the current iteration of the Daniel Boone Monument do not meet the 50-year test, although it contains plaques from the original Daniel Boone monument.

STAFF UPDATES

Ms. Mitchell informed the HPC that Staff had received a letter from the United States Department of the Interior, National Park Service, stating that the Town of Boone's recommendation for Certification for CLG status was received on December 14, 2022. The letter welcomed the Town of Boone as a local partner in the Federal Preservation Program. Ms. Mitchell said the Town of Boone has been added to the CLG database, and for more information on the CLG program, go to: www.nps.gov/clg. She said the Historic Preservation Facebook page and the NC Department of Natural and Cultural Resources Facebook page shows that the Town of Boone has CLG status.

Ms. Mitchell noted that the Councill's Store Historical Marker was unveiled on Friday, February 3, 2023, and that it was a great community event. She thanked the Public Works Department and the Cultural Resources Department for all their help making it a successful event.

Ms. Mitchell said the Town of Boone had received the Hayes-Bryan-Greene Cemetery Historical Marker. She said the HPC can now discuss a date for that marker ceremony. Chair Plaag said the HPC had discussed placing the historical marker at the intersection of Queen Street and Water Street at the bulb-out area. Council Liaison Roseman said this proposed location for this historical marker, being across the street from the new parking deck, is an opportunity to highlight some of the histories of our community.

Chair Plaag began discussing when to unveil the Hayes-Bryan-Greene Cemetery Historical Marker. He suggested having the unveiling ceremony early in the afternoon on the first Friday, June 2, 2023, no later than 1 p.m. on Queen Street. Mr. Mark Freed, Director of Cultural Resources pointed out that the Public Works Department would appreciate doing their work, like closing the street earlier in the day.

Motion and Vote:

Chair Plaag made a motion, seconded by Vice-Chair Bond, to recommend to Council that the Hayes-Bryan-Greene Cemetery Historical Marker unveiling ceremony be held on the first Friday, June 2, 2023, at 1 p.m. at the marker location and to request that the eastbound portion of Queen Street be temporarily closed for about one-half hour before the unveiling to about one-half hour after the unveiling, from approximately 12:30 p.m. to 1:30 p.m. between North Water Street, and the turnaround in the middle of that block of Queen Street.

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

Ms. Mitchell gave an update stating that Staff had completed the paperwork requirements of for the Watauga County Jail Landmark. She said the ordinance had been recorded, and the tax office and property owner had been contacted. She said on the GIS online web map on the Town of Boone website, you can now see the property has been added, and it is shown on the map with the landmark symbol, which is a black star.

Ms. Mitchell informed the HPC that since the Town of Boone received its CLG status, Ms. Kristi Brantley, CLG Coordinator at SHPO, let her know that she comes to different jurisdictions that have the CLG status and conducts an orientation session that would be included as part of the training for the first year. She added that this session would count towards a training credit. Ms. Mitchell said that Ms. Brantley would be coming to a neighboring county in April 2023, and she wanted to see if the HPC preferred to have the training in-person or in a virtual setting. Ms. Mitchell said that Ms. Brantley can do the afternoon of April 10 or the morning on April 12. Ms. Mitchell told Ms. Brantley that the Council meetings are held in the afternoon on April 12, and Ms. Brantley confirmed that she could be available on the morning of April 12. Vice-Chair Bond said she would not be in town on April 10. Ms. Brantley had told Ms. Mitchell that Ms. Jennifer Cathey, Preservation Specialist, and Ms. Ramona Bartos, Directory of the North Carolina Department of Cultural Resources, might be able to come for the orientation session. Chair Plaag agreed that it would be great for everyone to attend the session on April 12. Chair Plaag asked the HPC members if they could attend this date for the session. There was a consensus from the HPC members that they could all attend the said session on April 12. Council Liaison Roseman asked if the session could be a hybrid so she could attend. Chair Plaag and Ms. Mitchell agreed the session could also be in a hybrid format.

Ms. Mitchell discussed possible text revisions to Appendix D and said one of the things that Staff had previously considered when trying to make some revisions to Appendix D was specific text on complimentary colors and neighboring buildings. She said the Staff had decided that instead of doing a text amendment process for these few things piece by piece, they would try to look at Appendix D as a whole. She said some text revisions were needed as we continue through the COA process to clarify the standards for applicants to follow and to better understand the process. She said she had been looking at the formatting of historic district standards in other jurisdictions, specifically Winston-Salem Forsyth County, North Carolina, because they have multiple districts and different sets of standards. She said they have recently revised one set of standards for their West End Overlay Historic District. She said she also liked the Wilmington, North Carolina, Historic District Standards, for formatting purposes. She explained due to her having to work on the Comprehensive Plan update, she has yet to set a specific timeline for the Appendix D revisions. She said as she completes the proposed revisions, she will present them to the HPC for their feedback.

Ms. Mitchell explained that while looking at other jurisdictions and how they handle a COA process, she saw different patterns of how their standards where more succinct. She presented the suggestion of having two documents; one is for the guidelines, then one for the standards. She asked the HPC if they had any concerns with the information she found. Chair Plaag suggested that she compare apples to apples. He said the Wilmington Historic District is a large urban area, unlike Boone. He urged Ms. Mitchell to look at Downtown Historic Districts that are similar in size and architectural makeup if she was going to make comparisons. He said that Hendersonville, North Carolina, has a great Downtown Historic District. He said the HPC standards that the HPC wrote were partly based on the Hendersonville standards. He said it might be helpful to look at the way that Hendersonville, NC, is doing things now. He said there are probably other communities that are similar in size and scale to what Downtown Boone is, and they could be researched to see how they do the various things.

Ms. Mitchell explained to the HPC that Staff has started making two meeting packets to be more efficient with Staff time. She said one would be an advisory meeting packet, and the other one will be for the quasi-judicial meetings.

Ms. Mitchell explained to the HPC that Staff had discussed putting the advisory meeting minutes in the advisory meeting packet and the quasi-judicial meeting minutes in the quasi-judicial meeting packet. In

addition, Staff had discussed putting the quasi-judicial meeting minutes at the end of the agenda, so the applicants have the priority to present their case first.

Ms. Mitchell explained that for the COA cases, there needs to be a written decision completed for each case where applicable. She noted that Staff would need to go back and review the COA cases and create those written decisions. She pointed out that the written decisions must be approved at the quasi-judicial meetings.

Ms. Mitchell asked the HPC if they would be interested in discussing the agenda items at the end of each advisory meeting for the next advisory meeting. She said that Staff failed to put this topic on this meeting agenda, but they would add it to future agendas.

Chair Plaag responded to Staff's decision to put the quasi-judicial meeting minutes at the end of the quasi-judicial agenda. He voiced his concern that he didn't know which would be worse, asking the applicant to wait at the beginning of a meeting for the approval of meeting minutes or asking the applicant to wait at the end of the meeting for the approval of meeting minutes. He felt it would be more insulting to ask the applicant to wait until the end of the meeting to approve meeting minutes and possibly have to continue their case to approve the meeting minutes. Chair Plaag said that he preferred that the HPC deal with the quasi-judicial meeting minutes at the beginning of a quasi-judicial meeting. Member Sharp and Watkins agreed with Chair Plaag to add the approval of minutes at the beginning of the quasi-judicial meeting. Member Watkins stated that he thought applicants expected to sit through a certain amount of administrivia at the beginning of the meeting.

Ms. Mitchell explained that Town Council wanted her to contact the HPC to welcome them to attend the work session on Wednesday, February 8, 2023, at noon, which is scheduled for approximately one hour in the Council Chambers, and it was also available on WebEx. She said she heard back from Chair Plaag and Vice-Chair Bond regarding attending the work session. She said she would attend the work session in person in the Council Chambers.

HPC MEMBER UPDATES

Chair Plaag tabled this agenda item to the next advisory meeting.

INTERPRETATIVE PANELS FOR BOONE CEMETERY

Chair Plaag asked Ms. Mitchell to explain why the Staff chose the Vacker Sign Company. Ms. Mitchell explained that she had been working with the Public Works Department regarding this work for the Boone Cemetery. She said in her research of sign companies with the resources provided by the HPC, the Vacker Sign Company offered the most information, such as a potential desired product and graphic design services. She said the other companies she researched did not provide graphic design services. She added that the costs were comparable to the other researched companies, but it will depend on how many panels to determine the final costs for the HPC budget.

Ms. Mitchell explained that she told the Vacker Sign Company the HPC would want to put some interpretative panels in a local historic cemetery. She referred to the materials on packet page 77 that the Vacker Sign Company sent to her to present to the HPC for their review. She talked about the different styles including the Frameless Pedestal Mount Style and Frame Mount Style so the HPC could see the available options. Chair Plaag asked the HPC to review the information provided on packet page 77 of the meeting packet through the end, including the draft marker text. He said he would be looking into ways to compress that draft information. He said he would be open to suggestions on condensing those to fit

more appropriate word counts. He said he was trying to put together some images that might be useful to include on these to make them more visually attractive. He asked if the HPC had any questions or concerns about the discussion of the panels. No questions or concerns were voiced in this meeting regarding the discussion of the panels. Chair Plaag also asked that this item be the first order of business at the March Advisory meeting.

OTHER DISCUSSION

There were no other topics discussed at this meeting.

ADJOURNMENT

Vice-Chair Bond made a motion, seconded by Member Watkins, to adjourn the meeting at 5:11 p.m.

_____ _____

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