



**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING AGENDA**

The Town of Boone Historic Preservation Commission will meet on **Tuesday, February 13, 2018 at 3:00 p.m.** in the Planning & Inspections - Upstairs Conference room located at 680 West King Street. The following items will be on the agenda:

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Approval of Minutes**
 - January 9, 2018
 - January 30, 2018
- 4. Discussion of the "Boone History" Webpage**
- 5. Phase I Survey Report Possible Changes and Recommendations**
- 6. Planning for the Dedication of the Union Soldier Markers**
- 7. Discussion of the Downtown Design Guidelines Workshop**
- 8. Discussion of Revised Downtown Appearance Districts Map**
- 9. Other Matters by Commission Members or Staff**
 - Set agenda for next meeting
- 10. Adjournment**

**Boone Historic Preservation Commission
Meeting Minutes
January 9, 2018**

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

Town Staff in Attendance: Christy Turner-Senior Planner, Brittney Clark-Downtown Development Coordinator and Marlene Crosby-Board Secretary

Call to Order

Chairman Plaag called to order the meeting of the Boone Historic Preservation Commission, held in the Planning & Inspections - Upstairs Conference Room located at 680 West King Street, at 3:03 p.m.

Adoption of Agenda

Chairperson Plaag said it has been requested that the following topics be added to the agenda: *This Place Matters* after the Boone Cemetery Update and *Tax Credits Update* under Other Matters by Board Members or Staff.

Member Brantz made a motion, seconded by Member Watkins to accept the agenda as amended.

VOTE:

Aye – All
Nay – None

The motion passed.

Approval of Meeting Minutes

Member Brantz made a motion, seconded by Vice-Chairperson Pearman to accept the November 14, 2017 minutes as amended with the following changes: On page four under the 1889 Watauga County Jail first paragraph change the word National to Local in the same paragraph change the word evasion to deferral. On page four in the first line of the third paragraph change the word dissembling to disassembling and make the same change on page five in paragraph three.

VOTE:

Aye – All
Nay – None

The motion passed.

Member Brantz made a motion, seconded by Member Bond to accept the December 12, 2017 minutes as amended with the following change: On page five in paragraph eight, change the word west to south.

VOTE:

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

The motion passed.

Phase I Survey Report

Chairperson Plaag said that he is still working on the draft report. He said in the next two weeks he hopes to have more material for the HPC to read in addition to the approximately 100 pages of material that he has already sent out for the HPC to review. He asked for feedback and requested changes to the draft report.

Chairperson Plaag noted that he has included the information on the Crab Orchard Stone building material found on Downtown buildings that was previously discussed by former Council Member Jeannine Underdown Collins. Chairperson Plaag confirmed that the type of stone found on said buildings was identified as Crab Orchard Stone typically used in the State of Tennessee.

Chairperson Plaag said that the Commission will begin reviewing the whole draft report at the February 2018 HPC meeting and make recommendations to Council on the survey report. It was noted that the information received at the CAC/HPC/TC Workshop helped Chairperson Plaag in working on the draft report.

Chairperson Plaag explained as part of the process, he needs to type survey forms, make copies of survey photos and place them into survey envelopes that go to the State.

Chairperson Plaag noted that the request for permissions for photos may delay the process. He also noted that the survey report cannot be made public without obtaining these permissions.

Discussion ensued on Staff helping with the survey process. Chairperson Plaag said he would need to reformat of the information for the surveys due to different formatting at the State Historic Preservation Office. Chairperson Plaag explained that when you make reference of a photo in the survey report and that you have to provide a copy of the photo. He noted that he did not want the Town to have to pay for large number of photos that may be involved in the survey report. He said he would talk to Mr. John Ward, Town Manager about covering the color copy cost of the photos. He said as a result, he might ask Staff to make copies of the color photos.

Chairperson Plaag said the Council may want to have public input as part of the process. Ms. Christy Turner, Senior Planner said she could check with Mr. Ward regarding putting the draft survey report on the Town website.

Discussion of Union Soldier Marker Dedication

Chairperson Plaag talked about setting a date for the dedication. It was the consensus of the HPC members to have the dedication on Sunday, April 8, 2018 at 2 p.m. Chairperson Plaag noted that he would confirm this date with Mr. Ward.

Discussion ensued on the ways to handle the dedication. Chairperson Plaag said there may be interest from various civil war people from the area. He talked about the concern for possible

controversy from the public during the dedication. Ms. Turner asked if the HPC felt a need to have Police present at the dedication. It was the consensus of the HPC members to have one Police officer present during the dedication.

Discussion ensued on the protocol at the cemetery. Ms. Turner suggested that the Staff consult with the Town Attorney regarding the process of the dedication. She also noted that an action request should be written and submitted to Council for their consideration at the February 2018 Council meeting regarding the dedication.

Discussion ensued on contacting the Appalachian State University Honor Guard to participate in the dedication ceremony. Chairperson Plaag suggested that Staff contact the University on this topic.

It was noted that the setting of the headstones will be coordinated with Mr. Ward prior to the dedication. Ms. Turner noted that she would check with Mr. Eric Gustaveson from the Town of Boone Public Works Department to locate the coordinates for the location of the headstones.

Discussion ensued on who may speak at the dedication. It was noted that Mayor Brantz would like to say a few brief remarks. It was noted that Mr. Ward may also want to speak at the dedication.

Discussion ensued on the drafting of the context statement for the dedication. It was the consensus of the HPC for Chairperson Plaag to write a draft context statement regarding the dedication for the HPC to review at their next meeting.

Discussion ensued on the timing for the HPC to review the draft context statement for the dedication. Ms. Turned pointed out that the draft statement would need to be reviewed by the HPC before the Council agenda deadline on Friday, February 2, 2018.

Discussion ensued on having another HPC meeting prior to February 2, 2018 to discuss the draft context statement. It was the consensus of the HPC to have their next meeting on Tuesday, January 30, 2018 at 3 p.m. in the Planning and Inspections Department Upstairs Conference Room located at 680 W. King Street. Chairperson Plaag noted that the purpose of this meeting is to review only the draft context statement. He noted that he would prepare the draft statement as a press release for the dedication.

Discussion of the Downtown Design Guidelines Workshop

Chairperson Plaag said a lot of time was spent at the workshop on reconciling the Community Appearance Commissions concept of a Downtown Core and the Interface Area and what the HPC was thinking about as a Historic Area.

Chairperson Plaag noted that it was discussed at the workshop to have three areas in Downtown Boone. The three areas were Interface Area, Downtown Historic Area and a Warehouse District.

Chairperson Plaag reviewed the streets that make up each area. Ms. Turner talked about possibly having the Interface Area that includes all B-1 property to prevent having to make an overlay district for the Interface area as well. It would be easier for staff and the public to identify.

Ms. Turner informed the HPC members about the Goodnight Brothers property possibly needing to be condemned because of the poor condition of the inside of the building. She noted that the Staff will meet with the property owners to discuss what to do with the building.

Chairperson Plaag said at the workshop, it was voted by the CAC and HPC for Chairperson Plaag to meet with CAC Chairperson Brian Williams, Mr. Brian Johnson, Urban Design Specialist and Christy Turner, Senior Planner to discuss the details of the information from the workshop.

Boone Cemetery

Chairperson Plaag gave a brief survey update. He said because of the cold weather the HPC members did not meet on their last scheduled date. He suggested delaying the work on the survey until possibly April of 2018.

This Place Matters

Ms. Brittney Clark, Downtown Development Coordinator said that the month of May is National History Month. She said the National Historic Preservation does a "This Place Matters" Campaign at the State level. She heard about it through the North Carolina Main Street Program as a way to promote your Downtown area. She said she wants to ask the HPC and Downtown Boone Development Association, if they would like to partner and do an event in the Downtown area in May of 2018. It was suggested to have an event every week in the month of May. She suggested posting an activity and photo or memory about each place every day on social media. It was suggested to start on the first Friday in Downtown Boone on May 4, 2018.

Chairperson Plaag talked about placing a poster in the window of a business that includes the history and photo of the building. He said this is an excellent precursor to the historic plague program.

Member Bond talked about providing a punch card for the children to present to each business that they visit. It was suggested to incorporate the punch cards with the walking tours. Member Bond suggested working with the school board on it as well. It was noted that the punch cards could be dispersed to the schools by the Watauga County School Board.

Ms. Clark asked the HPC to help her identify the 31 most historic buildings in Boone. She noted that the historic building has to be in the Municipal Service District. It was suggested to keep the event on West King Street and Howard Street.

Chairperson Plaag said if the HPC partners with the DBDA and when Ms. Clark is ready for the HPC to put together brief descriptions of the buildings. He said the HPC will decide on the buildings that are most appropriate to what Ms. Clark is doing, then he suggested that the HPC members divide up the number of buildings and write a short description about them. It was noted to make a deadline of the end of March for this work to be completed.

Discussion ensued on providing walking tours for This Place Matters. Ms. Clark asked if a few buildings could be identified to have ten or fifteen-minute tours of them on the first Friday of May. Chairperson Plaag said more time is needed than fifteen minutes for a tour to allow for questions and walking time between buildings.

Chairperson Plaag asked if the business tenants would be willing to have the tours in their retail space. Ms. Clark said yes.

Member Bond said she felt the HPC could put together a walk for “This Place Matters” and have the tours every Friday in the month of May.

Chairperson Plaag suggested having a staggered rotating scheduling of HPC members speaking at various buildings starting at 5:30 p.m. on each Friday.

Chairperson Plaag said the HPC will work on the items discussed at this meeting for “This Place Matters”, when Ms. Clark notifies them that she is ready.

Ms. Clark said if the Friday night events are successful, she suggested having a larger event for the last Friday night in May. Member Bond said this last event could be held on the front lawn of the public library and turn in your completed punch cards and pick-up their prizes.

Other Matters by Commission Members or Staff

Chairperson Plaag noted that at the CAC/HPC/TC Workshop on December 12, 2017 the Staff handed out draft copies of the merged 2006 Comprehensive Plan and Boone 2030 Plan for the CAC and the HPC to review. He also noted that there has been a delay on reviewing this draft plan to give the newly seated Council members the opportunity to review the draft plan.

Ms. Turner said at the Planning Retreat the new Council Members have requested to meet with the CAC and the HPC to make sure everyone is on the same page for what each Commission is doing. Ms. Turner said that this meeting will be scheduled in February of 2018 but not on the same day as the HPC meeting which is Tuesday, February 13, 2018. Member Brantz said it is good to delay the reviewing of the draft merged document because of possible changes to it that were discussed at the 2018 Planning Retreat.

Chairperson Plaag gave a brief update on Tax Credits. He said the GOP tax law has radically altered how one aspect of preservation tax credits work. He said initially all preservation tax credits were cut from the tax code under the GOP tax bill. He said after a lot of lobbying preservationists were able to save the tax credit that gets used most often. He said there used to be two tax credits. He said one was a 10 percent federal tax credit on non-historic buildings built before 1936. This one was eliminated. He said the other tax credit is the 20 percent rehabilitation tax credit which is on certified historic structures. These are buildings that are eligible for the National Register even though they are not listed. He said before you could take this tax credit immediately but now under the new tax law, it has to be spread out over five years. He noted this tax change is less attractive to developers but the law is still in place. He said he feels this puts stress on historic Downtowns because it makes it harder to restore historical places.

Set agenda for next meeting

- Phase I Survey Report Possible Changes and Recommendations
- Planning for the Dedication of the Union Solder Markers
- Discussion of the Downtown Design Guidelines Workshop
- Boone Cemetery Survey Update

Adjournment

Member Clawson made a motion, seconded by Member Brantz to adjourn the meeting at 4:40 p.m.

Vote:

Aye – All
Nay – None

The motion passed.

Eric Plaag, Chairperson

Marlene Crosby, Board Secretary

**Boone Historic Preservation Commission
Meeting Minutes
January 30, 2018**

Historic Preservation Commission Members in Attendance: Eric Plaag-Chairperson, Teresa Pearman-Vice Chairperson, Loretta Clawson, Bettie Bond and Bill Dixon

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

Call to Order

Chairperson Plaag called the meeting of the Boone Historic Preservation Commission, held in the Planning & Inspections upstairs conference room located at 680 West King Street, to order at 3:03 p.m.

Adoption of Agenda

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

VOTE:

Aye – All
Nay – None

The motion passed.

Election of Officers

Chairperson Plaag explained the situation with Member Bill Dixon and himself continuing to serve on the HPC even though their terms expired on June 30, 2017. Chairperson Plaag said that he is waiting until July of 2018, when he is eligible to apply to the HPC and be considered by Council to be re-appointed to the HPC. Chairperson Plaag noted that currently there are three open positions on the HPC.

Member Bond asked if Chairperson Plaag and Vice-Chairperson Pearman are eligible to continue to serve in their respective positions in 2018. Ms. Christy Turner, Senior Planner said yes.

Chairperson Plaag opened the floor for nominations for Chairperson and Vice-Chairperson for the year 2018.

Member Bond made a motion, seconded by Member Clawson to nominate Chairperson Plaag to continue to serve as Chairperson and for Vice-Chairperson Pearman to continue to serve as Vice-Chairperson of this Commission.

There were no other nominations for these positions.

VOTE:

Aye – All
Nay – None

The motion passed.

Discussion of Union Soldier Marker Dedication

Chairperson Plaag began discussion on the rededication of the union graves. He handed out four documents (email regarding the Rededication of Union Graves dated January 11, 2018, four-page document on the process of the Headstone Rededication and Memorial services, email regarding the proposed Press Release for the Union Soldier Marker Rededication dated January 15, 2018 and three-page document on the proposed Press Release (permanently attached). Chairperson Plaag noted that he has emailed all of the documents listed above to Mayor Brantz, Mr. John Ward, Town Manager and Ms. Christy Turner, Senior Planner and Staff person for the Historic Preservation Commission.

Chairperson Plaag explained that there is a standard protocol for this type of rededication. He noted that this involves a camp of the Sons of Union Veterans of the Civil War. He said in researching this type of rededication, he learned that about a dozen of them with the exception of one done at the National Cemetery in Arlington, Virginia that was performed by the National Park Service. He said all of the other were conducted by Sons of the Union Veterans camps often on behalf of Towns.

Chairperson Plaag noted that there could be issues with inviting a Sons of Union Veterans camp to the Town of Boone because of for example long running disputes between families. He said it is possible to have some confederate sympathizing people show up and protest.

Chairperson Plaag said that he found out there is a camp of the Sons of Union Veterans located in Lexington, North Carolina. He said the name of this camp is Major General George Stoneman Camp and it has about eight members. He noted they have their own bugle player.

Chairperson Plaag suggested inviting Mayor Brantz and Mr. Ward to have a part in the conducting of the ceremony.

Chairperson Plaag asked the HPC members to review the four-page ceremony document to make sure they approved the content in the document.

Member Bond confirmed the date of the ceremony to be on Sunday, April 8, 2018.

Discussion ensued on inviting members of the Junaluska Heritage Association to the rededication ceremony. Ms. Turner said the Town Attorney suggested that they definitely be invited, if there are going to be members of the clergy there. It was noted that it should be the JHA's option to attend the ceremony.

Chairperson Plaag said there is a camp chaplain that conducts the more sacred elements of the service. He said if the JHA members were at the ceremony, they would be there in a more of a support role.

Discussion ensued on Town of Boone covering the expenses of the members of the camp of the Sons of the Union Veterans from Lexington, North Carolina to Boone, North Carolina. Member Bond suggested paying for their gas and lunch expenses.

Chairperson Plaag said since at this time, he has not had a response from Mayor Brantz or Mr. John Ward that the HPC should make a motion to Council regarding the proposed rededication ceremony. He suggested he felt the motion should include expenses and the proposed ceremony. Member Dixon noted that it would be helpful to know what the Sons of the Union Veterans charge to providing this service.

Discussion ensued on who will call the Sons of the Union Veterans regarding their fee for the proposed Union Soldier Marker Rededication ceremony. Member Dixon suggested that Chairperson Plaag call them to get the information and see if they are still doing this type of service.

Discussion ensued on the information to include in the motion to Council for the proposed ceremony. Chairperson Plaag suggested including the expenditure for the possible fee that may be charged and a welcoming lunch. It was decided to include in the motion for Council to ask for the funding outside of the HPC's already approved amount. It was decided to have the proposed ceremony at 2 p.m. on Sunday, April 8, 2018.

Discussion ensued on the proposed press release. Chairperson Plaag said he did send a copy of the proposed press release to Mayor Brantz, Mr. John Ward and Ms. Christy Turner. He said at this time, he has not heard back from them. Chairperson Plaag asked the HPC members to review the proposed press release during the meeting. It was the consensus of the HPC members that the proposed press release was well written.

Motion and Vote:

Member Bond made a motion, seconded by Vice-Chairperson Pearman that the Historic Preservation Commission requests the Council to schedule a Headstone Rededication ceremony on April 8, 2018 at 2 p.m. in honor of the three union soldiers buried in Boone. And to cover reasonable costs for the participation, transportation and lunch prior to the ceremony for the Major General George Stoneman Camp of the Sons of the Union Veterans of the Civil War members. And the draft press release be released to local media at a reasonable date in advance of the ceremony once the particulars are confirmed.

Chairperson Plaag made the following amendment to the motion to include in the ceremony remarks from appropriate speakers such as a representative from the HPC, Mayor Brantz and Mr. John Ward, Town Manager.

VOTE:

Aye – All

Nay – None

The motion passed.

Other Matters by Commission Members or Staff

Chairperson Plaag gave a brief survey update. He said he has to complete entries on about six or seven more properties. He said he has been working on the Watauga County bank building, a block of buildings for the Farmers Hardware building, Franklin E. and Jones building which is half of the Mast General Store building.

Chairperson Plaag shared some new information he had learned regarding Downtown Boone.

Chairperson Plaag said while working on the Jones House, he learned that in 1930 at the location of the Jones House there was a Tom Thumb mini-golf course with electric lights located in the parking lot behind the Jones House.

Chairperson Plaag said in the mid-1920's there was very clearly active substantial participation and support for "The Clan at Boone". He said in the 1875 courthouse upper floor, that hall was named Ku Klux Klan Hall.

Discussion ensued on race relations in the 1920's in the Town of Boone. It was noted that no stories were handed-down on this topic from that time period. It was noted that the parents of children would not answer questions of difficult times. Chairperson Plaag said there was one incident that was discussed in the Junaluska community which was the Horton incident in 1931. It is recorded in archival history that there was a posse of about 100 people that broke down the doors of the Junaluska community looking for the Horton brothers.

Chairperson Plaag said in some of the interviews that have been done for the theatre. There was an interview with Mr. David Horton sometimes known as Strawberry Horton. Mr. Horton is believed to be still alive and in his mid-nineties. It was noted that Mr. Horton did not like either one of the theatres because of experiences he had in both theatres.

Chairperson Plaag asked the HPC members to think on how they would like to handle this type of history while commemorating history in the Town of Boone.

Discussion ensued on the agenda items for the next HPC meeting. Chairperson Plaag reviewed the draft agenda and made the following comments:

Chairperson Plaag said for the Phase I Survey, he would like to begin discussion on the proposed changes that the HPC members may have found while reading the proposed documents. He said that he will be sending additional information on this topic to the HPC in the next few days once it is completed for their review.

Chairperson Plaag said that at the next meeting, he will let the HPC members know what he has found out regarding the camp of the Sons of Union Veterans of the Civil War.

Chairperson Plaag suggested for the discussion of Downtown Design Guidelines Workshop to begin discussion on the list of materials and type of architecture. He requested that Staff print out the guidelines from June 2014 for each HPC member. It was decided that Staff would print out the guidelines and leave them with the receptionist at Town Hall.

Chairperson Plaag suggested moving the Discussion of the “Boone History” Webpage to the top of the agenda and inviting Ms. Pilar Fotta, Director of Cultural Resources. He said he would like to ask Ms. Fotta to attend this meeting because the Cultural Resources Department is already maintaining a history page on the Town website. It was suggested to invite Ms. Britany Clark, Downtown Coordinator to attend this meeting as a result of the historical event called “This Place Matters” that will be occurring in May of 2018 in Downtown Boone.

The next meeting is scheduled for Tuesday, February 13, 2018 at 3 p.m.

Set agenda for next meeting

- Discussion of the “Boone History” Webpage
- Phase I Survey Report Possible Changes and Recommendations
- Planning for the Dedication of the Union Soldier Markers
- Discussion of Downtown Design Guidelines Workshop

Member Bond said that she and Chairperson Plaag and Mr. Roberta Jackson have been working on the Armfield Coffey Collection as a part of digital Watauga. She said on March 2, 2018 from 5 p.m. to 7 p.m. will be the opening for this collection and it will be on exhibit at the Jones House for the month of March of 2018.

Adjournment

Member Clawson made a motion, seconded by Member Dixon to adjourn the meeting at 3:46 p.m.

VOTE:

Aye – All
Nay – None

The motion passed.

Eric Plaag, Chairperson

Marlene Crosby, Board Secretary