

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
APRIL 9, 2024, 3:00 p.m.
Planning & Inspections Department & WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance: Vardell Smyth-Chair, Krystal Carter, and Hannah Williams

Council Liaison: Virginia Roseman (joined via WebEx at 3:10 p.m.)

Town Staff in Attendance: Jessica Mitchell-Advanced Planning Specialist and Brenda Henson-Board Secretary

Others in Attendance: Eric Plaag

Call to Order

Chair Smyth called the Boone Historic Preservation Commission meeting held in the Planning & Inspections Conference Room at 680 West King Street and via WebEx to order at 3:06 p.m.

Adoption of Agenda

Commission Member Carter made a motion, seconded by Commission Member Williams, to adopt the agenda as presented.

Vote: Aye – All
Nay – None

The motion passed.

Approval of Minutes

Commission Member Carter suggested that *Ms.* Mark Freed be changed to *Mr.* Mark Freed in the fifth paragraph on page 7 of the February 6, 2024, meeting minutes.

Commission Member Carter made a motion, seconded by Commission Member Williams, to approve the February 6, 2024, advisory meeting minutes with the suggested change, the March 5, 2024, Advisory meeting minutes as written, and the March 12, 2024, pre-application workshop meeting minutes as written.

Vote: Aye – All
Nay – None

The motion passed.

Public Comment

There was no public comment.

H.W. Horton Building Local Historic Landmark Designation Update

Ms. Mitchell referred to packet page 27 which contained comments from SHPO regarding the proposed designation of the H.W. Horton Building. She stated that the building would be eligible for a 50% tax deferral but would not be eligible for the National Historic Registry. Ms. Mitchell informed the Commission that they would need to decide whether or not they wanted to make a recommendation to Town Council to proceed with a local historic landmark designation for this property. If a local historic

landmark designation was recommended and accepted by Town Council, the request would then go to a Public Hearing and Planning Commission meeting. Ms. Mitchell reminded Commission members that they would need to consider what standards should be attached to the designation.

Chair Smyth asked if the property would get a tax deferral every year. Dr. Plaag replied that the deferral was yearly unless the property undid all of the things that made it worth designating, in which case it would have to repay five years of deferred taxes.

Dr. Plaag stated he had been researching and preparing historic designation requests for 20 years and had prepared at least two dozen National Register properties. He noted that preservation was not a science; it was an art. Dr. Plaag strongly disagreed with Beth King's provision in the second paragraph of her response. He referenced Article 32 of the National Register Bulletin, Number 9, which stated that each property associated with someone important should be compared with other properties associated with that individual to identify those resources that were good representatives of the person's historic contributions. He stated his report outlined that this building was one of several surviving resources that, in spite of the loss of some of its integrity, was still the best example of a property that was readily recognizable as being associated with Horton that retained the highest degree of integrity compared to other buildings associated with Horton. Dr. Plaag pointed out that Horton's name was on the building, and it was still recognizable.

Ms. Mitchell mentioned Article 8, Appendix D, and the Secretary of Interior's Standards for Commission members to consider as standards for the property. Dr. Plaag noted that only the rehabilitation portion of the SOI Standards should be referenced in a local historic landmark designation.

Motion and Vote:

Commission Member Carter made a motion, seconded by Commission Member Williams to recommend approval of the H.W. Horton Building as a local historic landmark applying standards from UDO Article 8, Appendix D, and the Secretary of Interior's Standards for Rehabilitation and to move forward with the public hearing process

Vote: Aye – All
Nay – None

The motion passed.

Ms. Mitchell noted that this case would be presented at the May public hearing.

Jones House Local Historic Landmark Designation Report Update

Ms. Mitchell stated that former Commission Member Ziegler was still working on the Jones House report. Dr. Plaag noted that Ms. Ziegler had some questions about the back porch area that they were looking into. It was also mentioned that there could be a medical diary that might be a source of information. Commission Member Carter stated that she would try to research potential medical records.

Dr. Plaag left the meeting at 3:47 p.m.

Stoneman's Raid Interpretative Panel

Ms. Mitchell stated that she had asked Drew Gruber, Executive Director with Civil War Trails, about the sketch map and was told that it could be a hand-drawn sketch map, which the program would work with to create the final product. Map labels were preferred over map numbers, although the labels would count toward the total word count. Ms. Mitchell noted that the North arrow would not count toward the word count. She informed Commission members that Mr. Gruber did not want the group to get bogged down by the process and that there would be changes to whatever product was submitted. Ms. Mitchell

stated that the CWT review board was about 8-15 months out so the review process would take some time.

Ms. Mitchell noted that the Watauga Historical Society planned to help fund the project with \$750, the same amount as the DBDA.

Ms. Mitchell referred to the Stoneman's Raid marker near the Courthouse. She stated she called to inquire about making changes to that marker and was told that there were so many Stoneman's Raid markers that they were not being replaced if they were damaged, and corrections would only be made if the marker was in the wrong place or had incorrect information.

Ms. Mitchell stated that Mr. Gruber suggested taking a picture of where the panel would be located and including that with their submission so that the CWT review panel would be more acclimated.

Commission members agreed by consensus to proceed with Chair Smyth's Panel Version 3.5, which contained 238 words. The group will discuss the map further at the May meeting.

Boone Cemetery Interpretative Panels Update

Ms. Mitchell referred to packet pages 104 and 105, which contained the drafts of the proposed panels. The following changes to the panels were suggested:

- Reduce the size of the first letters (B and T) and make text boxes uniform
- Remove the words *Detail crop showing* from the photo caption on panel 1
- Do not bold or italicize ***Junaluska Heritage Association*** under the Fieldstone paragraph on panel 2

Ms. Mitchell stated she would send the changes to the sign company. Upon completion of the revised, final version, she will present the proposed panels to the Town Council. Ms. Mitchell noted that the stands for the panels had already been shipped to the Town.

Staff Updates

Boone Cemetery

Ms. Mitchell stated that the Town Manager had received and approved a request for burial at the Boone Cemetery.

Ms. Mitchell noted that she had spoken with Public Works regarding the repair of broken headstones. They have looked at two different companies to do the work and are currently waiting for one of the companies to set up a site visit to view the issues.

Resolution for Former HPC Member Chuck Watkins

Ms. Mitchell stated that former Commission Member Watkins' resolution would be presented at the April 24, 2024, Town Council meeting.

Statement of Conformity Report

Ms. Mitchell noted the report in the meeting packet showing the current applications for Statements of Conformity, which included cases that had been received since September 2023. She stated that there was no update on the request for Ram's Rack; the request for South End Brewing Company was complete and needed to be closed by staff; and the request for Espresso News was still pending and awaiting documents from the applicant.

Other Discussion

Ms. Mitchell stated that the Jones House, Stoneman's Raid, Boone Cemetery Panels, and the Statement of Conformity Report would be on the May HPC advisory meeting agenda.

There was a discussion regarding Commission members reviewing meeting minutes. It was the consensus of the group to have draft meeting minutes emailed to them prior to the next meeting. Any non-substantive changes would be sent to the board secretary and incorporated prior to the posting of the packet.

The next HPC meetings are scheduled for May 7 and May 14, 2024.

ADJOURNMENT

Commission Member Carter made a motion, seconded by Commission Member Williams, to adjourn the meeting at 4:45 p.m.

Vote: Aye – All
Nay – None

The motion passed.

Vardell Smyth, Chair

Brenda Henson, Board Secretary