

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
APRIL 4, 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

Student Member: Riley Ziegler

Council Liaison: Virginia Roseman

Town Staff in Attendance:

Jessica Mitchell-Long-Range/Special Projects Planner, Christy Turner-Senior Planner, Marlene Crosby-Board Secretary,

Others in Attendance: Ellie McCorkle-HPC Intern

CALL TO ORDER

Chair Eric Plaag called the Boone Historic Preservation Commission meeting via WebEx to order at 3:00 p.m.

ADOPTION OF AGENDA

Chair Plaag said that he would like to modify the agenda to add the topic of two building alterations under agenda item seven, Staff Updates.

Vice-Chair Bond made a motion, seconded by Student Member Ziegler, to approve the agenda as amended.

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

APPROVAL OF MINUTES

Chair Plaag made the following corrections to February 7, 2023, meeting minutes:

- Packet Page 4, paragraph three, sentence three: add the word "asked" between "and" & "if"
- Packet Page 7, paragraph five, sentence one: change "concluding" to "assuming that"
- Packet Page 7, paragraph seven, sentence two: change "not an issue" to "not an issue;" & "up the wall with terracotta tiles" to "up the wall to the terracotta tiles"
- Packet Page 8, paragraph 4, sentence one: delete "that the HPC would normally be concerned about under the design standards"
- Packet Page 8, paragraph five, sentence two: change "colors are" to "colors is"
- Packet Page 9, paragraph three, sentence one: change "building" to "mural"
- Packet Page 10, paragraph one, sentence one: change "the block" to "the concrete block"
- Packet Page 10, paragraph one, sentence three: change "with a block" to "with the block"
- Packet Page 10, paragraph one, sentence five: change "plaque" to "mural"
- Packet Page 10, paragraph two, sentence four, change "1940s" to "1940s and 1950s"
- Packet Page 11, paragraph three, sentence four, change "Photography" to "Watauga"
- Packet Page 12, paragraph six, last line, add a comma after "Street"

- Packet Page 13, paragraph seven, sentence one, remove the word “of” after requirements
- Packet Page 13, paragraph two, sentence four, add a comma after “North Carolina”
- Packet Page 13, paragraph two, sentence six, add comma after “North Carolina”
- Packet Page 13, paragraph two, sentence eight, remove comma after “completes”
- Packet Page 13, paragraph five, sentence one, change “juridical” to “judicial”

Student Member Ziegler made a motion, seconded by Member Sharp, to approve the amended February 7, 2023, meeting minutes.

Vote: Aye – All

Nay – None

The motion passed.

Chair Plaag made the following corrections to March 7, 2023, meeting minutes:

- Packet Page 16, paragraph three, sentence one, change “Digital Watauga Project,” to “Digital Photography Project,”
- Packet Page 16, paragraph three, sentence one, change “the Watauga Historical Society” to “treasurer of the Watauga Historical Society”
- Packet Page 21, first partial paragraph, delete “He encouraged including another brochure box for one of the cemetery panels in addition to the one that is already at the entrance to the Boone Cemetery for the walking tour map”
- Packet Page 22, paragraph two, last sentence, delete “panels” add “union soldier panel”
- Packet Page 22, paragraph five, sentence five, insert after issue “with the Rivers House”
- Packet Page 22, paragraph five, sentence eight, change “landscaping” to “Historical landscapes”

Vice-Chair Bond made a motion, seconded by Member Sharp, to approve the amended March 7, 2023, meeting minutes.

Vote: Aye – All

Nay – None

The motion passed.

PUBLIC COMMENT

No individuals requested the opportunity to speak during public comment.

HPC INTERN LANDMARK REPORT UPDATE

Chair Plaag opened the floor for Ms. Ellie McCorkle, HPC Intern, to present the draft landmark report in the meeting packet. She updated the architectural context in the draft, comparing the stonework on the R.L. Clay/Rivers House to other stone buildings and private homes in the Downtown Boone area. She also added more clarity in the historical context of the draft. She pointed out that she had subsequently used the 100 hours that she was contracted to use on this project.

Ms. Jessica Mitchell, Long-Range/Special Projects Planner, pointed out that this is the first time that the proposed draft has been seen by the HPC, except for Chair Plaag and Planning staff.

Chair Plaag asked the HPC for their feedback on the draft landmark report. Vice-Chair Bond said that she appreciated the historical context of the other stonemasons’ work on the private homes in the Grand Boulevard area. Chair Plaag recommended that the HPC email their proposed changes to Ms. Mitchell, and she would forward them to Ms. McCorkle. He noted that he would email directly to Ms. McCorkle his proposed changes.

Vice-Chair Bond asked if there was any indication of when aluminum storm doors and storm windows began to appear. She said that aluminum was certainly not original to the building. Chair Plaag said he didn't think we knew when the aluminum storm windows and doors were installed. He said it was very common in the 1970s during the Carter Presidency when there were a lot of weatherizing of homes being done because of the energy crisis. He guessed that the Rivers family added storm windows around that time. He said that the State Historic Preservation Office (SHPO) is generally not concerned with traditional aluminum storm windows because they are removable and very common. He said SHPO would be more concerned if vinyl windows had been put all around the property.

Ms. Mitchell asked the HPC when they might want to begin drafting standards for this property. Chair Plaag pointed out that he had spoken to the Planning Staff about the standards for the landmarks, but he still needed to discuss them with the HPC. He said we already have numerous landmarks that still need standards written. He said the HPC needs to return and do that work at some point. He said the Planning staff suggested that the HPC, for future landmarks, set those standards when proposing the designation. He said the work should be completed all at once and not left lingering on the HPC's task list.

Chair Plaag explained that the standards for an individual landmark should be specific to that landmark property. He said the discussion should be about the elements specific to a property. He said the basic standards that we have for residential architecture already in the Downtown Boone Historic District Standards are, broadly speaking, going to apply to a property. He said it is just a matter of going through and removing anything that isn't relevant. He gave an example and said that if there were a discussion of the standards for brick masonry, those would not apply to the Rivers House because there was something other than brick on it. He believed that the Rivers House is all native stone, or weatherboard, and probably asbestos shingles. Chair Plaag noted that since the HPC has already written a guiding set of standards for many properties, with the Downtown Historic District Standards, it makes it easier for the HPC when dealing with individual properties.

Chair Plaag explained that the Blue Ridge Tourist Court is a more challenging property for the HPC to write standards for. He said it had shotcrete over at least two buildings, and the Downtown Historic District Standards do not discuss shotcrete. He said the design standards for this property would have to be created. He said the standard would have to be pulled from the National Park Service (NPS) guidance for what they recommend on the treatment for shotcrete. He clarified that things become more challenging when you encounter something that does not exist elsewhere. He further explained that drafting the standards for the Rivers House should be relatively easy to do given the guidance the HPC already has; it's just a matter of someone going through and editing those standards to fit the Rivers House.

Chair Plaag noted that he would be delighted if somebody else would want to write the proposed design standards for the Rivers House. He asked Student Member Ziegler if she would like the opportunity to write these proposed design standards. He noted that she could add this achievement to her resume. Student Member Ziegler agreed to write the proposed design standards for the Rivers House. Chair Plaag asked Ms. Mitchell to email Student Member Ziegler a copy of the residential architecture section of the Downtown Historic Design Standards to use when working on the proposed Rivers House landmark design standards. Chair Plaag told Student Member Ziegler that he would be happy for her to email him if she has questions. Member Sharp noted his appreciation to Student Member Ziegler for taking on this project; he explained that his time is currently being consumed with working on his dissertation.

Chair Plaag voiced his comments about the draft landmark report. He referred to packet page 27 under Section II. Abstract. He suggested in the first paragraph that Ms. McCorkle write about the architectural significance by saying the property is designated as a local historic landmark first because of its architectural significance, then add all the information in that summary paragraph related to architectural significance. He continued that the second paragraph should include the information that the property is also significant for its association with the Rivers family. He said the second paragraph talks about the buildings, which should be included with the architectural significance. He suggested adding a separate paragraph mentioning “Baby” and a reference to Rivers Park in that summary paragraph or abstract.

Vice-Chair Bond referred to packet page 27 under Section II. Abstract. She agreed with Chair Plaag on his suggestions to re-arrange the first two paragraphs. She thought the first paragraph should include the importance of the families living in the Rivers House, then discuss the architecture. Chair Plaag pointed out that if we think about the National Register criteria and their sequence, the events and patterns of events would go under Criterion A, the people would go under Criterion B, and the architecture would go under Criterion C. He recommended to Ms. McCorkle whatever sequence she adopts in the abstract, to make sure that it's the same sequence she adopts when she gets to the significance section so when people read it, they are not getting there and expecting “people” first and they get the “architecture” first.

Member Watkins joined the meeting at approximately 3:40 p.m.

Chair Plaag said he thought he had previously talked about the parcels that make up this conglomerate being included as a part of the boundary. He said the report only contains the building parcels, parcels for Rivers Park and parcels containing “Baby”. He said these are separate parcels, and the other parcels are excluded. He said he was curious about Ms. McCorkle's rationale for not including the others and if she was open to discussing why she did not include the other parcels.

Ms. McCorkle said she would be happy to include those other parcels. She explained that based on the aerial images, she saw no portion of either “Baby,” Rivers Park, or any of the significant areas included in those parcels. She did not consider them as significant as the parcels that she noted in the report, and that she would include them if that is what the HPC wanted.

Chair Plaag explained that the NPS and SHPO both look at National Register and Local Landmarks boundaries with a justification as, if somebody from that time period came forward in time, would they recognize what you have designated in terms of location and all of the other elements of integrity. He explained when you exclude farmland, or in this case, woodland, from a fairly large parcel, R.C. Rivers, Jr., Rachel Rivers-Coffey's father, probably would ask where is Rachel's Meadow and the rest of the woods around it and why they are gone? He explained an example regarding a farm parcel where the NPS would rather consider all of the land rather than a portion of it. He said it is his understanding that those additional parcels were important to the Rivers family. He said that Rachel kept her horse in Rachel's Meadow, located southwest of the Rivers house. He said the woods was an important buffer for the River's family. He added that when the Rivers family donated the land to the Town of Boone, they included the deed restriction for this parcel to remain intact. He explained the deed restriction to include that it is only to be used for these particular types of uses that will not denigrate the integrity of the land, as they wish for it to be remembered. For this reason, he recommended that Ms. McCorkle include all of the parcels and explain in her argument that these are the lands historically associated with R.L. Clay/Rivers House during the period of ownership by the Rivers' family.

Ms. McCorkle said that in her draft report, the two parcels included are the single parcel the house is on and the eight acres surrounding it. She asked Chair Plaag if Rachel's Meadow and the other parcels were outside of those eight acres. Chair Plaag told Ms. McCorkle that he had sent her an email containing information about where he had located the original deeds for her. She said she looked at the deeds, which either needed to be digitized or did not mention the correct people. She said she has been unable to find the property transfer from Clay to Rivers, or from the eight people when there was joint land transferred. Chair Plaag told Ms. McCorkle that he would help her with that topic.

Chair Plaag said it is his recollection from the current GIS system that there are six or seven parcels owned by the Town that came to them through the transfer from the Rivers' family, and those are the parcels that he would include. He said he would not include the one house within the boundary on Poplar Grove Road, even though the River's family owned it at some time.

Chair Plaag asked Ms. McCorkle if the other survey reports from SHPO he sent her helped identify the stone buildings. Ms. McCorkle said yes, the survey reports were beneficial. He asked her if the survey reports altered her findings about how early the construction of this stone house was relative to other stone houses in the Boone, Watauga County area. She said it reinforced her findings because the Rivers House is earlier than most other stone buildings except for maybe two.

Chair Plaag talked about a property going out of Boone on Junaluska Road; he said if you follow this road to the split. He said a stone house is in a field near the Green Family tree farm. He said up on a ridge, and to the right is a stone house that is believed to be the Romulus Linney vacation house. He said it was built before the Junaluska Turnpike, which would be around 1905. He said he was curious to know if this property had ever been surveyed. He told Ms. McCorkle that she could contact Ms. Beth King, at SHPO, to see if it had been surveyed. He said the house was built roughly about 1902 or 1903. He added that Mr. Linney made the Junaluska Turnpike specifically so that he would have a way to get his car from the Silverstone area into Boone. He told Ms. McCorkle that if she used this house in the report, it would bolster its strength along with its predecessors in the County. He noted that this building does not have great integrity and is now a ruin, but it could be used to say that stone buildings that precede lack integrity.

Chair Plaag told Ms. McCorkle that when she is talking about stone buildings to distinguish between stacked stone buildings, like the Linney Law Office, which predates this type of complex particular masonry pattern. Ms. McCorkle said that she noted in the latest draft the Holshouser House has a different type of stone.

Vice-Chair Bond asked Ms. McCorkle if the stone house on Bear Trail was of the same era because it is not in the draft report. Ms. McCorkle said that particular house could be under another name. She said she used the dates provided in previous surveys, which might have been dated past the area of significance, and she did not include it for that reason. Chair Plaag talked about a stone house above the Watauga County library called the Little Castle. Ms. McCorkle said it was in the draft report. He mentioned a stone house on Green Street that is similar in appearance to the stone house above the library.

Chair Plaag discussed Section IV. Architectural Context section of the draft report. He urged Ms. McCorkle to rewrite this section regarding John L. Hickerson, a local Black brick mason, to not describe him as unique for being a black stonemason but for the amount of credit he received from the community for the work he was doing in Watauga County during this period of time. He explained that there were other black stonemasons during this time period as well. Ms. McCorkle noted that she did mention in the draft report

other brick masons when she wrote about the other stone houses and other contractors mentioned in their building.

Chair Plaag asked Ms. McCorkle to remove the seventh sentence under Section IV. Architectural Context that reads: "At one time, it was believed that the Lyons Brothers were also not white, but recent research has indicated that they were Caucasian." Chair Plaag asked for this sentence to be removed because anybody from this area would not have mistakenly thought that the Lyons Brothers were people of color. He explained that this was recent confusion about the Lyons Brothers and older families of Watauga County know they were not.

Chair Plaag asked Ms. McCorkle to email him the version of the draft report in the meeting packet in a Word document, and he will comment on that document.

Member Watkins asked Chair Plaag if the HPC would see the draft report again. Chair Plaag said the HPC would see the draft report again before the HPC votes for it to go to Town Council.

Member Watkins said that very often you heard the idea expressed that the tradition of dressed stone construction was imported into this area through the building of the Blue Ridge Parkway through masons that the Parkway had hired. He said he wondered if that is still an idea or if they discarded it. Chair Plaag responded that the Blue Ridge Parkway portion that passed through Watauga County was not completed until after the war. He continued that we have all the stone buildings, which Ms. McCorkle described as WPA buildings. He said a more accurate way of describing this interest in stone construction is it is more likely the WPA programs popularized them and one of those programs was the Blue Ridge Parkway.

Member Watkins said probably the most comprehensive stone building exercise was the Little Village created on the Appalachian State University campus. He was unsure of the date but lived in one of those faculty houses. He continued to say that the argument was that these buildings were WPA buildings with the same dressed stone. He wondered how those federal efforts interfaced with what was happening locally. When comparing other stone buildings, Ms. McCorkle mentioned the faculty houses in the contextual part, and said those buildings were built in 1937. She said there was an announcement in the Watauga Democrat in 1935 about the grants used to construct the houses of stone, after the creation of the Rivers House in particular.

Member Watkins said there was part of the Federal tradition during the Roosevelt Administration to build Colonial Revival architecture. He wondered how all of this works together for his curiosity rather than for the draft report. Chair Plaag explained that Ms. McCorkle is arguing that what is unusual about the Rivers House is that it is adopting this style at a time that predates when the WPA is popularizing it. In that respect, it makes it unusual for Watauga County, which is a compelling argument.

Member Watkins said he would like to see Ms. McCorkle's argument made ferociously. He said once the University demolished its dining hall, it removed that kind of identity from the University campus. He said when you think about it in its broader sense, the text makes the Rivers House less unique but more interesting in the global sense of the Boone architecture at that time.

Chair Plaag asked Ms. McCorkle to look at *A Field Guide to American Houses* by Virginia McAlester to see what it says about the revival of stone construction in the early 20th century. He said if Ms. McCorkle can pin down a date for that and cite the source, it will strengthen the narrative.

Chair Plaag agreed with Member Watkins that Ms. McCorkle could argue more forcefully that this house precedes the popularization. He said it might be helpful to pinpoint when these WPA Post Office projects featuring gray stone were first done and how it was popularized.

Member Watkins added that this stone house revival has been going on since probably the 1920s. He talked about other stone work being done in Pennsylvania that is replicating 18th-century stonework. He said they are not doing dressed stone, but the Colonial Revival aspect of it is very strong.

Vice-Chair Bond talked about the information she received about the stone buildings when she moved here in 1971. She was told that the stone buildings had been built by the Italians who came to build the Blue Ridge Parkway.

Chair Plaag asked if there were other comments regarding the draft report. Ms. McCorkle asked for feedback on the historical context of the draft report. Chair Plaag said he would email Ms. McCorkle additional input on the historical context. Member Watkins said giving feedback by reviewing the latest draft report would be easier. He said he would like to see strong connections made to the Colonial Revival because it is an important influence around here that has somehow been forgotten that at one time was intense. He said even the bungalows have Colonial Revival elements attached to them.

Chair Plaag asked Ms. Mitchell how we should manage Ms. McCorkle's payroll hours since she has run out of hours for the Rivers House report. He said he did not think the revisions to the draft report would take more than a few more hours to complete. He asked Ms. Mitchell if they could borrow some of the hours from the Jones House Project to finish this draft report with the understanding that the Jones House probably will take less time in part because there's already a National Register nomination for it. Ms. McCorkle agreed with Chair Plaag that the Jones House would take less time to complete its draft report. Ms. Mitchell stated that she thought the 200 hours were for both draft reports to be completed. She did not see a problem with it now, but if she found out otherwise, she would let Chair Plaag know as soon as possible. Ms. McCorkle said she hoped to have the final edit of the draft report for the HPC to review at their next advisory meeting in May.

FIELDSTONE LINE AT BOONE CEMETERY – UPDATE ON JHA PROJECT

Chair Plaag said he met with Dr. Alice Wright at the Boone Cemetery. He took the past plats that showed exactly where the fence line was. He said they were able to find several of the fence posts holes in the ground there. Dr. Wright flagged a line there and was very confident, and Chair Plaag agreed with her about where that line would have been. He said the current perimeter fence was slightly askew from where the corners were originally. He said that was because of things that had to be done to put in the new perimeter fence. He said once the line is established, it will not look awkward.

Ms. Mitchell added that at the end of February 2023, the Junaluska Heritage Association (JHA) got approval from the Town Manager and the Public Works Department to continue with their project. She said the last thing she heard was that Dr. Wright would work with Chair Plaag to determine where the fence line was. Then, it would be up to Dr. Wright and her students that would be volunteering to put the stones where the fence line was.

Chair Plaag asked Ms. Mitchell to confirm with Dr. Wright if she needed anything else to begin the work. He assumed Dr. Wright was authorized to do that work now that the line had been established. Ms. Mitchell said she would contact Dr. Wright to see if she needs anything to proceed with this project.

STAFF UPDATES

Ms. Mitchell said at the last Council meeting, it was approved to have the Hayes-Bryan-Greene Cemetery historical marker ceremony on Friday, June 2, 2023, at 1 p.m. She said before she put in the Council action request for this topic, she made sure the Public Works Department had the staff needed and that they understood about the road closure. She said closer to the ceremony date, she would do a public notice and advertise the event through social media.

Ms. Mitchell talked about the Interpretative Panel Examples starting on packet page 42 of the meeting packet. She said she saw these examples when she made a recent trip to the Great Smoky Mountains National Park, and thought these would be beneficial to the interpretative panel project. She explained that it is an NPS sign. She said this panel had some coating on it, it was in a high-traffic area, and it had little debris. She noted that she saw a metal sign in another area of the park where several parts were illegible because of the scratches or gouging on it that the HPC previously discussed concerns about. She said after seeing the metal sign, she agreed that picking a laminate material would be a good choice for the sign because it looked like it held up better. She explained the other sign she saw, a Civil War Trails marker, located near a restaurant and in a parking lot in Pigeon Forge, TN. She could tell it had a coating on it and there was some text distortion. She thought showing these examples would help the HPC decide on the interpretative panels project. She said these were examples of the framed options. She said she was surprised that there was not much build-up using the framed-style panel; she said this may have been because they were in popular, highly trafficked areas.

Member Watkins talked about the Interpretative Panel Example 1. He felt that the graphic work is not inspiring; he explained it is the standard thing to do when you had to cut out photographs and mount them one over the other. He said the white lettering on a gradually darker background and the white lettering on black is the hardest type to read for most individuals. He said the point size is quite reduced as well. He concluded that the installation is good but the graphics in this example is not one that he would like to see replicated for our panels. He thought a graphic designer could develop something more contemporary and far more readable. Discussion continued that these were examples of panels that the HPC could use for what they would and would not like to see in the interpretative panels project.

Ms. Mitchell talked about the SHPO Certified Local Government Orientation that will be held on Wednesday, April 12, 2023, from 9 a.m. to 12 noon in the Planning and Inspections Department Conference Room. She said the orientation would be held in a hybrid format. She said since the orientation is next week she wanted to find out if everyone could attend it. She noted that Council Liaison Virginia Roseman, Member Sharp and Ms. McCorkle had requested to attend the orientation virtually. She said that she had not heard back from Member Watkins and Student Member Ziegler if they could attend the orientation; Member Watkins and Student Member Ziegler confirmed their attendance. Member Watkins said he would let Ms. Mitchell know by early afternoon on Tuesday, April 11, 2023, if he wanted to attend virtually, and Ms. Mitchell would send him an invitation to the orientation if needed. She said that she and Ms. Marlene Crosby, Board Secretary, would be attending the orientation. She added that she had invited Ms. Allison Meade, Town Attorney, to attend if she is able to, and she could possibly attend remotely. She said that Ms. Kristi Brantley, from SHPO, would be attending with several other team members, and they would present information on various topics such as powers of the Commission, quasi-judicial process, National Register of Historic Places (NRHP) process, NRHP properties, tax credits for designated properties, Secretary of Interior Standards for Rehabilitation, Architectural Survey, and CLG benefits and grants. She said there might be a small discussion about local landmark properties.

Ms. Mitchell said that Ms. Brantley wanted to know if the HPC had specific topics they wanted to cover while the SHPO representatives were here. She said she could send the SHPO representatives a list of topics from the HPC. Chair Plaag noted that the topics the SHPO said they wanted to cover were a comprehensive list, and he did not know how the SHPO representatives would cover them in three hours. She explained to Ms. Brantley that the HPC's focus was on Certificates of Appropriateness (COA) cases and trying to learn a better process from other jurisdictions. Chair Plaag said that what will more than likely happen is that during the orientation, things might occur that the HPC will ask about in the moment.

Ms. Mitchell talked about Appendix D Revisions. She noted that there were no draft revisions in the meeting packet. She did not know a timeframe of when there would be draft revisions for the HPC to review. She said in the last two months some things had come to her attention that she wanted to clarify about proposed revisions. She said her concern stems from the UNC School of Government quasi-judicial training that the HPC had last December, where they mentioned not labeling historic district standards as "guidelines" but listing them as "standards". She said we have them listed as "standards" within the Appendix D document, and it is actually on the Planning and Inspection website where Appendix D is listed as "guidelines." She saw no immediate need to do a complete revision to make them "standards" because they already are standards. She said Staff would be responsible for fixing some formatting and making it more in line with the formatting of other Town documents, but it would not necessarily be a whole reworking like she had initially stated. She did not see doing all of Appendix D at one time, but to do it in phases if changes are to be done. She said that she has started working on the formatting of the Introduction section and adding to the Design Review Process section to clarify how an applicant comes forward for a COA application. She said this proposed language is not ready to be presented to the HPC.

Ms. Mitchell explained that she expected to see two different text amendments for Appendix D at some point. She explained that when SHPO reviewed the Town of Boone CLG application, they made three different comments about Appendix D. She foresees those comments being included with the other discussions that the HPC had about historically appropriate features on neighboring buildings and complementary colors and possibly adding to the table about landmark properties.

Ms. Mitchell pointed out that because of the Town's CLG status, when there is a text amendment it has to be reviewed by SHPO and it takes approximately 30 days for them to review it. She explained that between when the text is drafted and the HPC reviews it and before it is sent to through the text amendment process for a Public Hearing and Planning Commission meeting, it has to be sent to the SHPO for their review. She said she would like for the HPC to review it before it goes to SHPO and possibly review it again before it goes to Public Hearing.

Chair Plaag asked Ms. Christy Turner, Senior Planner, to give a Statement of Conformity application status report to the HPC. Ms. Turner said there was one for the Town of Boone Fire Station because they had to put in a new heat pump. Chair Plaag asked where was the heat pump located; Ms. Turner said it was located on the roof towards the back of the building and could not be seen. She noted that Elevated Piercing, located beside the Allen Tate real estate building, got a Statement of Conformity for a new HVAC unit. Chair Plaag asked if it was a tertiary installation; Ms. Turner said yes, it was installed on the back of the building. Ms. Turner said the Country Manor Apartments, located at 237 Queen Street, received a Statement of Conformity to replace the shingled roof, paint the exterior, and add some landscaping around the building. She said at 593 W. King Street, formally Yogi's Sub Shop, there was a Statement of Conformity for a mini-split unit that was in between two buildings. Chair Plaag asked if this one was also in the tertiary elevation and if it was in the back of their building in the alley; Ms. Turner confirmed that it

was in the tertiary and in the back of their building. Ms. Turner said this is all of the Statement of Conformity's since the last report.

Chair Plaag talked about Dr. H.B. Perry building on Appalachian Street. He said last Friday, he made a photo and he emailed it to Planning Staff today that shows work going on to the multiple front gabled, wood framed awnings over the entrance to the building. He said as part of that work, it appeared that somebody had cut the brick above the awnings. He said he asked the Planning Staff in the email if they knew anything about this. He noted that this might come before the HPC in the future, which is why he had not shared the photo with the HPC. Ms. Turner responded; she said after receiving Chair Plaag's email, she consulted with the property owner about Appendix D. She continued that the property owner told her they were replacing the old awnings, which is allowed under repair and maintenance in Appendix D. She further explained that the property owner told her that they did not cut the brick. She said she would visit the site to verify what the property owner had told her. Chair Plaag said it is clear that multiple lines have been cut above the awnings. He asked, at a minimum, do we have the assurance that what is being done is the only way to avoid this under repair and maintenance, if it is a like-kind of repair or replacement? Chair Plaag further asked if we know with certainty that this is what is happening? She said from the Google photo she saw and the photo that Chair Plaag sent look highly similar. She said she would take the photo to the site and make sure.

Ms. Turner said that Chair Plaag had mentioned the shutters on the building. She said the property owner said the shutters were falling off the building. She told him that he should have contacted the Planning and Inspections Department to tell them about it. She said that he had ordered new shutters. She pointed out that to install the shutters under the Statement of Conformity, the shutters have to be of like-kind, and she would check the shutters.

Chair Plaag mentioned to the Planning Staff a mural he saw at 277 Howard Street. Ms. Turner said they received a building permit to add the artwork on July 7, 2021, before Council adopted the Historic District.

Chair Plaag asked the Planning Staff about 260 Howard Street, where they were removing garage doors. Ms. Turner explained that the Planning and Inspections Department received their application the day before the Historic District was adopted by Council. She said that Planning Staff reviewed the application and assured the applicant that they were meeting all of the requirements of the Unified Development Ordinance Appearance Standards passed at that date. The zoning permit for the project was issued on April 7, 2022, after going through many iterations of the plan. She said their building permit was delayed from being issued because she had asked them to put the same windows back in, and they told Ms. Turner that they could not get those windows. She told them that they had to find the same windows. She said they did start the work before their zoning permit ran out, and they have already spent ten percent of the project costs. She said they are now in good standing with the Planning and Inspections Department. She consulted with SHPO on the handicap ramp required for that building and the doors on the front of the building.

Following Staff's discussion of recent Statement of Conformity applications, Chair Plaag explained that before this meeting, he had noticed the poor appearance of the garage doors and steps at the Old Miller Salvage building located at 260 Howard Street. He added to this discussion of the recent projects because of his concern regarding the garage door and concrete stoop elements of the building.

Chair Plaag encouraged other HPC members if they see work going on to contact Planning Staff to see if they know it is going on and ask Planning staff to let the HPC know in case it might be work that qualifies for a COA case or maintenance work which might not require a permit of any kind.

Ms. Mitchell explained that at the last advisory meeting, the HPC and Planning Staff talked about how often the Statement of Conformity reports should be given. She said she found in the minutes from last fall that it had yet to be decided how often Planning Staff would give this report. She said that Planning Staff talked about it, and the Planning and Inspections Department has software that can run a monthly report. She said she and Ms. Turner could review the report and put it on the monthly advisory agenda. She said we could move on to the next agenda item if there was nothing to report.

HPC MEMBER UPDATES

Chair Plaag said there were no HPC member updates to report.

MAY ADVISORY SESSION MATERIAL

Chair Plaag suggested including the following agenda items in the next advisory meeting agenda: Draft Boone Cemetery Interpretative Panels text and images, draft Stoneman's Raid Interpretative Panels text and images, final R.L. Clay/Rivers House draft landmark report, draft design standards for the R.L. Clay/Rivers House, and possibly information on the adaptive reuse of the Rivers Property.

OTHER DISCUSSION

Vice-Chair Bond noted that the next Watauga County Historical Society meeting would be held on April 19, 2023, at 6 p.m. at the Watauga County Public Library. Dr. Tim Silvers, a former colleague of hers and Member Watkins, will present his latest book about the environment and the Civil War. Chair Plaag noted that this is a free event.

Ms. Mitchell said she would email the CLG orientation invitations before Friday of this week and to please let her know if you need one as soon as possible.

ADJOURNMENT

Member Watkins made a motion, seconded by Student Member Ziegler, to adjourn the meeting at 4:59 p.m.

Vote: Aye – All

Nay – None

The motion passed.

Eric Plaag, Chair

Marlene Crosby, Board Secretary