

**Boone Historic Preservation Commission
Meeting Minutes
July 10, 2018
3:00 p.m.**

Historic Preservation Commission Members in Attendance: Eric Plaag-Chairperson, Bettie Bond, Loretta Clawson and Rennie Brantz

Town Staff in Attendance: Jane Shook-Director of Planning and Inspections, 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 3:10 p.m.

Adoption of Agenda

Ms. Christy Turner, Senior Planner informed the HPC members that they needed to discuss the HPC training to be held on August 17, 2018 in Hendersonville, North Carolina. Chairperson Plaag suggested placing this topic on the agenda after the Approval of Minutes.

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

Vote:

Aye – All
Nay – None

The motion passed unanimously.

Approval of Minutes

Member Bond made a motion, seconded by Member Brantz to accept the June 12, 2018 meeting minutes as written.

Vote:

Aye –
Nay – None

The motion passed unanimously.

Hendersonville, North Carolina Training

Discussion ensued on the Historic Preservation Commission Training in Hendersonville, North Carolina on Friday, August 17, 2018. Chairperson Eric Plaag confirmed he and Members Loretta Clawson, Rennie Brantz, Bettie Bond were planning to attend this HPC training. Ms. Christy Turner, Senior Planner said she would contact Vice-Chairperson Teresa Pearman,

Member Chuck Watkins, Town Manager John Ward and new Downtown Boone Coordinator Lane Weiss to see, if they want to attend this training. The HPC members decided they should leave Boone Town Hall at 6 a.m.

Projects Updates

Discussion ensued on the conditions for the Rivers Walk zoning permit. Ms. Shook joined the meeting at 3:30 p.m. She confirmed that the zoning permit has a condition that a certain amount of money be spent on the project by August 18, 2018 which is one year from the date of issuance or the zoning permit will expire. Ms. Shook explained that the conditional district permit and zoning permit are separate permits. She said under state law the conditional district permit comes under the building permit and the applications must be valid.

Discussion ensued on the Marketplace project. Ms. Turner said it is under the second review and there are some issues that need to be worked out on it. She said one of the issues is with height limitations. She explained where the garage will be located for this project. She said that the bottom floor of the proposed hotel will have a restaurant.

Discussion ensued on the Horton Hotel project. Ms. Shook said this is a by right development.

Discussion of King and College project. Ms. Shook said their zoning permit has been issued.

Ms. Turner said the old Wade Brown building with the two stories is still under review.

Ms. Shook said the Appalachian Theatre building plans are under review.

Ms. Shook left the meeting at 3:45 p.m.

Discussion of the HPC's Role at the Sustainability Event

Chairperson Plaag confirmed that this event will be held at 5 p.m. on Friday, September 7, 2018 at the Jones House. Ms. Turner confirmed there will be entertainment and there will be a presentation on bees.

Discussion ensued on a tri-fold panel design for the table at the sustainability event. Chairperson Plaag said that he would create the text and layout for the tri-fold panels and share with the HPC at the next meeting. Discussion also ensued on a table banner for the HPC. Member Bond suggested using the text "Historic Preservation Commission" along with the Town logo, rather than inventing a new logo specific to the HPC. Chairperson Plaag agreed with her suggestion. Ms. Turner said she would coordinate the setup of the table and procuring the table banner for the event. Chairperson Plaag said he would coordinate with Creative Printing on the ordering of the tri-fold panels and the informational cards for the event once both designs had been approved by the HPC. Ms. Turner said the budget for this event is \$1,500.00.

Member Brantz made a motion, seconded Member Clawson to have the Historic Preservation Commission text on the banner with the Town official logo.

Vote:

Aye – All
Nay – None

The motion passed unanimously.

Discussion ensued on handing out informational cards at this event on Digital Watauga and the Appalachian Theatre. It was the consensus of the HPC to hand out these cards.

1940 Flood Marker Press Release

Chairperson Plaag reviewed the draft press release with the HPC.

Member Clawson made a motion, seconded by Member Brantz for Chairperson Plaag to forward the 1940 Flood Marker Press Release to the Town Clerk.

Vote:

Aye – All
Nay – None

The motion passed unanimously.

Discussion ensued on who to invite to flood marker event. Chairperson Plaag said he would like to invite Ms. Rejean Young who has donated flood photos to Digital Watauga. He also wanted to invite anyone interested from the Tweestie Historical Society located in Elizabethton, Tennessee, Mr. Glenn Wilcox, Mr. Chris Ford, Mr. Stacey Eggers, Jr., Ms. Sharon Waite and the former Town of Boone Mayors.

Recommendations for the Power House

Chairperson Plaag asked the HPC to review the proposed memo dated July 10, 2018 regarding the Historic Power House Ruins on the Greenway. He noted that he has two images that he wants to include with the memo.

Member Brantz asked to add the word “Boone’s” in front of wastewater treatment plant on the fourth line of the first paragraph.

Member Brantz made a motion, seconded by Member Clawson for Chairperson Plaag to forward this approved memo with the addition of the word “Boone’s added to the fourth line of the first paragraph before wastewater treatment plant to New River Light and Power along with the two images.

Vote:

Aye – All
Nay – None

The motion passed unanimously.

Boone Cemetery Work Update

Chairperson Plaag said that he and his son Griffin worked at the cemetery and was able to complete all but one row and one half of the work. Chairperson Plaag said that he would complete the rest of the work by himself. In the late fall of 2018, he said he hopes that he will be able to go through and clear up the areas of confusion and have a completed update cemetery survey. He also said that the Town GIS person has created a cemetery map to help people to be able to locate their deceased relatives.

Chairperson Plaag talked about the ongoing problem of new head stones being turned over in the cemetery. He suggested that the Town invest into purchasing a couple of Tsunami security cameras to install at the cemetery. He talked about the sizable cost of maintenance for the head stones that are loose or have already fallen over. He said this cost information could be helpful in creating a future budget for this type of issue. It was decided that it would be best to inform the Town Manager because of a possible budget request.

Member Brantz made a motion, seconded by Member Clawson for Chairperson Plaag to ask the Town Manager to begin a conversation with Hampton Funeral Service and Austin and Barnes Funeral Service on resetting the headstones at the Boone Cemetery.

Vote:

Aye – All
Nay – None

The motion passed unanimously.

Member Brantz made a motion, seconded by Member Clawson for a request to ask the Planning Staff to ask the Town Manager about the feasibility of adding two Tsunami security cameras with one located on the existing pole between the historical black and white sections of the cemetery and one toward the west end of the white section that would include the gate.

Vote:

Aye – All
Nay – None

The motion passed unanimously.

Phase I Survey Report Entries Update

Chairperson Plaag said he had learned through the State how to handle the report submission. He explained that he spoke with the State, they suggested that the draft report go to the HPC to review the completed draft survey, then it would go to the State to be reviewed before it would go to Council for their review. Ms. Turner said she would consult with the Town Manager to see if Council would need to approve it before it went to the State for their review. Chairperson Plaag noted that it would be in the fall of 2018 before the draft report would be ready to send to the State.

Other Matters by Commission Members or Staff

Member Bond asked if the HPC needed to meet on Tuesday, August 14, 2018. Chairperson Plaag said the HPC needs to meet on said date to review the proposed tri-fold panel design for the September 7, 2018 Sustainability event.

- Sustainability Tri-Fold Panel Review
- 1940 Flood Marker Event Ceremony Recap
- Phase I Survey Update
- Continued Review of Historic Design Guidelines

Chairperson Plaag informed the HPC that he will meet on July 11, 2018 at 2 p.m. with Mr. Paul Coffey to discuss the National Register Nomination for the Linney House. He noted that he is doing this independent of the HPC. He said that he promised Mr. Frank Coffey that he would do this for them at no charge.

Adjournment

Member Clawson made a motion, seconded by Member Bond to adjourn the meeting at 4:48 p.m.

Vote:

Aye – All
Nay – None

The motion passed unanimously.

Eric Plaag, Chairperson

Marlene Crosby, Board Secretary