

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
AUGUST 13, 2019
3:00 PM**

Historic Preservation Commission Members in Attendance: Chairperson Eric Plaag, Vice-Chairperson Phoebe Pollitt, Bettie Bond, Teresa Pearman and Rennie Brantz

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

Others Present:

Call to Order

Chairperson Eric 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 3:00 p.m.

Adoption of Agenda

Vice-Chairperson Pollitt made a motion, seconded by Member Bond to adopt the agenda as written.

Vote:

Aye – All

Nay – None

The motion passed.

Approval of Minutes

Member Brantz made a motion, seconded by Vice-Chairperson Pollitt to approve the July 9, 2019 meeting minutes as amended.

Vote:

Aye – All

Nay – None

The motion passed.

Foundation Forward, Inc.

Ms. Christy Turner, Senior Planner explained that Boone Town Manager, Mr. John Ward had been approached by an educational non-profit, regarding Foundation Forward, Inc. He said they are working on erecting displays of “The Declaration of Independence, The United States Constitution and The Bill of Rights in each County throughout North Carolina. He also included that they have a long list of sites that have been completed and dedicated throughout North Carolina and beyond.

Ms. Turner said that Mr. Ward had asked the Historic Preservation Commission to review this topic; to see if they are interested in discussing some ideas on where to locate such a display, if we move forward with a recommendation to the Boone Town Council.

During the meeting, Ms. Turner reviewed various websites to see the completed displays in Sylva and Morganton, North Carolina.

Discussion ensued on Foundation Forward, Inc. Chairperson Plaag noted that he would like to review the charge of the HPC to see if reviewing this type of topic fits into the charge. He noted that this would include reviewing the design to see if it is appropriate for Downtown Boone.

Chairperson Plaag noted that one location could be beside the war memorial and Town parking lot on W. King Street near Town Hall. He noted that another location would be to place it beside the Watauga County Courthouse, if the County gave permission to do so.

Ms. Turner said she would get more information on this topic and provide it at the next HPC meeting.

Junaluska Marker Application

Chairperson Plaag explained that he has not been able to work on the draft Junaluska Marker Application since the last meeting. He suggested that this agenda item be tabled to the HPC's September 2019 meeting.

Motion and Vote:

Member Brantz made a motion, seconded by Member Bond to table the draft Junaluska Marker Application agenda item to the HPC's September 2019 meeting.

Vote:

Aye – All

Nay – None

The motion passed.

Historic Design Guidelines

Chairperson Plaag began reviewing the language for proposed changes in the draft design guidelines starting on page 82 of the handbook (permanently attached), Section 6.12 through page 90, Section 9.4. It was agreed upon by the HPC members at the next meeting they would start reviewing the language on page 90, Section 10.

The following proposed changes were made to the following sections:

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| Section 6.13 | Removed wording and kept photograph and changed the Photo courtesy from Becky Haney to David Wyke Collection and Digital Watauga Project. |
| Section 6.14 | Changed this section to 6.13 |

Section 6.15	Changed this section to 6.14
Section 6.16	Changed this section to 6.15
Section 7.2	In the last sentence, changed “house” to “building”
Section 7.4	In the last sentence, put a comma after louvered and wood
Section 7.6	In the next to last sentence, change “shingles” to “materials”. In the last sentence, change “also” to “never”

Discussion ensued on the guidelines in the Unified Development Ordinance regarding paint and paint color. Ms. Turner reviewed the current guidelines of the UDO and answered questions on it. Chairperson Plaag asked Ms. Turner about how the guidelines apply to the Farmers Ski Shop building. Ms. Turner talked about the UDO section regarding non-conformities. She further explained UDO Section 7.05.02 (A) through (C2) which explains Tiers 1 and 2 and how the dollar amount of development costs triggers each tier.

Ms. Turner explained that the requirements are fundamentally neutral series of colors with a light reflective value of 59 or below and the accent colors are at 60 or above and cannot be more than five percent (5%) of the total coverage area. She said that neutral colors must be used and the color white is not allowed.

Chairperson Plaag asked about the current regulations on painting brick. Ms. Turner said it is not allowed in the Downtown District. Ms. Turner explained that if the brick on a building is already painted, it is preferred that they remove the paint. She further explained that there have been several problems with the paint removal. She said on the Vetro Building the paint was about one-inch thick and they are having trouble removing it. She said they would need to paint it. Chairperson Plaag asked Mr. Turner, if anyone has consulted with SHPO regarding this issue. He suggested asking the paint removal person to SHPO to get more information on it before they start repainting the building. Chairperson Plaag talked about the contractor doing the work may having the experience to remove the paint and suggested asking the SHPO for a referral to an experienced contractor for this type of paint removal. (The revisions continued on the design guidelines).

Section 9.0	In the second paragraph in the third sentence put a hyphen between Depression and era.
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In the third paragraph remove “While the Boone Historic Preservation Commission does not regulate paint colors per se” and add “The Town of Boone UDO Section 7.05.02 regulates the colors used in commercial properties throughout Boone. The application of new paint, to buildings in the Historic District must conform to this UDO section 7.05.02 unless Historic precedence or use of a non-conforming color can be demonstrated through historic images or color chronology testing”.

Section 9.2	In the first sentence remove “surface” and add “exterior materials”.
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Section 9.3 In the second sentence, change the word “house” to “building”. Remove “Typically, trimwork-including window and door casings and surrounds, soffits, fascia, and other elements – is often painted with a contrasting or lower value hue than the weatherboard or siding, especially on Victorian-era properties. Wood shingles are usually stained a dark color and often darker than any associated wood siding”.

Other Matters by Commission Members or Staff

Chairperson Plaag suggested adding the following agenda items to the next meeting agenda: Junaluska Marker Application and the Historic Design Guidelines

There were no other topics discussed at this meeting.

Adjournment

Vice-Chairperson Pollitt made a motion, seconded by Member Bond to adjourn the meeting at 4:52 p.m.

Vote:

Aye – All

Nay – None

The motion passed.

Eric Plaag, Chairperson

Marlene Crosby, Board Secretary

Photo courtesy of Eric Plaag, 2013.

- 6.10 Awnings, porches, shed roof porticoes, and arcades that attempt to create a “mountain village” appearance or that are not historically accurate to Boone’s downtown historic context only work to damage the integrity and appearance of the district. Property owners whose buildings possess such features should endeavor to remove them and restore the façade of their property to its historic appearance. They should never be incorporated into additions or new construction within the Downtown Boone historic districts.

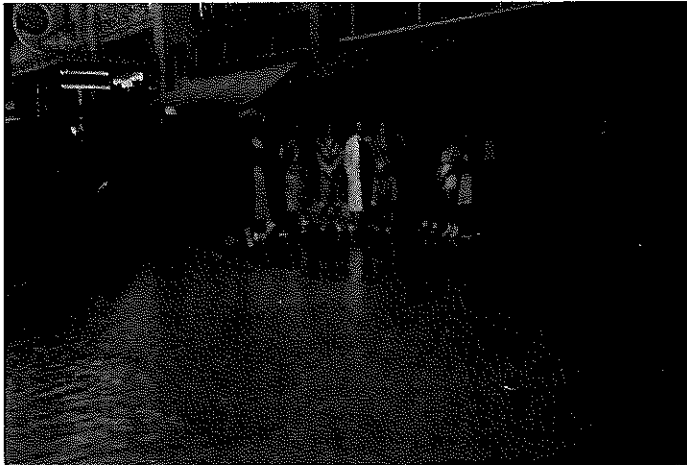


Awnings should be historically appropriate to the buildings they are attached to, and they should never obscure historic architectural features. This awning on West King Street, for example, is stylistically inappropriate to the building and almost entirely covers the structural glass that was once visible above this storefront. Photo courtesy of Eric Plaag, 2013.

- 6.11 Awnings on properties in the historic district should always be historically appropriate in accordance with available photographic and historic documentation, and they should never obscure vital architectural components of the original building. Awning-styles with no documented historic precedent should never be added to properties in the historic district. For example, properties that historically possessed flat awnings

anchored by cables or steel rods should retain these kinds of awnings. In cases where they have been removed, and particularly in cases where they have been replaced with modern, sloped awnings, property owners should endeavor to remove the modern feature and restore the original awning configuration with appropriate materials based on historic documentation. Sloped awnings should be composed of canvas or acrylic. Metal awnings are never appropriate, except for historic properties erected after World War II that historically had metal awnings at the time of their construction.

- 6.12 Awnings on windows, entryways, and porches should be appropriate in design, proportion, scale, and color to the architectural style and period of the property. Window awnings should be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. If attached to a masonry building, all awning attachments should be made in mortar joints and never in the brick itself.



The historic Boone Drug flat awning supported by cables anchored to the façade is visible to the far left in this photo of the effects of the 1940 Boone Flood along King Street. Where possible, original awning configurations like this one should be restored to historic downtown buildings. Photo courtesy of Becky Haney-David Wyke Collection and Digital Watauga Project.

- 6.13 If awnings must be used as signs, they should be kept discreet and not detract from the architectural features and details of the building.
- 6.14 Awnings and canopies that are illuminated from within must be covered or finished with fully opaque material.

- 6.15 New construction, additions, and renovations to existing historic buildings or properties within historic districts should maintain established proportions and spacing of window and door openings.

7. Roofs:

Among the most significant and important of the distinguishing characteristics of historic properties are the roof form and pitch, which are often essential to identifying the architectural style of a building. For this reason, it is imperative that every effort be made to preserve and maintain the original roof configuration and materials on historic properties, including dormers, turrets, balustrades, parapets, etc. While historic roofing materials should always be preserved whenever possible—especially if they consist of specialty roofing materials such as slate or tile—many roofing elements will require replacement due to deterioration and age.

Many of the commercial buildings in the downtown Boone historic district featured flat or gently sloping roofs behind a parapet wall along the façade and sometimes the side elevations when they were first built.

- 7.1 Significant changes to roofs of historic properties, such as the raising or lowering of pitch, the removal or alteration of widow's walks, dormers, turrets, balustrades, bargeboards, quarter round, cornices, corbelling, parapets, coping, dentil moldings, brackets, eaves, rafter tails, weather vanes, or lightning rods, the cutting back of roof overhang, and the replacement of historic roofing materials with modern materials that do not replicate the original appearance of the historic property's roof, are not permitted. Specialty roofing materials, such as tile or patterned slate, should never be replaced with composition shingles.
- 7.2 Whenever possible, deteriorated soffits, fascia, moldings, brackets, eaves, rafter tails, cornices, coping, and other important roof components should be repaired. If replacement is necessary, it should be completed using historic materials if possible, and at minimum with equivalent materials that replicate the appearance, configuration, size, scale, and composition of the original historic materials. Underlying roofing components are just as important. For example, tongue-and-groove soffit lumber should never be replaced with plywood, and whenever possible, roof decking should be replaced with similar materials rather than modern materials that are not historically appropriate to the house-building.
- 7.3 Dormers and gables should never be added to the principal elevations visible from the street (unless replacing an historic element that had been previously removed) and should be added to rear elevations only when it can be shown that they are appropriate for the building style. The addition of dormers to commercial block buildings is especially inappropriate and should be avoided on all occasions and reversed in cases where this

change has already been made. Skylights, solar panels, power ventilators, and mechanical equipment should always be restricted to the rear portions of the roof or areas behind parapet walls and hidden from the street.

- 7.4 It is important to provide adequate ventilation for roofing components, as excessive heat buildup under the roof can shorten the life of shingles. Ventilators should be located in an inconspicuous place, preferably on rear roof slopes not visible from the street, and low-profile mechanical or power ventilators are best. Soffit vents are permissible as long as the original soffit lumber is retained. On historic properties that already possess ~~louvered~~ louvered wood gable vents, these should never be covered or replaced with metal louvers.
- 7.5 Tar or roofing cement should never be used as a substitute for properly installed flashing. In most instances, metal flashing is always preferred over asphalt shingle weaving, particularly in valley flashing situations.
- 7.6 Deteriorated roof coverings should be replaced with materials that are compatible with the old in composition, size, texture, pattern, and color once the structural integrity of the roof decking is assured. If at all possible, the use of historic replacement materials for slate, clay tile, terra cotta, pressed metal shingle, and wood shingle roofs is always preferred over new materials. Unless historically appropriate to the building in question, or unless totally obscured by street view by parapets, white or very light shingles roofing materials are not permitted. Exposed tarpaper rolls are ~~also not~~ never permitted as a roofing material.
- 7.7 Metal gutters, downspouts, and other drainage devices are common on historic properties and should always be retained whenever possible, as they provide important protection for both the roof and the foundation of the property. Built-in gutters that are an important part of the architecture of the building should always be repaired rather than replaced if they become deteriorated. When metal finishes must be replaced because of rust or other deterioration, replace ONLY deteriorated material or detail with new materials that match the previously existing historic material in composition, size, shape, texture, pattern, color, and detail. Replacement gutters and downspouts should never conceal or interfere with architectural trim details. It is not appropriate to paint metal finishes, such as metal downspouts or copper trim, if these items were historically unpainted.
- 7.8 Flashing materials should blend in color with the roof or chimney color. Whenever possible, historically appropriate splash blocks at the base of downspouts should be used to direct water away from the building's foundation.

- 7.9 Roof capping on commercial buildings with original flat roofs was typically made of tile. Modern capping systems that are often used in conjunction with rubber membrane roofs are inappropriate.

8. Entrances, Porches, and Balconies:

One of the most significant and defining characteristics of all architecture is the main or front entrance, including any porches that surround or frame that entrance. In Boone, the front porch in domestic architecture was also often one of the most socially important areas of a home—a place where hosts greeted their guests and where neighbors often exchanged news and stories with one another. Unfortunately, main or front entrances are also often the most altered elements of historic properties. Given that many properties in Boone's commercial historic district were once residences, retaining their original porch and entrance components is especially important for understanding the building's history in context with the district.

Many historic entrances, porches, and balconies contain architectural elements that are essential to communicating the architectural style of the home. Machine-carved balustrades, spindles, brackets, and posts were common in many of Boone's historic homes, but hand-worked elements are also not uncommon. Preserving these details is vital to preserving the appearance and integrity of Boone's historic architecture.

- 8.1 Entrances, porches, and balconies, as used in this section, include front, back, and side porches, mudrooms, porticos, sleeping porches, balconies, pergolas, terraces, widow's walks, and entrances. Components of porches include steps, balustrades, columns, trellises, skirt boards, fascias, brackets, and various ornamental details. Most original porches and balconies were built with a slight pitch away from the residence to facilitate the runoff of rainwater.
- 8.2 Because of their architectural significance, porches, balconies, and entrance configurations—especially those on the front or main elevation—and all of their architectural details (steps, balustrades, brackets, spindlework, columns, roofs, etc.) should be preserved in their original form and detail whenever possible. It is inappropriate to enclose porches and balconies on the front or main elevation for use as an interior space. In addition, the original pitch of porches and balconies should be maintained in order to facilitate the runoff of rainwater and snowmelt. Porches and balconies must be properly maintained and repaired as necessary, as they are exposed to the weather and will deteriorate if regular maintenance is not conducted.
- 8.3 If an historic porch or balcony is completely missing (or if architectural elements associated with the porch or balcony are missing), it should be replaced with a reconstruction based on accurate historic documentation or a new design that is appropriate for the structure in terms of

architectural style, materials, roof form, details, scale, size, and ornamentation. Adding details that are not historical to create a false historical appearance is never appropriate.

- 8.4 If an historic porch or balcony requires repairs, use only materials that are compatible with the original materials associated with the porch or balcony. These replacement materials should match the previously existing historic materials in composition, size, shape, texture, pattern, color, and detail.
- 8.5 Whenever possible, existing infill on historic porches and balconies should be removed and the original appearance of the porch or balcony restored.
- 8.6 Side porches or porches not located on the main elevation may be enclosed for interior space, provided that the proposed design of the enclosure is compatible with the architecture of the historic property. Side porches and porches not located on the main elevation may also be screened, provided that framing for the screening and the screening itself is placed behind columns or balustrades. Any such enclosures or screening should be designed so that they can later be removed without damage to the integrity of the historic structure.



Historic stairways and walkways in front of a property, like this one in front of the Linney House on West King Street, are important historic resources on the landscape of properties in historic districts. They should be maintained and preserved whenever possible. Photo courtesy of Eric Plaag, 2013.

- 8.7 Original porch steps should always be retained. If repair or replacement of porch step materials is necessary, the design, configuration, dimensions, and materials should match the original as closely as possible. In addition, historic stairways and walkways in front of a building—even though not technically part of the building's architecture—are nevertheless an important part of the landscape that accompanies the property and often inform the architectural style and patterns of the property. These elements

should always be retained and repaired with appropriate materials whenever possible.

- 8.8 Decks may be added on the rear elevation of a historic property, provided their addition does not require the removal of large, healthy trees, and their design is compatible in scale with the historic property and district. They should always be designed and installed in such a manner that they may be removed without damage to the historic building. Removal of historic building materials to facilitate the installation of a deck is never acceptable.
- 8.9 Vegetative screening should be employed to obscure the visibility of decks from the street. The underside of decks should also employ latticework or vegetative screening to incorporate the deck element into the general whole of the property in question.
- 8.10 Floor coverings, such as artificial turf, indoor/outdoor carpeting, linoleum, and other similar materials (aside from a small doormat near an entrance) should never be installed on porch, balcony, or deck floors, as these materials can trap water and damage the historic architectural elements below.

9. Paint and Paint Color:

For most of Boone's downtown historic commercial properties, which typically were made of masonry and rarely painted, determining historic paint colors, except on trim, ornamentation, windows, original stucco walls, or other architectural details, is usually not a problem. For Boone's downtown properties that were once residences, though, paint color is an issue. Determining the original colors associated with historic properties, especially those built before World War II, is very difficult because of the rarity of color photography during the pre-World War II period. While color chronology tests can help to determine original paint colors (contact the State Historic Preservation Office for assistance), this process is difficult, sometimes inconclusive, and often expensive.

Instead, the architectural style of a building can often be a guide to historic colors. Victorian domestic architecture, especially Queen Anne style homes—often known colloquially as “painted ladies”—were usually painted in a variety of bold, contrasting colors that might seem gaudy to modern eyes. By contrast, Depression-era homeowners often relied on basic white paint or whitewashing, as it was believed that houses painted white would sell more quickly; as a result, more traditional or historic paint colors may have been covered up through these practices.

The Town of Boone UDO, Section , regulates the colors used in commercial properties throughout Boone. Application of new paint, to buildings in the historic district must conform with this UDO Section , unless historic precedence for use of a

nonconforming color can be demonstrated through historic images or color chronology testing. While the Boone Historic Preservation Commission does not regulate paint colors per se, property owners are advised to seek assistance from the HPC and/or the State Historic Preservation Office when considering paint schemes for historic properties. Beyond this, some general guidelines are applied by the HPC when considering paint in relation to historic properties.

- 9.1 It is NOT appropriate to apply paint or other coatings to unpainted wall materials and surfaces/finishes that were historically left unpainted, including masonry, stonework, wood shingles, stained wood surfaces, and metal.
- 9.2 It is NOT appropriate to use abrasive techniques for cleaning or removing paint from exterior walls and trim, such as sandblasting, high-pressure waterblasting, or other methods that may damage the exterior materials surface. In general, old paint should not be removed unless there is a compelling reason to do so, such as revealing an obscured architectural detail or correcting a severe peeling or cracking problem in existing paint.
- 9.3 Select paint colors that are appropriate for the building's architectural style and that are complementary to neighboring buildings. In general, color should function as a method of contrasting among different materials and architectural elements that make up the housebuilding. Contrasting colors that accent architectural details and entrances are discouraged, except in those cases where this design element was common to the historic architectural style of an existing historic property and there is historic precedent for such accenting. Typically, trimwork—including window and door casings and surrounds, soffits, fascia, and other elements—is often painted with a contrasting or lower value hue than the weatherboard or siding, especially on Victorian-era properties. Wood shingles are usually stained a dark color and often darker than any associated wood siding.
- 9.4 Wooden porch steps should always be painted to match the color of a wooden porch floor.

10. Utilities and Energy Retrofit:

Updating utilities and energy systems in historic properties is a common and natural event in the life of a building. As technology improves and environmentally friendly mechanical systems become available, many property owners will desire to improve the efficiency of their historic properties. The Boone HPC encourages the installation, rehabilitation, or replacement of mechanical systems—in compliance with local building codes and utility company standards—that will improve the overall efficiency of those properties. That said, these mechanical systems, when installed in or on an historic property, must comply with certain essential guidelines.