

**Boone Historic Preservation Commission  
Meeting Minutes  
September 11, 2018  
3:00 p.m.**

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

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

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**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**

Member Brantz made a motion, seconded by Member Bond to approve the agenda as amended with the following additions: Hendersonville Training Recap, SHPO and Planning Staff Meeting and Historic Preservation Commission Meeting Schedule under Other Matters.

**Vote:**

Aye – All

Nay – None

**The motion passed.**

**Approval of Minutes**

Member Bond made a motion, seconded by Member Brantz to approve the August 14, 2018 meeting minutes with the following changes: On page four in the fifth paragraph under Discussion of Next Marker Project in the second sentence change North Carolina to Alabama, on page five, remove the third paragraph under Discussion of the Overlay Zoning for the Landmarks and on page six in the first paragraph in the second sentence change Frank Coffey to Paul Coffey.

**Vote:**

Aye – (Bond, Brantz, Pearman, Plaag, Watkins)

Nay – None

Abstention – 1 (Pollitt)

**The motion passed.**

**Earth Awareness Day Event Recap**

Member Bond explained that she felt the event was not well publicized and the public did not know what type of event it was. Ms. Lane Weiss, Downtown Boone Development Coordinator said that notifications of the event went out via the Municipal Service District mailings.

Ms. Christy Turner, Senior Planner said that the Planning Staff had suggested that the next Earth Day event be held on Earth day in April of 2019. Ms. Turner said the Planning Staff would invite the Sierra Club and other sustainable groups and let each group give a presentation of what they do. Member Bond suggested having a better sound system as well.

Ms. Christy Turner also noted that the Town must have this type of event because it is part of the Bee City USA.

Discussion ensued on having different entertainment at the next Earth Day event. Member Bond said the Watauga High Orchestra is available for these types of events. Ms. Turner said that she tried to get other bands, but they were not available.

Chairperson Plaag talked about the tri-fold display. He said that there were many people interested in the display and they took some of the informational cards that were provided.

Member Bond noted that the crowd began to thin out by around 6:30 p.m.

#### **Hendersonville Training Update**

Chairperson Plaag said on August 16, 2018 he and Ms. Turner met for lunch in Boone with Ms. Amber Stimpson the CLG coordinator, Ms. Annie McDonald and Ms. Jennifer Cathey from the Western Office of the State Historic Preservation Office in Raleigh, North Carolina.

Chairperson Plaag said that Ms. Stimpson said the Boone Historic Preservation Commission has met the requirements for CLG status. Ms. Stimpson said she would email Ms. Turner the forms to be completed to apply for CLG status. Ms. Turner said she needs to include with the completed application form the synopsis of what the HPC has completed to include the local landmark marker program, Boone Cemetery and Ginseng marker and other reports.

Ms. Turner said that Council would have to approve the application form before it is sent to the State. She said last time the application was sent to the State; the review process took about 30 days.

Chairperson Plaag said he is on a Listserve for North Carolina Preservation. He explained to the HPC the benefits of being on the Listserve. He said he recently learned from the Listserve about the idea of an annual report that is made by the Commissions. He said he would like the HPC to start doing this report starting in June of 2019 to show as a review of the year what the HPC has accomplished.

Ms. Turner talked about her experience of the Hendersonville Training. She said that she liked participating in the brainstorming activities, quasi-judicial and the ethics training. It was the consensus of the HPC members that this type of training was beneficial.

Discussion ensued on the Town of Boone hosting this type of event in 2019. Chairperson Plaag talked about the potential spaces in the Town that an event like this could be held. He said he felt that at this time the Town does not have a space to have this type of an event due to the number of people that might attend the event. He talked about the possibility of having the event at the Council Chambers, but it was noted that this space can only hold about 50 people. Member Bond pointed out that once the renovation of the Appalachian Theatre is complete there will be about 120 seats available in the community room and about 640 seats available in the auditorium that could be used for hosting these types of events. Chairperson Plaag said that he preferred this type of event be held in Downtown Boone to be able to showcase the Downtown area. Ms. Lane suggested the “How Space” located on Howard Street across from The Local Bar and Restaurant.

Chairperson Plaag talked about Hendersonville having a great marker and plaque program that is separate from national register or landmark designation plaques. He said they file a certain number of plaques per year rather than do them all at once. He said they have a descriptive plaque on every building in their Downtown District that tells you when the building was built and who built it and who the first tenant was. He said this is a good way to showcase Downtown properties.

Discussion ensued on educational programs. Ms. Turner talked about having scavenger hunts with fourth graders in the Downtown which helps them learn about area.

#### **Discussion on Property Plaque Design**

Chairperson Plaag began discussion on this topic by talking about funding models. He talked about asking the Downtown Business Owners to be involved or requesting that the Town pay for them. He also talked about the Downtown Boone Development Association splitting the cost with the Town and gave an estimated amount of \$30,000 to \$35,000 that could be spread over multiple years.

Chairperson Plaag further explained that it would benefit the business owners because they would be using their MSD tax dollars they have already paid and it would be a way to help draw attention to the Downtown Businesses. He said he believed this idea would be well accepted for the most part by Downtown Business Owners.

Chairperson Plaag asked Member Brantz, if it would be feasible to submit a plaque program proposal for the 2019-2020 Town budget from the HPC and the DBDA. Chairperson Plaag said the deadline for the proposal to be prepared and submitted would be by February 2019.

Discussion ensued on alternative options for residential smaller property plaques. Chairperson Plaag showed the HPC examples of plaques from the following website [www.erielandmarks.com](http://www.erielandmarks.com). He talked about some options for the plaques and suggested taking a historical image and have it etched into the plaque. Member Brantz suggested an oval shaped plaques for domestic buildings. Chairperson Plaag pointed out that other Towns use wood and metal materials for their plaques.

Chairperson Plaag said the HPC has a need to decide on a domestic plaque for places that are designated local landmarks. He said he fully agrees that for example the plaque for the Linney House should not be the same as the one on the Downtown Boone Post Office. He suggested the HPC using the rule that larger plaques go on commercial buildings and the small oval plaque can only go on domestic buildings. Chairperson Plaag noted that there will not be a lot of residential that will receive local landmark designation.

Discussion ensued on the possible locations in Downtown for the plaques. The HPC suggested the following buildings to possibly get a plaque: Old Watauga Jail, Old Watauga Bank, Old Watauga Democrat Office, Jones House and Rivers House.

Discussion ensued on the size and shape of the local landmark plaques. Chairperson Plaag said that the size of the plaque on the Downtown Boone Post Office is about 10 inches by 7 inches and a possible custom design. Chairperson Plaag asked Ms. Turner to measure the size of this plaque and let him know the measurements.

Chairperson Plaag noted that the Town of Boone Public Works Department would be involved with any installation and maintenance of the plaques and the Town Attorney would be involved with any legalities.

Chairperson Plaag pointed out a possible issue with using oval shaped plaques, he said the spacing of the lettering gets complicated in terms of having them designed. Member Bond suggested using the oval shape on the domestic plaques. Chairperson Plaag said he would gather oval shape plaque information and report back to the HPC at their next meeting.

#### **Discussion of List of Next Five Markers**

Chairperson Plaag said he did speak with Ms. Roberta Jackson of the Junaluska Heritage Association regarding a plaque for the Junaluska area and she liked the idea of having a marker for the Junaluska community as a whole but she wanted to discuss it with the Junaluska Heritage Association members. He said he also spoke with Ms. Sue Keefe, a JHA member and she was interested in a plaque that would generally talk about the history of the Junaluska community.

Discussion ensued on the placement of the next five markers. The HPC talked about considering the following locations for markers: Founders Hall/second Watauga Hospital, Old Watauga Democrat building, Dan'l Boone Inn Restaurant/first Watauga Hospital, Council House, Council Store, Old Jail House, Watauga Courthouse, Past Time Theatre, Watauga Drug Store, and the Chocolate Bar in the Junaluska Community, Junaluska Community, the Holshouser House, Kraut Factory, Burley Tobacco Warehouse houses, Worthwhile Women's Club and the Advent Christian Church.

The HPC nominated the following three locations for markers out of the above list: Member Bond and Watkins nominated the Junaluska Community, Member Brantz nominated Founders Hall located on State property and Chairperson Plaag nominated the Council Store. Vice-Chairperson Pearman nominated the Worthwhile Women's Club that is owned by Mr. Carl and Mrs. Virginia Roseman.

Chairperson Plaag told the HPC they could vote for up to two locations. Members Plaag, Pollitt, Bond, Brantz and Watkins voted for the Junaluska Community. Members Brantz and Pollitt voted for Founders Hall. Members Bond, Brantz and Watkins voted for the Council Store. Chairperson Plaag noted that the HPC would research these markers at the next HPC meeting.

Chairperson Plaag pointed out that the Holshouser House, Advent Christian Church and Rivers House are likely candidates for the national register and he would not recommend starting with these locations to add markers. He said it would be better to put the Town's resources on getting property owner authorization and try to get them on the national register.

Chairperson Plaag talked about possibly doing a marker for the Watauga Handicrafts Building because it will not be placed on the national register because it has been moved and altered.

Chairperson Plaag talked about the difficult history of the Ku Klux Klan in Boone. He said the 1875 Watauga Courthouse was renamed Ku Klux Klan hall in 1925 and kept that name for several years. He said that this history needs to be unfolded and the HPC needs to decide how much of this type of difficult history should be interpreted to the public.

#### **Phase I Survey Update**

Chairperson Plaag said that he did not have an update on the survey at this time.

#### **Continued Review of Historic Design Guidelines and Handbook**

Chairperson Plaag talked about the HPC scheduling a separate meeting to discuss the Historic Design Guidelines and Handbook draft document. It was the consensus of the HPC to have the meeting on Monday, October 29, 2018 from 3 p.m. to 6 p.m. in the Planning and Inspections Department Upstairs Conference Room located at 680 W. King Street. Chairperson Plaag asked the HPC to read the whole draft guidelines document and make note of any changes they would like to discuss at the meeting.

#### **Other Matters by Commission Members or Staff**

Chairperson Plaag said at the annual meeting for the Watauga County Historical Society, a member of the society said on November 11, 2018 at 11 a.m. will be the 100<sup>th</sup> anniversary of the end of World War I. Chairperson Plaag said there is a program that encourages municipalities to work with their churches and communities to ring their bells as a way of commemorating World War I. Member Bond noted that November 11, 2018 is on a Sunday.

Chairperson Plaag said that Watauga County Historical Society has asked him to go before Council to ask for the Town to encourage participation in the ringing of the bells on November 11, 2018 at 11 a.m. to commemorate the 100<sup>th</sup> anniversary of the end of World War I. Member Brantz confirmed that Chairperson Plaag is on the Council agenda to speak on this topic.

Discussion ensued on November 12, 2018, when the nation will be observing Veterans Day. Member Bond asked if the HPC is asking the Town to participate on November 12, 2018 in front of the new monument. Member Brantz said the retired Veterans would be interested in participating in the Veterans event on November 12, 2018 and he thinks the HPC should focus on the November 11, 2018 date.

Chairperson Plaag said he could add information from the HPC to what he is presenting to Council. He said he could add that the HPC thinks it would be good to have some recognition of Veterans possibly at the new Veteran's Monument as well.

Member Brantz talked about the possibility of the HPC handing out poppies on the streets to show support of the Veterans.

Ms. Turner informed the HPC of the Council's decision to change the HPC meeting schedule. Ms. Turner said after the HPC completes the Phase I Survey and Historic Design Guidelines and Handbook, they will go to a bi-monthly meeting schedule unless the Council gives them another project or unless a COA application comes before them for review.

Chairperson Plaag noted the agenda items for the next meeting as Local Landmarks and Small Properties Plaques, Phase I Survey Update, Discussion of Pre-Assignments for Marker Research and Discussion of the Linville River Gorge Railway 100<sup>th</sup> Anniversary.

**Adjournment**

Member Bond made a motion, seconded by Member Brantz to adjourn the meeting at 5:15 p.m.

**Vote:**

Aye – All  
Nay – None

**The motion passed.**

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**Eric Plaag, Chairperson**

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**Marlene Crosby, Board Secretary**