

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
OCTOBER 6, 2020
3:00 PM**

Historic Preservation Commission Members in Attendance:

Chairperson Eric Plaag, Vice-Chairperson Phoebe Pollitt, Bettie Bond, Chuck Watkins, Rennie Brantz and Loretta Clawson

Town Staff in Attendance: Jane Shook-Director of Planning and Inspections, Christy Turner – Senior Planner, Brian Johnson-Urban Design Specialist and Marlene Crosby-Board Secretary

Others Present: John Ward-Town Manager and Lane Moody-Downtown Boone Development Coordinator, Bill Aceto-Blue Ridge Realty and Investments, Todd Rice-Blue Ridge Realty and Investments and their clients-Olee Olson and Joel Olson

Call to Order

Chairperson Plaag called the meeting of the Boone Historic Preservation Commission, held via WebEx, a video conferencing software to order on Tuesday, October 6, 2020 at 3:03 p.m.

Adoption of Agenda

Member Clawson made a motion, seconded by Member Watkins to adopt the agenda as amended by moving the Lovill House agenda item to after the Adoption of the Agenda and to add a new agenda item on Black and Indigenous People of Color Historical Marker Process Discussion after Cemetery Regulations.

Vote:

Aye – All

Nay – None

The motion passed.

Lovill House

Chairperson Plaag welcomed Mr. Bill Aceto, a Realtor/Broker from the Blue Ridge Realty and Investments. Mr. Aceto introduced, Mr. Todd Rice also from Blue Ridge Realty and Investments. Mr. Aceto said he and Mr. Rice are working with Mr. Joel Olson and Mr. Olee Olson on the potential purchase of the Lovill House.

Mr. Ollie Olsen said that he has been a member of the advisory board for Sustainable Technology and the Built Environment at Appalachian State University. Mr. Olsen said he has worked with Mr. Ed Miller at New River Light and Power to look for potential places to create a Sustainable teaching facility or meeting facility. Mr. Olsen said he has been looking for property to put into practice the things that have been taught at ASU on sustainability. Mr. Olsen said

then he learned that the Lovill House property was for sale. He said before he completes the purchase of said property, he would like to understand the historical significance of it or any restrictions on it. Mr. Olsen said, if he purchases the Lovill House property, he would like to propose that solar be installed on the roof of the owner's cottage which was built in 1992, update the energy efficiency standard in the house, remove existing carport and add a larger carport with solar panels on top, add a hydro generator with batteries to the waterfall source in the back of the property.

Mr. Olsen said he would keep the current use of the property as a bed and breakfast. He said he would keep the nightly short-term and long-term stays. He said the University had told him that there are times that longer stays are sometimes needed for visiting family members.

Mr. Olsen noted that the Lovill House is rated as a number one bed and breakfast and he would seek to enhance the value of it by continuing the current level of maintenance.

Ms. Christy Turner, Senior Planner informed the Historic Preservation Commission that the Lovill House property has conditional district rezoning placed on it. She said that any proposed different use that is being described from the original use will take a modification to the conditional district rezoning.

Chairperson Plaag said he would explain the basics of Historic Preservation Designations. He said there are two different types of designations that could be applied to this property. He said he may have to check with the State Historic Preservation Office to see if this property is study listed. He said the property is not currently listed on the National Register.

Chairperson Plaag explained what the National Register designation means to a property in most cases. He said on occasion the keeper of the National Register will remove a property if it has been demolished or changes so dramatically that it no longer retains its significance. He said the National Register Designation is a honorific designation that carries with it some potential advantages. He talked about the rehabilitation tax credits that would apply if there were changes to the property for the income producing use, he said the property owner could claim both federal and state tax credits that help to offset the cost of the changes. He said the commitment that is made in exchange for receiving the tax credits is the property owner would preserve the essential defining aspects of property that make it eligible for the National Register. He said if the house is torn down in the future someone would possibly show up in the form of the IRS and make the property owner pay back the tax credits that they had received. He said between the state and the federal tax credits that 45 percent is the amount that can be earned back as a maximum for an income producing property. He said that the property owner needs to be sure that they are committed to the long-term preservation of the property, if the property owner takes this route.

Chairperson Plaag said with an National Register Designation or National Register Listing but no tax credit application on the property, the property owner does not have someone telling them what is alright and not alright to do on their property in terms of change to their property. This

is not true in the case of local designation and a tax credit application, they could potentially be some review by the State.

Chairperson Plaag said that further local review of the property for local historic landmark designation would be done by the Town of Boone and through the Historic Preservation Commission. He explained that if the HPC determines that the property is deserving of local landmark status, a designation report would be done on the property that outlines the history and the significant aspects of the property. He said this report would be sent to Council for their review of it to designate the property as a local historic landmark. He said a set of design standards would be created for the property that would have to be followed for any proposed changes to the property. He explained the major and minor review process for proposed changes to the property.

Chairperson Plaag said the benefit of local landmark designation is that it carries with it a 50 percent property tax abatement. He explained the tax abatement is when the Town sets aside 50 percent of the amount that is owed on the property over a long period of time. He said after the local landmark designation is in place and then the property owner decides to demolish the house, he said the Town of Boone will want so much of the amount of the abatement back. He said once the property owner decides to pursue local landmark designation, they will have to make a commitment to do all that can be done to preserve the essential elements of the house.

Chairperson Plagg explained the complicated part of this particular property. He said the Town of Boone's municipal boundary not only runs through the middle of the property; but it also runs directly through the middle of the house. He said this raises the question on how to handle this situation. He said with designations, a boundary is typically defined for the property that is being designated that is historically appropriate to that property.

Chairperson Plaag explained that the property owner would have to go through the annexation process to bring at least the house parcel entirely into the Town of Boone's jurisdiction before the HPC and Council could discuss making a designation of the property. He said this would need to comply with the State Statute on local landmarks designations. He pointed out a potential financial impact on the property owner because possibly a part of the house is being taxed at a County rate and a Town rate for property taxes. He said after the annexation process is complete there may be an increase in the property taxes because the entire parcel would fall under Town and County taxes. He said if there is a designation the property owner would see the property tax abatement.

Chairperson Plaag explained that other than any zoning requirements for the property, he is not aware of anything that would stop the property owner from installing solar on the structure that is being proposed by right. He said his understanding is that if the property was designated as a local landmark adding solar to the additional buildings even though they are not contributing aspects that makes the property a landmark, it would still be subject for review by the HPC through the Certificate of Appropriateness process. He further explained that the HPC

would review it to see if the proposed work aligns with the standards that have been adopted for the changes to the property.

Chairperson Plaag deferred to the Planning Staff on the process for the installation of solar. Ms. Turner explained that she would need to research the state statutes for the possibility of adding solar to said structures on the Lovill House property.

Mr. Olsen said that he had done some research and noted that he was not sure that he as the property owner would go through the process of making the property a local landmark. He said if the local landmark designation would help the commercial value of the property, it might be something that he would look at. He said his intention would be to continue to have the property be a place where people could stay and have breakfast.

Mr. Olsen said that last year the Town had reviewed the status of the Lovill House. He said that Ms. Turner had informed him that the property would have to be rezoned. He asked for the Planning Staff to explain the reason for the rezoning.

Ms. Jane Shook, Director of Planning and Inspections began explaining that the rezoning issue is separate from the Historic Preservation issue. She explained that when a site-specific approval is changed there must be an amendment to the conditional district zoning.

Ms. Shook said the Council was reviewing properties that were zoned R-3 but were not developed as multi-family, she said the Lovill House property was picked as one of those properties based on tax codes. She noted that this project has been placed on hold.

Ms. Shook further explained that at the time of the assessment of the property, there was a conditional use approval on the property and not a conditional district rezoning on it like it does now. She said if the property is modified now, it will trigger a modification to the conditional district process. Ms. Shook told Mr. Olsen that she and Ms. Turner are available to meet with him and explain the process in more detail.

Ms. Shook explained that if the property owner wants to put other structures on the property and Town water and sewer services are needed, this would trigger the annexation process.

Chairperson Plaag added another complicating factor, and he mentioned a book called the "Architectural History of Watauga County, North Carolina". Chairperson Plaag asked Mr. Aceto if he had a copy of this book and noted that it can be obtained at the Watauga County Library. He said the Lovill House is listed on pages 302/303 of said book.

Chairperson Plaag talked about a significant renovation that occurred to the house sometime between 1988 and 2006 that changed a lot of the architectural features of the house. He said these changes that were made may not be noticed by a passerby but to a preservationist from the SHPO office, they may not be pleased with the biggest changes to the porch, additional shutters and a few other things that are notable. Chairperson Plaag said that he felt that some

of these things are probably reversible which is what SHPO looks for. Chairperson Plaag said the SHPO office might want to see the property brought back to the way it looked previously before they would consider it for listing. Chairperson Plaag noted that he is advising the property owner from his position as the Chairperson of the HPC and not in a professional State level.

Chairperson Plaag noted that the Town and the HPC can make local landmark designations without permission from the property owners under the Statute; but he explained that these types of designations go more smoothly, when there is owner buy in.

Chairperson Plaag noted that the Lovill House is a site that has been previously discussed by the HPC as a local landmark designation. He said the HPC has not done any research on the Lovill House as far as a designation. He said if the HPC was to work on the Lovill House as a designation, the HPC would want to know, if the owner is interested in it.

Ms. Turner asked Mr. Aceto, if he got a copy of the newspaper articles that were located in the paperwork that she gave him that showed the house being redone in 1990 to 1991. Mr. Aceto said he would like a copy of the newspaper articles (permanently on file). Ms. Turner said she would send them to him.

Chairperson Plaag pointed out that he is also the Chairperson of the Digital Watauga Project. He said that somewhat recently they acquired two 19th century portraits of members of the Lovill family that at one time had been in the house and ended up being handed down to a descendant of the Lovill family. He said that descendant donated the portraits to Digital Watauga. He said if Mr. Olsen purchased the property and wanted the portraits, Mr. Olsen could email Chairperson Plaag through Digital Watauga to discuss a possible loan arrangement. Chairperson Plaag said that Digital Watauga would like to see these portraits go back into the Lovill House if they would be cared for.

Chairperson Plaag and Ms. Turner explained that the Lovill House property is next door to the Neighborhood Conservation District. Ms. Turner said she had made Mr. Aceto aware of the regulations of the NCD.

At approximately 3:41 p.m. Mr. Aceto and the others in his group left the virtual meeting.

Member Brantz said that it was beneficial for the HPC to learn more about preservation.

Approval of Minutes

Member Brantz made a motion, seconded by Member Bond to approve the August 11, 2020 meeting minutes as amended.

Vote:

Aye - All

Nay - None

The motion passed.

Member Clawson made a motion, seconded by Member Brantz to approve the September 8, 2020 meeting minutes as amended.

Vote:

Aye – (Brantz, Bond, Clawson, Pearman, Pollitt, Plaag)

Nay – None

Abstention – 1 (Watkins)

The motion passed.

Public Comment

No individuals requested the opportunity to speak during public comment.

Discussion of Draft B1 Downtown Core and Interface Text and Maps

Chairperson Plaag began discussion by talking about a previous discussion regarding having a joint meeting with the Community Appearance Commission to discuss possible conflicts between the Downtown Core and the Historic District because of the overlap between the two areas. He said the joint meeting date will be October 27, 2020 at 5:30 p.m. He encouraged the HPC to begin reviewing the draft documents to prepare for said joint meeting.

Chairperson Plaag said he will likely suggest at the joint meeting to include the Watauga County Courthouse and the Stanley Harris Apartments to help avoid confusion on that side of Town. He said this suggestion would help make the B1 Downtown Core and the Historic District align west of Appalachian Street.

Chairperson Plaag talked about the properties east of Appalachian Street being included in the B1 Downtown Core.

Ms. Shook said that she understands Chairperson Plaag's concern regarding the property owners maybe not being able to understand the information that is being proposed in the B1 Downtown Core and Interface. Ms. Shook noted that the Staff has felt all along that there will be potential confusion and they have been discussing ways to present the information to property owners so they will know how to apply the information to their properties.

Ms. Shook explained the difference between the Overlay and the Zoning Districts. She said the zoning districts do more than control the appearance of the property. She said the zoning also controls the development intensity and the use of a property. She said there are multiple Overlays in the Town and it is difficult to show all of them on one map which could be a potential for confusion. She said the Overlays are usually shown on multiple maps. She said she feels that the Staff can present the information where each property owner can see how their property is impacted. She said this means that the Staff would create a book and page for every property owner which would point out, if the property is in the B1 Downtown Core or the Overlay. Chairperson Plaag said a simple fix for this is to say that there is a Central Core which

aligns with the anticipated Historic District Overlay and there is an Eastern Downtown Core which is the part of the B1 Downtown Core that lies outside of the Overlay. He said in the guidelines that are already written it could be stated that the properties that are in the Central Core and the Eastern Downtown Core follow these guidelines. He said that properties in the B1 Downtown Interface would follow the Interface guidelines. He said this way the properties in the Central Core know that they are in that Overlay. He said the Linney House might be a potential issue because it is currently zoned R1. He said he did not know how changing the zoning classifications will affect the R1 zoned properties. He asked will they remain R1 or be changed to B1 Downtown Core. Ms. Shook said the R1 zoned properties will become B1 Downtown Core. He asked Ms. Shook, if the R1 changing to B1 Downtown Core will create a problem for those property owners since they will still be used for residential use.

Ms. Shook explained that the Council has not completed their use review for the B1 because there are still things that they want to discuss regarding the use. She said the Council had concern with the B1 and how to remove the R1 single family as a use in a multiple zoning district. She said she believes that Council's direction will be to allow single family homes in each district to remain but not allow new construction within those districts. She said that there is more work to be completed on the R1 that will remove this issue.

Chairperson Plaag asked Ms. Shook if she thought his suggestion for the Central Core and Downtown Eastern Core could be a proposed resolution to the potential confusion. Ms. Shook said that she likes the idea but she would need to do some research on it. She suggested that she would like to talk to Chairperson Plaag directly, if the HPC would approve of it. Chairperson Plaag said that he would like to hear from the rest of the HPC on it.

Member Clawson asked Ms. Shook, if the CAC and HPC work products would go forth together or separate. Ms. Shook said at the last meeting, it was not worked out how the two products would move forward. Ms. Shook said that Council Member Furguele noted that he would like for each product to go forth together. Ms. Shook said at the next meeting there will probably be discussion on how to move forward with both products. Ms. Shook said she felt that it will be difficult for Staff to work on the two products moving forward together because of having to sit with each person to explain how their properties will be impacted. She said the Staff's concern is if the two products do not go forth together how will it impact the property owners. Ms. Shook further explained that there are limited Staff, and she is trying to make sure that all of the Planning Staff are knowledgeable of both products. She said that once the Council gives more direction at the next joint meeting, she will know how to manage the time with Staff along with all of the other products that the Staff is working on.

Member Bond stated that she felt that the two products should go forth at the same time. She said she felt that the property owners were going to be pleased with the work of the Commissions to help preserve the Downtown properties.

Chairperson Plaag asked Mr. John Ward, Town Manager if the two work products go forth at the same time, is there a potential problem with both of the products going to public hearing at

the same time and to Council at the same time. Mr. Ward said his question is with the difference between the perception, implementation, and adoption of the two work products. Mr. Ward said his concern would be the adoption of the work products that you may not be ready to stand behind. Mr. Ward said from a budget perspective, the Council will need to allocate funds to cover these additional expenses. Mr. Ward said he did not see a reason that both work products could not move forward at the same time; but there needs to be funds allocated to implement them.

Mr. Ward also mentioned a concern that property owners might think that moving forward with the two work products during the upcoming holiday season and Covid-19, he suggested considering this timeframe so people will not think that something is trying to be slipped in on them, when most people are not really paying attention for the said reasons. He said he has already been having difficulty trying to schedule meetings during November and December for said reasons.

Chairperson Plaag talked about Mr. Ward's concern for the funding for the additional costs. Mr. Ward said one way to address this funding situation is for Staff to review major and minor projects on a certain threshold of things and only the major projects be reviewed by the HPC. Mr. Ward said this approach would reduce some of the additional costs.

Chairperson Plaag suggested looking at creating some type of hybrid procedure that would include the Secretary of the Interior Standards with some of the UDO language for a reference with a procedure to review the minor or major projects. He said this would help to reduce some of the additional costs.

Chairperson Plaag talked about other jurisdictions charging a fee for the review whether it is a minor or major project which would help with the cost recovery for the Town. Mr. Ward explained that on a year to year basis the Town's fee adoption is aligned with the budget adoption so the projected revenues match up with the projected expenses. Mr. Ward said a mid-year budget amendment could be done to cover the additional expenses. Mr. Ward noted that the difficulty with the fees for the minor or major projects, is you would not necessary know in advance the cost of attorney fees that the Town would need to try to recover. Mr. Ward said that Ms. Shook would need to estimate these types of fees.

Ms. Shook pointed out that the adoption and implementation dates can be at different times. She explained that the adoption can occur in January and the implementation can occur in July, if necessary. Mr. Ward said the Staff would need time some reaction time regardless of the adoption or implementation dates to put the processes in place and upload the data to the Town website and to incorporate the additional costs into the budget process.

Chairperson Plaag noted his concern for possibly creating a scenario of after the adoption of the work projects and a possible six-month time period goes by where multiple minor or major applications requests from the applicants have been submitted because they are trying to get into the system before the implementation occurs. Mr. Ward explained that the public hearing

process and a possible delay by the Planning Commission and then to Council for their review will take time. Chairperson Plaag noted that this topic will be discussed more at the October 27, 2020 meeting.

Chairperson Plaag asked the HPC members to review the Community Appearance Commission suggested requirements for the B1 Downtown Core and be prepared to flag areas of concern. He said that the CAC and the HPC is trying to avoid having a set of standards that conflict with another.

Cemetery Regulations

Chairperson Plaag noted that there were two questions that the HPC had brought up at their last meeting. He said that Member Bond had asked for specific cemetery regulations because she felt it would benefit the HPC to have them to review while developing the proposed regulations. Member Bond also noted that the HPC wanted to ask Ms. Allison Meade, Town Attorney, if there were any state or county regulations that would apply rather than the cemetery regulations from different cities in North Carolina that the Staff had provided for the HPC.

Member Bond said that she had contacted the Austin and Barnes Funeral Home in Boone, North Carolina and she explained to them that the HPC was working on proposed cemetery regulations for the Bryan, Hayes, Greene Cemetery. She asked the funeral home if they had any protocol information on the burials at said cemetery that the HPC should be made aware of before they begin work on the proposed cemetery regulations. She said she was told that they did not have information on said topic.

Chairperson Plaag noted his concern that the rules for the Boone Cemetery would apply to the Bryan, Hayes Greene Cemetery or to Mount Lawn, if ever taken over by the Town which has been previously discussed but tabled at the time. He said he was concerned with creating a boiler plate set of proposed cemetery regulations that are not specific enough to apply to the specific needs of an individual cemetery that the Town controls. Member Bond said it had been discussed that the regulations be as generic as possible so the proposed advisory board could make proposed revisions as needed as issues came up.

Chairperson Plaag asked Member Brantz and Mr. Ward how does the Town feel about having another proposed advisory board that would require staffing. Chairperson Plaag talked about having a possible sub-committee being a part of the HPC or Cultural Resources Departments for the said cemetery. Member Brantz said that he felt there would be resistance to possibly creating another board but he thought a proposed sub-committee might be possible.

Mr. Ward asked if there had been any complaints about the Boone Cemetery. He said out of four or five burials at said cemetery, he has not heard of any complaints or issues.

Mr. Ward agreed with Chairperson Plaag regarding specific regulations for the Bryan, Hayes, Greene Cemetery. Mr. Ward said without specific regulations, it will be more difficult to manage.

Chairperson Plaag asked Mr. Ward if the Boone Cemetery has been manageable under its regulations. Mr. Ward said it has been manageable because of the scale of it. He said it would not be manageable, if a lot of other cemeteries were added that the Town does not necessarily have control over.

Chairperson Plaag said on behalf of the HPC, they were not sure if the Town wanted to take control over the Bryan, Hayes, Greene Cemetery or if the Town was requesting for the HPC to identify the owner of it and then the Town would decide if they wanted to take control of it.

Member Bond said that regarding the advisory board, she did not see it as a separate board. She said that she saw it as a possible sub-committee of the HPC.

Ms. Turner said that the Staff was going to work with the Town Attorney on proposed regulations once the owner of the cemetery was identified. She asked the HPC if they wanted her to work with the Town Attorney to see if more regulations are needed. Chairperson Plaag said after hearing the discussion from this meeting that the HPC is back at trying to identify the owner of the cemetery. Chairperson Plaag said he would like to have consensus from the HPC on Chairperson Plaag making the time to go through the Greene family deeds to find the original existence of the parcel, he indicated that he is not sure he may find an answer. Chairperson Plaag noted that Vice-Chairperson Pollitt had researched three to four hours at the courthouse and he had tried before as well without identifying the owner. She noted that some of the records may have been destroyed in the 1873 courthouse fire. She noted that in her research she said there were not many plats to review.

Member Brantz asked Chairperson Plaag what the option will be if ownership cannot be found. Chairperson Plaag said the HPC would then review the quit-claim deed process. Chairperson Plaag said the first question is who is the appropriate family representative and the second question is if the Town is going to do a quit-claim deed or acquire by adverse possession which means the Town is committed to taking care of the cemetery which the Town may not necessarily want to take care of it.

Chairperson Plaag said before the HPC works on creating cemetery regulations for the Bryan, Hayes, Greene Cemetery, he asked Vice-Chairperson Pollitt to do more research to try to identify the owner. Vice-Chairperson Pollitt said she would do the additional research on it and report back to the HPC at the next HPC meeting.

Member Clawson pointed out that the Bryan, Hayes, Greene Cemetery is being well cared for at this time and it is not in disarray. She said she did not know how much more time that should be spent on it. Mr. Ward said this is a good point. Chairperson Plaag explained the research began with a citizen's request and he felt that the HPC and Council owed some type of response

to that request at some point in time but was not sure what the response will be or how it should be presented.

Ms. Turner said the Public Works Department has been contemplating putting up a flag pole with a light on the flag at the Boone Cemetery. She said the Public Works Department would like to have the thoughts of the HPC about putting up the flag. She noted that the Public Works Department did not want to raise and lower the flag each day. Chairperson Plaag asked if the light meets the UDO lighting requirements. Mr. Ward said that flags are exempt from the ordinance because they are not considered a part of the development. Chairperson Plaag asked if the Public Works Department had suggested a specific location for the flag. Ms. Turner said no that they only wanted to request the thoughts of the HPC regarding putting up the flag. Ms. Turner said that she could ask the Public Works Department for more information for the HPC. Mr. Ward said the Public Works Department was approached while they were maintaining the cemetery and the public had made mention that it would be nice if there was a flag in the cemetery.

Mr. Ward asked the HPC about putting up some interpretative panels in the Boone Cemetery. He suggested that maybe the flag installation could be blended in with the interpretative panel's project. Mr. Ward asked if the HPC was in consensus with incorporating the flag with the interpretative panels. Member Brantz said he thought it was a good idea to be able to honor the veterans that are buried there. Member Bond supported the idea and suggested including this proposed project into the Boone 150th Sesquicentennial celebration. Chairperson Plaag said possibly one way to incorporate the interpretative panel project into the 150th Sesquicentennial would be to put the flag between the two sections in the cemetery because it would be symbolically appropriate to be put at that location. Chairperson Plaag said if there would be funding for it, he would like to see some additional interpretative work done in the Boone Cemetery. Chairperson Plaag confirmed that there was consensus from the HPC on the proposed flag installation and interpretative panels at the Boone Cemetery. Chairperson Plaag asked Mr. Ward if he had a timeline for further discussion on the flag installation and the interpretative panels. Mr. Ward said that he would work on it and get back to the HPC. Chairperson Plaag asked Mr. Ward if he would be able to report back to the HPC next month or would he need a couple of months to look into it. Mr. Ward said that he would coordinate with Chairperson Plaag and Ms. Turner on the timeframe to get back to the HPC.

Black and Indigenous People of Color

Chairperson Plaag explained that it is not his intention to provide a list of people at this meeting; but to focus on defining a process for identifying Black and Indigenous People of Color that are associated with the history of Boone and where historical markers might be appropriate. He said in the discussions on this type of topic, there is a tendency to default to the Junaluska Community and he said there are other black residents in the Town of Boone who are not necessarily residents of Junaluska. He said in the modern history of Boone there is historical evidence of there being some people of the Native American descent in Boone. He suggested that the HPC contact the historical studies department of Appalachian State University for information on this topic or contact other community groups in Boone and ask

them the best way to handle defining this process. Vice-Chairperson Pollitt noted that she did not know of people from the Native American descent that were worthy of a historical marker. She suggested setting a higher bar, when choosing people worthy of a historical marker.

Chairperson Plaag said that the HPC can discuss events and he pointed out the Horton incident that occurred around 1931 which was discussed when the HPC was working on the Junaluska historical marker. He said it is important to talk about people, places and events that have strong community support.

Chairperson Plaag talked about ways to be more inclusive in the historical marker selections. Member Watkins suggested asking the public for their feedback. Chairperson Plaag suggested creating a web portal where the public is invited to give their feedback.

Vice-Chairperson Pollitt talked about including the women with noteworthiness with a historical marker. Chairperson Plaag said he thought that there should probably be a historical marker for Velma Burnley from Former Mayor of Boone. Vice-Chairperson Pollitt agreed with Chairperson Plaag suggested discussing a historical marker for Mayor Pro-Tem Loretta Clawson.

Vice-Chairperson Pollitt suggested making a place on the Town website for the public to nominate a person and have them include a narrative of three to five pages to justify their nomination for a historical marker.

Member Clawson asked how far back would the research need to go to look for candidates for people, places or events for a historical marker. Chairperson Plaag said we speak in terms of geography and people places or events that are associated with the land located within Boone's borders. He said it might be someone who was active and important before 1872.

Member Clawson suggested Mr. Andrew Lambert for a possible historical markers and she noted that there is a lot of information written about him. She said he did a lot of surveying a long time ago.

Member Bond talked about women whose long term vision for Boone has really made a difference and she suggested Ms. Constance Stallings who is from the Boone area for a historical marker.

Chairperson Plaag asked the HPC to think on this process and talk about it at the next HPC meeting.

Town Streets

Chairperson Plaag said the initial task is to identify some of the Town streets that the HPC would like to write descriptions of historical associations that would include when they were established, why they are named the way they are and the various names they may have had (permanently on file). He suggested that the HPC first work on the streets in the B-1 Downtown Core and then work on other streets. He said he felt the key streets to work on are Church

Street, Appalachian Street, Burrell Street, Grand Boulevard, Howard Street, Linney Street, Depot Street, North Depot Street and Tremont Street. He noted the following streets are not on the list because they are not Town maintained; but he felt should be included in the list of streets for the HPC to work on are King Street, River Street and North Water Street. Member Bond suggested that Chairperson Plaag assign the HPC members the streets for them to work on.

Ms. Shook pointed out that North Water Street has always been a Department of Transportation maintained street. Mr. Ward talked about blending in some of the history that was presented about the 1940 flood on how Water Street washed out a variety of times. He said adding this information could be very helpful because the Town's biggest issue is all of that water comes down Water Street and goes underneath Mr. Harold Tilley's building. He said that DOT has been very hesitant to assist the Town in re-routing the water on down Water Street and cross under King Street and go down Burrell Street. Mr. Ward said he might can use this history to encourage DOT to make a major improvement on many issues in the Downtown. Mr. Ward said maybe twice since he has been in Boone water has come out the inlet on Water Street at about six feet high due to the pressure of the water coming down from Howards Knob.

Chairperson Plaag said he will put the street names that he mentioned in this meeting in a list and prioritize them and assign some of them to the HPC members at the next HPC meeting.

Discussion ensued on the joint meeting materials. Ms. Shook said that she emailed the Council, Community Appearance Commission, and the Historic Preservation Commission a link to the draft meeting materials which included the updated draft CAC and HPC guidelines.

Mr. Ward left the meeting at approximately 5:10 p.m.

Turner House Update

Ms. Shook said that a financial analysis is being done for the Town and County for the Queen Street Parking Deck which will depend on all uses and the reserved spots which are identified.

Junaluska Marker Update

Chairperson Plaag asked Ms. Turner about the status of the ordering of the Junaluska marker from Sewah Studios. Ms. Turner said that the marker has been officially ordered and the company says they are two to three months out on making the marker.

Chairperson Plaag noted that on September 23rd, he heard from Ms. Roberta Jackson from the Junaluska Heritage Association. Ms. Jackson noted that the JHA had a meeting where they discussed a date for the unveiling of the Junaluska marker. Ms. Jackson said that the JHA does not have anything scheduled for the remainder of the year and they are open for a date at the convenience of the HPC. Ms. Jackson requested that the HPC give her a one or two week notice to give to time to inform the JHA about the unveiling of the marker. Chairperson Plaag said at this time the HPC is waiting on the Sewah Studios to deliver the marker.

Member Bond suggested that June 19, 2021 be the day of the unveiling of the Junaluska marker because that date has been declared a national holiday. Chairperson Plaag said that he does not want to wait that long but given the situation with Covid-19, it might be necessary to wait that long. Chairperson Plaag told Ms. Turner that after the marker arrives, the HPC can decide at their next meeting the date of the unveiling of the marker. Member Watkins noted that February is Black History month. Chairperson Plaag said February may be an opportunity to do it, if the weather is not too cold.

Town Website Update

Chairperson Plaag said that he would work with Ms. Shook on the information for the Town Website. He said that he would have a report for the HPC at their next meeting.

Proposed UDO Changes – Historic Preservation Commission

Ms. Shook said the Council has looked at making changes to Unified Development Ordinance, Article 2, Administrative Mechanisms which covers the Board of Adjustment, Historic Preservation Commission, Planning Commission and the Community Appearance Commission. She said the overall goal is to make all of these board's terms consistent.

Ms. Shook reviewed the changes to the HPC noting that this information is found in the UDO Article 2.04. She said the Staff had removed the Extra-Territorial Jurisdiction language that was in this section of the UDO.

Ms. Shook said that the Council created a position on the CAC, HPC and Planning Commission for an Appalachian State University student position which falls under the State qualifications.

Ms. Shook said the HPC currently has seven members and two of those members are required to be Council Members. She said it was recommended for this board to have seven members. She said that the Council Members are no longer required to be members and will move from the position of voting members to Council Liaison positions.

Chairperson Plaag said that Member Teresa Pearman contacted him and she expressed her regret to him that she did not think she could continue to serve on the board and she wanted to open up her seat to someone else. He noted that Member Pearman's term had ended but she had the opportunity to continue to serve until her position was filled. He suggested to Member Pearman to submit a resignation letter to the Town. He said that Member Pearman expressed her appreciation for her time spent on the board.

Ms. Shook talked about the issue with the number of successive terms of the HPC and making the CAC, HPC and Planning Commission terms consistent. She said the UDO currently says that a HPC member can serve two consecutive terms. She said the Staff is recommending that this be revised to three consecutive terms. She said under this change, if Member Pearman wanted to continue to serve, she would be allowed to. Ms. Shook said based on the public hearing regarding this proposed change, she did not hear anyone speak against the proposed change to three consecutive terms. Ms. Shook further explained under this proposed change, if Member

Pearman wanted to re-apply to serve on the board, she would be allowed to if approved by Council.

Ms. Shook further explained that under the proposed term year change, if Member Pearman was still on the board, there would be five members filled with two open positions which would be one ASU student and an open position. She noted that the ASU student position is for a one-year term and all the other positions would be a three-year term.

Ms. Shook explained another proposed change regarding how the Chair and Vice-Chair are appointed for the Board of Adjustment, Planning Commission and the HPC because of the quasi-judicial process and the important decisions that they make. She said the board itself will take a nomination and make a recommendation to Council for the Chair and Vice-Chair positions and Council will appoint who fills these positions. She said there will be an application process but the details regarding the applications have not been worked out and it will be July 2021 before this topic is discussed again.

Informal Discussion/Other Matters

Vice-Chairperson Pollitt asked for an update on the Dan'l Boone Gardens. Chairperson Plaag explained that the original concern was that the local chapter did not have the ability to make the improvements at the site that needed to be made. He said that the State organization was not able to give financial support unless there was municipal control. He said the question was who is going to be responsible for maintaining the gardens long-term. He said previously there was an implication that the Town take over the maintaining of the gardens. He said at the time the Town was not overly enthusiastic about taking over the maintaining of the gardens and it was left up to the state and local organization to work out a plan for it. He said he has not heard an update on the gardens in a while. Member Bond said recently she was at the gardens and it looks unkempt. Member Clawson said that a lot of people that were keeping up the gardens are aging out and there are no other people to take their place.

Chairperson Plaag suggested the following topics for the next meeting agenda: Council, CAC and HPC joint meeting, Cemetery Deeds, Town Website, Town Streets and Turner House.

Chairperson Plaag asked the Staff to help the HPC with finding out from Mr. Ward and the Council, if there will be a 150th Sesquicentennial committee and who will be on it, so the HPC can start thinking about a process for planning it.

Member Bond confirmed that the next meeting will be a joint meeting with the Council, CAC and HPC on October 27, 2020 at 5:30 p.m. and the next HPC meeting will be on November 10, 2020 at 3 p.m. meeting.

Adjournment

Member Bond made a motion, seconded by Member Clawson to adjourn the meeting at 5:34 p.m.

Vote:

Aye – All
Nay – None
The motion passed.

Eric Plaag, Chairperson

Marlene Crosby, Board Secretary