

**Boone Historic Preservation Commission
Meeting Minutes
October 9, 2018
3:00 p.m.**

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

Town Staff in Attendance: Marty Little-Planner and Marlene Crosby-Board Secretary

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 Bond made a motion, seconded by Vice-Chairperson Pearman to accept the agenda as written.

Vote:

Aye – All

Nay – None

The motion passed.

Approval of Minutes

Member Watkins made a motion, seconded by Member Pollitt to approve the September 11, 2018 meeting minutes with the following changes: on page one under the second vote change the word extension to abstention, add Member Pollitt to the attendance section of the minutes, on page three in the first paragraph the fifth sentence should read, 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, on page four in the third paragraph change “national register plaques” to “local landmark plaques”, on page five in third paragraph in the first sentence change “handicaps to handicrafts”, on page five in the fourth paragraph in the first sentence add “difficult” before history, in the third sentence remove “that” and add “this type of difficult” and remove “told” and add “interpreted”, on page six in the third paragraph in the second sentence change “COL” to COA”.

Vote:

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

Nay – None

Abstention – (Clawson)

The motion passed.

Local Landmarks and Small Properties Plaques

Chairperson Plaag began discussion on this topic by noting that he had spoken to Mary at www.erielandmark.com regarding the Town of Boone local landmarks plaques. He explained to Mary that the Town has been using the 11" x 8" size for their local landmarks. He asked her advice on what size plaques should the Town use for both commercial and domestic properties. Mary said that it is common to see rectangular shaped plaques on commercial properties and oval shaped plaques on domestic properties.

Chairperson Plaag explained that oval shaped plaques and rectangle shaped plaques are measured the same. Chairperson Plaag said that Mary suggested using a 10" x 7" or 7" x 5" sized plaque. Chairperson Plaag explained that the 7" x 5" size seemed too small. Mary said there is a custom plaque that is 9" x 6". Chairperson Plaag noted the cost of each size plaque: 10" x 7" is \$184.00, 7" x 5" is \$132.00 and the 9"x 6" is \$165.00 and these prices do not include the shipping costs.

Member Watkins asked Chairperson Plaag for whose benefit are we putting plaques on residential properties. Chairperson Plaag said we have already designated a residence as a local landmark with the Linney House. Chairperson Plaag said he felt we are obligated to offer the property owner a methodology to place a plaque on their property, if they choose to do so. Chairperson Plaag said that he felt that the Town would want to control what the plaque looks like which is common in other Towns. Chairperson Plaag said if a property owner is interested in a plaque, the Town would let them know the cost of it and the property owner would pay for the plaque. Chairperson Plaag said this is a legal designation by state statute for buildings that are at least 50 years of age and has extraordinary significance.

Chairperson Plaag explained that in South Carolina they are doing plaques for the National Register, he noted that the plaques can be ordered through SHPO. He said the commercial plaques are larger in size than the domestic plaque. He said that he thinks the name of the property, the year built and the year of designation should be on the plaques. Member Brantz said having a plaque on the building can enhance the value of the property.

Member Watkins talked about including some type of award for properties regarding preservation and excellence. Chairperson Plaag said at this time the Town are not authorized to recognize these types of thing. Chairperson Plaag said that the HPC could recommend for approval for this type of program.

Discussion ensued on needing a designer for residential local landmarks plaques. Chairperson Plaag said there may be 12 houses in the whole Town that meet the requirements for local landmark status that may need a plaque. He asked the HPC, if they were in support of the Town hiring a graphic designer to design an oval plaque for domestic architecture or the HPC could order the rectangle shape or the custom sized plaque. Member Bond said she felt there are a lot of local designers that could be contacted to design an oval plaque. Members Bond and Brantz liked the oval design.

Discussion ensued on the graphic design on the plaque. Chairperson Plaag said the graphic designer could suggest some design ideas for the HPC to review.

Discussion ensued on the process for a property applying for local landmark status. Chairperson Plaag explained the application process noting that anyone can apply for this type of designation for their property or a nomination for another property can also be submitted. He said once the application is reviewed a report is conducted based off the information in the application that would need Council approval.

Discussion ensued on the options for designing the oval plaque. Chairperson Plaag said we can get by with the smaller rectangle shaped plaque without additional cost from graphic designer or the HPC can recommend that a graphic designer be hired to propose a more attractive oval plaque. Member Watkins asked about the cost of hiring a graphic designer for designing the oval plaque. Chairperson Plaag asked Member Brantz to ask a graphic designer that he knows about the approximate cost or reasonable fee for this type of work.

Discussion ensued on the names that go on the plaques. Chairperson Plaag said when the properties are designed, they are given names for example the Rivers House.

Motion and Vote:

Member Bond made a motion, seconded by Member Watkins to ask for direction from Council as to whether the plaque for domestic architecture for smaller properties should simply be a smaller rectangle or a more attractive oval plaque that requires the services of a graphic designer to properly design it. And, to request that a reasonable honorarium be attached to the graphic designer for their services.

Vote:

Aye – All

Nay – None

The motion passed.

Chairperson Plaag said he talked with Mary from www.erielandmarks.com regarding the amount of plaques to order at one time. Mary said she preferred to receive orders in small batches and once we receive each batch, then place another small-batch order.

Phase I Survey Update

Chairperson Plaag said the report is coming along and he is hoping to have it to the HPC members within the next two weeks. He asked the HPC members to review the draft report prior to the next regular meeting on November 13, 2018. He said he needed direction from the Planning Staff regarding the future meeting dates based on Council's direction. Chairperson Plaag also reminded the HPC members of their meeting on Monday, October 29, 2018 from 3 p.m. to 6 p.m. to discuss the Historic Design Guidelines and Handbook draft document.

Discussion of Pre-Assignments for Marker Research

Chairperson Plaag began discussion on this topic by outlining the names of the markers that were voted on by the HPC members at their last meeting which are the Junaluska Neighborhood

Marker, Council's Store and the Founders Hall at Appalachian State University. He said the first marker that the HPC members will work on is the Junaluska Neighborhood Marker, he noted that he is waiting on Ms. Roberta Jackson from the Junaluska Heritage Association to get back to him with the information that she would like to see on the marker.

Discussion ensued on the work of the text for the Junaluska Neighborhood Marker. Chairperson Plaag said that the HPC is not approved to create a sub-committee to work on the marker text for this marker. He said in the past the HPC members have asked for an intern or a Commission member has done the work. He said that the HPC members could request from Council that a sub-committee be formed for the purpose of doing the research for the marker text. He asked the HPC members if any of them wanted to help on this marker. Member Bond said because of her connection with Ms. Jackson through Digital Watauga, this would make it easier for her to work with Ms. Jackson on the marker text. Member Pollitt said she could help work on the text for this marker.

Motion and Vote:

Member Clawson made a motion, seconded by Vice-Chairperson Pearman to recommend to Council that a sub-committee be formed to work on the text for a Junaluska Neighborhood marker that will be located near Queen Street and North Depot Street in Downtown Boone.

Vote:

Aye – All

Nay – None

The motion passed.

Chairperson Plaag explained that the HPC members will work on one marker at a time until each marker is completed.

Discussion of the Linville River Gorge Railway 100th Anniversary

Chairperson Plaag began discussion on this topic by handing out four documents dated October 10, 1918, October 24, 1918, January 2, 1919 and the Train Schedule for the East Tennessee and Western North Carolina Railroad Company, Linville River Railway Company (permanently attached). He pointed out that there was not a depot building built at that time. He said the depot building was built by contractors Hodges and Wyke in the spring of 1919.

Discussion ensued on the Town of Boone commemorating the 100th anniversary of the railway on January 1, 2019 at 10 a.m. The HPC members suggested having this proposed event at Tweetsie Railroad or at the "How Space" located on Howard Street. Chairperson Plaag said he could do the presentation at the event. The HPC members suggested asking Bojangles, McDonalds and Dan'l Boone Inn to donate ham biscuits and coffee for this event. Chairperson Plaag suggested asking the owner of Proper Restaurant to cater food for this event. Member Bond suggested asking Tweetsie Railroad to help pay for the food and drink and she suggested having a cake made with a train on it for the event. Member Pollitt said if there is a good menu, a price could be charged for the food at the event. Member Bond suggested selling 100 tickets for the event.

Chairperson Plaag asked the Planning Staff to work on the availability of the “How Space” for January 1, 2019 at 10 a.m. and to find out the occupancy limit for the building and the Town’s position on possibly selling tickets to attend the event or to allow “suggested donations”. Chairperson Plaag asked Member Bond to check with the owner of the Proper Restaurant to see if they can cater the event and donate her services to the Town. Member Bond said she felt it was asking too much from the owner at the Proper Restaurant to donate the food but she felt it was alright to ask the owner to donate her services to cater it.

Chairperson Plaag suggested adding this topic on the next Council agenda to ask for approval to have the event and to request funds for food and drink to be catered. Member Brantz said the November 2018 Council agenda was not finalized at this time and there is time to add an action request.

Motion and Vote:

Member Bond made a motion, seconded by Vice-Chairperson Pearman for Chairperson Plaag to request approval from Council to have the proposed Linville River Gorge Railway 100th anniversary commemoration event on January 1, 2019 at 10 a.m. and to present the HPC’s findings for this event at their November 2018 meeting.

Vote:

Aye – All

Nay – None

The motion passed.

Other Matters by Commission Members or Staff

Member Pollitt asked Chairperson Plaag what are the next topics that the HPC members will be discussing. Chairperson Plaag said beginning in January of 2019, some of the agenda topics would be the 100th anniversary of Downtown buildings, local landmark designation markers for the Council Store and Founders Hall.

Discussion ensued on early segregation in the Town of Boone. Chairperson Plaag read from a handout (permanently attached) and talked about the types of segregation being local practice and by law. He explained that he is talking about this topic because it is a part of the difficult history that was previously discussed on this topic. He said that the HPC members need to be thinking about what the mandate is and how far the HPC members want to go when unfolding the difficult history of the Town of Boone.

Chairperson Plaag confirmed that the HPC will have a meeting on Monday, October 29, 2018 from 3 p.m. to 6 p.m. in the Planning and Inspections Upstairs Conference Room to review and discuss and make possible changes to the Historic Preservation Design Guidelines and Handbook.

Chairperson Plaag noted the agenda items for the HPC meeting on Tuesday, November 13, 2018 at 3 p.m. will be the Phase I Survey Report Discussion and Linville River Gorge Railway 100th Anniversary Celebration Finalization.

Adjournment

Member Clawson made a motion, seconded by Member Brantz to adjourn the meeting at 4:45 p.m.

Vote:

Aye – All

Nay – None

The motion passed.

Eric Plaag, Chairperson

Marlene Crosby, Board Secretary

—The railroad construction train, as we close our forms, is well this side of Mr. G. C. Winkler's, and if weather conditions remain good, it will reach the depot site by early next week. The first piece of freight to be shipped from Boone over the new line, was the Belgium relief box sent out from Red Cross Headquarters, which was loaded on in the Winkler meadow yesterday afternoon. The box was indeed great, and was valued at at least \$500.00. Something the Chapter is justly proud of.

Image provided by: University of North Carolina at Chapel Hill Library, Chapel Hill, NC



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—At last, at last, the railroad whistle is heard from the depot site in our heretofore quiet little town, and the moving of local freight to and from the village will begin tomorrow, Capt. Lovill and Mr. Henry Lewis possibly to be the first shippers of potatoes and cabbage, the Capt. putting on a car of Irish potatoes consigned to an Atlanta house, but we are not informed as to the proposed destination of the famous Watauga cabbage. With the railroad practically completed, and the dirt roads under construction, old Watauga is rapidly coming to her own. Three cheers for the progressive people of Watauga, the best county in North Carolina.

Watauga Democrat., January 02, 1919, Image 3

About Watauga Democrat. (Boone, Watauga County, N.C.) 1888-current

Image provided by: University of North Carolina at Chapel Hill Library, Chapel Hill, NC

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of tivity.

—Regular passenger service was put on the railroad between here and Shulls Mills yesterday morning. We are to have two mixed trains daily, Nos. 7 and 8; No. 7 to arrive at 10 and leave at 11 a. m.; No. 8, to arrive in Boone at 2 and leave at 3, p. m. The published schedule for the entire line from Boone to Johnson City Tenn., will appear in these columns next week.

—The flu has struck the family

EAST TENNESSEE & WESTERN NORTH CAROLINA RAILROAD CO. LINVILLE RIVER RAILWAY COMPANY

TIME TABLE NO. 82

IN EFFECT 7:00 A.M., WEDNESDAY, JAN. 1, 1919—EASTERN STANDARD TIME

EASTWARD					WESTWARD				
Second-Class		First-Class		STATIONS	First-Class		Second-Class		
A.M.	A.M.	P.M.	A.M.		No. 1	No. 3	No. 5	No. 7	
No. 2	No. 4	No. 4	No. 3		A.M.	P.M.	A.M.	P.M.	
7.50	8.15	4.00	11.40	Lv. Johnson City Ar.	11.00	3.50	10.50	5.10	5.25
8.05	8.30	4.13	11.52	Milligan College F.	10.43	3.33	10.33	4.55	5.10
8.10	8.37	4.18	11.58	Watauga Point F.	10.40	3.30	10.35	4.45	5.00
8.13	8.40	4.20	12.00	Bycamore Shoals F.	10.37	3.27	10.17	4.35	4.55
8.20	8.40	4.23	12.08	Elizabethton	10.32	3.22	10.10	4.23	4.50
8.30	8.50	4.38	12.13	Coal Chute	10.25	3.15	9.50	4.00	4.23
8.35	10.00	4.41	12.21	Valley Forge F.	10.18	3.08	9.40	3.53	4.23
8.45	10.13	4.47	12.27	Hampton	10.13	3.03	9.30	3.45	4.23
8.55	10.20	4.54	12.34	Pardee Point F.	10.05	2.55	9.20	3.35	4.20
9.10	10.45	5.03	12.43	Blevins	9.55	2.45	9.10	3.25	4.10
9.15	10.55	5.08	12.48	White Rock F.	9.50	2.40	9.05	3.15	4.03
9.25	11.05	5.14	12.54	Crabtree F.	9.43	2.33	8.47	3.03	3.55
9.37	11.25	5.30	1.00	Road Mountain	9.37	2.27	8.43	2.00	3.50
9.45	11.40	5.38	1.03	Shell Creek	9.30	2.20	8.33	2.45	3.43
10.05	12.30	5.45	1.25	Elk Park	9.15	2.05	8.15	2.30	3.25
10.15	12.40	5.50	1.30	Ar. Cranberry Lv.	9.05	1.55	8.05	2.00	3.10
A.M.	P.M.	P.M.	P.M.	Lv. Cranberry Ar.	8.50	.....	.....	.....	2.0
10.30	1.45	6.00	.....	Minneapolis Jct. F.	8.40	.....	.....	.....	2.4
10.45	2.00	6.13	.....	Vale F.	8.33	.....	.....	.....	2.3
10.55	2.10	6.22	.....	Newland	8.23	.....	.....	.....	2.36
11.05	2.30	6.30	.....	Montezuma	8.20	.....	.....	.....	2.20
11.15	2.50	6.40	.....	Ar. Pineola Lv.	8.00	.....	.....	.....	.....
.....	.....	6.55	.....	Linville F.	A.M.	.....	.....	.....	.....
11.25	3.10	P.M.	.....	The Gap F.	.....	.....	.....	.....	.....
11.45	3.35	.....	.....	Jesse Siding F.	.....	.....	.....	.....	.....
11.50	3.45	.....	.....	Townsend F.	.....	.....	.....	.....	.....
12.00	4.55	.....	.....	Foscoe F.	.....	.....	.....	.....	.....
12.10	4.10	.....	.....	Ar. Shulls Mills Lv.	.....	.....	.....	.....	.....
12.20	4.25	.....	.....	.....	.....	.....	.....	.....	.....
P.M.	P.M.	.....	.....	Lv. Shulls Mills Ar.	.....	.....	.....	.....	.....
P.M.	A.M.	.....	.....	Laurel F.	.....	.....	.....	.....	.....
1.00	9.00	.....	.....	Dahners F.	.....	.....	.....	.....	.....
1.15	9.15	.....	.....	Hodges F.	.....	.....	.....	.....	.....
1.20	9.20	.....	.....	Ar. Boone Lv.	.....	.....	.....	.....	.....
1.35	9.35	.....	.....	.....	.....	.....	.....	.....	.....
2.00	10.00	.....	.....	.....	.....	.....	.....	.....	.....
P.M.	A.M.	.....	.....	.....	.....	.....	.....	.....	.....

Note change to Eastern Standard Time Effective with Time Table No. 82.

F—Flag Stations. Trains 1, 2, 3 and 4 run daily and carry mail and passengers. All other trains run daily except Sunday. Trains 5 and 6 are mixed freight and passenger trains between Cranberry and Boone. Train No. 6 is a mixed freight and passenger train between Montezuma and Boone. Train No. 7 is a mixed freight and passenger train between Montezuma and Boone. No other trains carry passengers. Westbound trains have right of track over trains of same or inferior class. No train must follow another closer than five minutes. Inferior trains must clear track five minutes before time of other trains. Speed limit five miles per hour between Cranberry and Water Tank.

F. M. ALLISON, Superintendent

GEO. W. HARDIN, V.-P. and G. M.



A waiting room for the colored people will be one of the features of the new depot thanks to the persistence of our popular agent, Mr. R. R. Johnson.

A wet May, it is said, insures a heavy yield of hay, and if it be true, we may expect a bumper crop this year, as May, so far, has had abundant rain.

Work on the new depot began Tuesday morning, Messrs Hodges & Wyke having the contract. Several carpenters are on the job and the building will soon be completed.

From the Landmark we learn

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