

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
NOVEMBER 1, 2022, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and James Sharp

Council Liaisons: Not Present

Town Staff in Attendance:

Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Long-Range/Special Projects Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Amber Bateman-Director of the Watauga County Arts Council, Autumn Dagenhardt, JC Feimster, Lauren Hawkins, Kelsey Lynch, Tessa Rabideau, Matthew Reese, Emma Shew, and Ava Thompson

CALL TO ORDER

Chair Eric Plaag called the Boone Historic Preservation Commission meeting, held via WebEx, to order at 3:00 p.m.

ADOPTION OF AGENDA

Chair Plaag asked Ms. Jessica Mitchell, Long-Range/Special Projects Planner, about the Boone 150 Monument discussed at the last HPC meeting by Ms. Amber Bateman, the Director of the Watauga County Arts Council. He said that at the previous meeting, it was stated that someone might be coming before the HPC to discuss the monument. He noted that he would like to know if the Planning Staff had more information on the monument before the agenda was adopted.

Ms. Mitchell explained that at the last Council meeting, the Council requested that the Boone 150 Monument be placed at Strawberry Hill near the Horn of the West. She said that the Town has reached out to the artist regarding the Strawberry Hill location, and they are not interested in placing the monument there. She noted that the other part of the condition was that if the monument was placed at Strawberry Hill, the Historic Preservation Commission would evaluate it based on its historical merit. She said that since the artist had not accepted the location of Strawberry Hill, the HPC would not be discussing the monument in this meeting.

Vice-Chair Bond made a motion, seconded by Member Watkins, to adopt the agenda as presented.

Vote: Aye – All

Nay – None

The motion passed.

APPROVAL OF MINUTES

Member Sharp made a motion, seconded by Vice-Chair Bond, to approve October 4, 2022, meeting minutes as amended with the following changes:

- Change all: “Watkin’s” to “Watkins’s”
- Page 7, paragraph five, fourth sentence change: “now” to “not”
- Page 6, paragraph three, fourth sentence change: “HPC grants” to “National Register of Historic Places” grants

- Page 7, paragraph two, first sentence change: Member Watkins was working from a different set of standards” to “Member Watkins was working and making his argument from a different set of standards”
- Page 7, paragraph two, third sentence change: “NPS Guidelines” to “NPS Guidelines for”
- Page 7, paragraph two, fourth sentence change: “He said for the HPC to recognize that the Secretary of the Interior Standards for Rehabilitation as the basis for the HPC’s work, not for restoration, preservation, or reconstruction” to, “He asked for the HPC to remember that the Secretary of the Interior Standards for Rehabilitation are the basis for the HPC’s work, not the standards for restoration, preservation, or reconstruction.
- Page 7, paragraph three, third sentence change” “contained within it is a much higher” to “contained a much higher”
- Page 9, third paragraph, fifth sentence change: “document to encourage” to “document encourage”
- Page 10, third paragraph, third sentence change: “Grand Street” to “Gragg Street”
- Page 10, fifth paragraph, second sentence change: “Ku Klan Klan Hall’ to ‘Ku Klux Klan”
- Page 11, fifth paragraph, fourth sentence change: “that the Hayes-Bryan-Greene” to “than the Hayes-Bryan-Greene’
- Page 11, fifth paragraph, fourth sentence change: “she waiting” to “she is waiting”
- Page 11, fifth paragraph, fifth sentence change: “for receiving” to “to receive”
- Page 12, first paragraph, first sentence, remove the comma after “Rachel Coffey Rivers”
- Page 12, second paragraph, put a period at the end of the fifth sentence after the word concern
- Page 12, fourth paragraph, sentence six change: “Appalachian Theatre” are a few great examples to “Appalachian Theatre.”
- Page 12, fifth paragraph, first sentence: remove the comma after “wayfinding signage”
- Page 13, second paragraph, first sentence change: “answers” to “answer”
- Page 14, first paragraph, seventh sentence change: “until such time a revised set of standards are approved by Council” to “until a revised set of standards is approved by Council” and remove the comma after “especially”
- Page 14, sixth paragraph, second sentence, change” Member Sharp” to “Member Sharp for Vice-Chair”

Vote: Aye – All

Nay – None

The motion passed.

PUBLIC COMMENT

Chair Plaag recognized Ms. Amber Bateman, Director of the Watauga County Art Council. He said he did not see information in the meeting packet regarding Ms. Bateman’s topic for discussion. Ms. Bateman noted that she had sent the Public Art Placement and Policy Committee’s recommendation to the Planning Staff. Ms. Mitchell reiterated that because Ms. Council did not accept the Strawberry Hill location for placement of the Boone 150 Monument, the Planning Staff did not include the recommendation from the Public Art Placement and Policy Committee in the meeting packet because of the request made by Council for the HPC not to discuss it.

Ms. Mitchell explained that she had intended for Ms. Bateman to be addressed in this meeting under the agenda topic of Requested Appearances to discuss possible locations of public art on Town-owned or Town right-of-way in the historic district.

No individuals requested the opportunity to speak during public comment.

REQUESTED APPEARANCES

Ms. Bateman explained that she wanted to present information on the Boone 150 monument and receive feedback from the HPC. She said she also wanted to review the proposed locations discussed by the Public Art Placement and Policy Committee to place public art on Town-owned or Town right-of-way in the historic district.

Ms. Bateman said that Ms. Brenda Council, artist of the proposed Boone 150 monument, had suggested that the monument be placed in front of the Downtown Boone Post Office, where the current bike rack is located, because the monument fit in with the aesthetics of the Post Office. She said she felt the monument should be on the left side of the Post Office where more space exists. She noted that she understood that the Post Office is a historic landmark and would not normally suggest a monument be placed there. She explained how monuments are made to honor heroes who have contributed to our communities; she thought it would fit well there and draw attention to the Post Office without obstructing the view of the building.

Ms. Bateman pointed out that the artist had included some of the names of the people honored on the monument, and she read some of these names.

Chair Plaag told Ms. Bateman that Ms. Jane Shook, Director of Planning and Inspections, clarified the HPC's direction on this topic to him. He clarified that as Chair, and in terms of the HPC, procedures used for the HPC's advisory sessions are that any person is allowed to ask for a requested appearance before the HPC. He said that typically in bodies like this, it is normal for the Commissions to listen to the advisory-related requested appearances; however, he said this monument topic is a very particular type of request. He said the HPC had made an exemption in the HPC's Rules of Procedure on the quasi-judicial side regarding monuments and art placed on Town property. He said he thought it was the Town's position on this specific issue, that Ms. Bateman needed to get approval from Council first and get the advisory feedback about the public art or that monument from the HPC. He said that in this circumstance, it was necessary to first secure from Town Council an interest about placing the monument at a given site under the HPC's purview under this exemption that exists within the Unified Development Ordinance (UDO). He clarified that there is a space for people to make any requested appearance with the understanding that certain things have a specific procedure to follow based on the HPC's rules of procedures.

Ms. Shook joined the meeting at approximately 3:30 p.m.

Ms. Shook explained to Ms. Bateman that she thought that Ms. Bateman understood that she would only be talking about the public art locations for discussion at this meeting and not the monument. She further explained that the Council had given the HPC authority to review the proposed monument specifically in context with the Strawberry Hill location for the monument. She stated that no other discussion would occur if the monument was not to be located at Strawberry Hill.

Ms. Shook said this information was communicated to Ms. Council. Ms. Shook apologized to Ms. Bateman for any undue confusion on this topic. She confirmed that the HPC does not have the authority to make recommendations on the monument or its location. She said that Council was requesting the HPC to review the monument if placed at Strawberry Hill for mainly its historical context.

Ms. Bateman asked for clarification on the process of having further discussion on the monument topic. Ms. Shook said the monument topic had to go before the Council first, and they would authorize the HPC

to review it. Ms. Bateman said she had not communicated with Ms. Council and apologized for the confusion.

Chair Plaag asked Ms. Shook if it was approved for the HPC to review the suggested public art locations and give their feedback on those locations. Ms. Shook said that Council approved the HPC to review suggested public art locations in the historic district, general locations throughout Town such as, on Town-owned property or in the Town right-of-way. She noted that if a property is proposed in the historic district, it may have to come back to the HPC for further review.

Chair Plaag suggested to Ms. Bateman, and by extension to Ms. Council, if the time comes to present the proposal to the HPC, it would be important given the nature of this type of monument, as opposed to a more traditional work of art, to present the materials used for the monument. He suggested that thought be given to the materials that are used on that monument and whether they are appropriate to the district. He said as an example in the earlier reference made to stacked stone, which has a very specific meaning architecturally; he continued that it is important to say if it is a natural stone or a faux stone. He said the HPC would probably look more favorably on a natural stone than a faux stone.

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

Chair Plaag asked Ms. Bateman if she wanted to present proposed locations for public art. He pointed out that the HPC would only be reviewing proposed public art locations and not reviewing the suitable installation of public art at a proposed location. Ms. Bateman asked Chair Plaag if the HPC did not want to hear about the possibility of "mural crosswalks." Chair Plaag said the HPC would need to see the proposal before the HPC could review that topic. He continued that this type of review would be a more site-specific review that would include objects located in the public way, and the HPC would comment on those things.

Vice-Chair Bond voiced her opinion on having the donors' or family names on the monument. She felt the monument speaks for itself and does not have to have any additional accolades for these families.

Vice-Chair Bond asked if the Town-owned Howards Knob Park. Ms. Mitchell said that she would check on it. Vice-Chair Bond and Ms. Bateman agreed that this is a possible location for other public art.

Ms. Bateman presented the following proposed locations within the historic district for public art placement: Queen Street crosswalk (widened sidewalk pad), Howard Street parking lot and the Depot Street parking lot, the pedestrian pad at the bottom of the Queen Street stairs,

Chair Plaag noted that the HPC as a Commission is not well versed on the current plans for the Howard Street Corridor Project. He said he would hesitate to review the old toll booth pad at the Howard Street end of the town parking lot. He said he does not know if that location is incorporated into what is planned for Howard Street. Ms. Bateman asked if the HPC had seen the proposed map for the Howard Street project. Chair Plaag said that all of the HPC except Member Sharp may have seen some iteration of the proposed project.

Ms. Mitchell informed the HPC and those attending the meeting that Member Sharp had notified Planning Staff that he would need to leave the meeting at 4 p.m.

Ms. Mitchell reiterated that the HPC's review of the proposed crosswalk locations would be reviewed as site-specific locations. She noted that the Public Works Department would need to be looped into the

discussion of the Howard Street project and the crosswalk locations because they have spearheaded the Howard Street project and maintain Town streets.

Member Sharp left the meeting at 4:00 p.m.

Chair Plaag talked about some flower beds along the North Depot Street parking lot. He noted that this area had been reserved for interpretative signage for the history of Boone. He suggested that this area is not a great location for public art to be displayed.

Chair Plaag said one reason the HPC is utilizing the area on North Depot Street for the interpretative signage is because the HPC had discussed putting a Stoneman's Raid interpretative marker in front of the Post Office, basically where the bike rack is located. He said there was very strong opposition from several HPC members to putting the Stoneman's Raid marker at that location. He said the HPC has looked at alternate sites, including the North Depot Street parking lot and Queen Street. He explained that if there is resistance in interpreting that specific site, where the actual Stoneman's Raid occurred, it is possible to imagine the resistance of art or monument or something more generic being located in that space since it is a local historic landmark.

Chair Plaag asked Ms. Bateman to forward her proposed list of public art locations to Ms. Mitchell, who would forward it to the HPC. He said the HPC would review it and give their feedback at the next HPC advisory meeting. Ms. Bateman said she would also like to send Ms. Mitchell some information that she received from a National Blue Ridge Heritage presentation regarding ways other jurisdictions have used to honor history in their towns. She talked about possibly adding art vending to the Howard Street project, which is what they are doing in other jurisdictions.

Chair Plaag explained that the Town of Boone is new to having a historic district. He said one of the challenges is that we have not considered street furniture and how to incorporate it into the district. He said one of the things that the HPC may want to do is look specifically at "local historic districts in other municipalities" and see how they have addressed those issues. He said we have communication tools available to the HPC to work through it, and that it would be a deliberative process of figuring out what fits with the Downtown historic district area. Vice-Chair Bond supported the idea of the HPC reviewing the proposed locations and giving Ms. Bateman feedback on them at the HPC's next advisory meeting. Ms. Mitchell said she would work with Ms. Bateman to get the information to the HPC before the next meeting.

Ms. Bateman talked about the history of various locations in the town and specific topics that could be worked into proposed public art locations with the HPC's historic input. Chair Plaag pointed out a specific alleyway location between Ben and Jerry's and the old Art Mart building, which used to be called "Ice House Alley." He said it is still a dedicated alley that continues across Howard Street and was the town path to the ice house on Boone Creek. He said that everybody in town went down there in 1903 to get their ice. He said the alleyway location is an opportunity to interpret it historically or artistically.

REVIEW OF REMAINING WORK PLAN

Chair Plaag referred to the memo in the meeting packet dated October 28, 2022, regarding the work plan list. Ms. Mitchell noted that she had gotten the remaining work plan list from the HPC meeting minutes dated August 10, 2021, which was included in the memo under the meeting minutes' excerpt and as the list of ten items under Review of Remaining Work Plan on October 4, 2022. She used this list of identified tasks for the Certified Local Government (CLG) application material. She noted that some of the tasks on that list are being completed by the Planning Staff and some by the HPC. She felt that some of these topics

could be discussed before considering other future tasks. She asked where the HPC wanted to go with the Boone Cemetery Survey and the Boone Streets Project. She said it had been a while since these two topics were discussed, and she felt it would be helpful if the HPC discussed them to see where they wanted to prioritize them. She said any new topics for the HPC's work plan could be presented to Council at the 2023 Planning Retreat, which will most likely occur in January. She suggested that the HPC begin discussing their 2023 tasks. Chair Plaag noted that within the ten items listed in the memo, any projects that have been suspended or in progress are automatically on the 2023 list; he continued that this would include the Boone Cemetery survey and the Boone Streets project. He stated they also need to be prioritized as to where the HPC would want them on the list.

Chair Plaag suggested adding to the 2023 task list the banners on the light poles in Downtown showing when you entered the historic district. He said these banners were discussed at the last HPC meeting.

Chair Plaag suggested that the HPC ponder the list and decide the priority of each item. He said that the HPC needs to decide how much of the list they want to farm out to an intern and how much they want to do themselves. He said he was happy to prepare a priority list to present at the next HPC advisory meeting. He also invited the other HPC members to create a specific priority list. He felt the next task on the work plan to be worked on is writing standards for each landmark property. Chair Plaag noted that the HPC would email Ms. Mitchell their priority lists by November 30th to include them in the next advisory meeting packet.

STAFF UPDATES

Ms. Mitchell noted that there is to be another Boone 150 Event meeting update this month. Vice-Chair Bond said the next meeting is scheduled for November 7, 2022, at 11 a.m. at the Watauga County Public Library.

Ms. Mitchell said she and Ms. Paige Henderson, Downtown Boone Development Coordinator, are still working on the historic district promotion project, and reviewing other historic districts and main street towns.

Ms. Mitchell said she received feedback about the Certified Local Government (CLG) status. The next step is to complete a certification agreement which will be presented to the Council on December 9, 2022, to inform them about the Town and the HPC requirements. She said the next step is for the Mayor to sign the document. She said that after the State Historic Preservation Office (SHPO) received the document, the National Park Service had a fifteen-day review period. She said she would include an update in the next meeting packet.

Ms. Mitchell said she has not yet had an update on the Council Store Historical Marker. She said that it would be shipped out once she received the proof. She said she would notify the Public Works department when the marker is shipped.

Ms. Mitchell said the Watauga County Jail Local Landmark Designation case is scheduled to be discussed at a joint virtual Public Hearing/Planning Commission meeting to be held (via WebEx, a video conferencing software) with the Town Council and the HPC on Monday, November 28, 2022, at 6 p.m. Ms. Mitchell said that she had reached out to the property owners of the Watauga County Jail and had given them a copy of the designation report. She said they had a few minor suggestions, which have been incorporated into the designation report; she said the latest designation report would be included in the Public Hearing/Planning Commission packet. She explained some of the requested changes including one of the minor changes was to clarify the roof material, and the other minor change was to make it clear that it is

located on Burrell Street, formally known as Water Street. She stated that she also shared with the property owners the comments from SHPO regarding the changes to the porch. She said the property owners were not interested in making the stated property changes because it is essential to their restaurant business operation. She also explained to them that these SHPO comments are non-binding, and how the HPC expressed their opinions on the same comments.

Ms. Mitchell talked about the success of the community workday at the Boone Cemetery to set the field stones; she explained the progress of the work at the Boone Cemetery by the Junaluska Heritage Association and Appalachian State University personnel and students. She said that she and Vice-Chair Bond went to the cemetery that day (October 28th) and spoke with Dr. Alice Wright, who said that over 100 student volunteers came to help with the project. Ms. Mitchell noted that the volunteers followed the same procedure described to the HPC, and that the Public Works department was aware of the work.

HPC MEMBER UPDATES

Chair Plaag said the cemetery tours ended on October 31, 2022. He said they had a good turnout for the informative tours, and the community appreciated the tours. Chair Plaag and Vice-Chair Bond emphasized the value it was to educate the community of the history of the cemetery.

Chair Plaag stated the Daniel Boone Forum was held last week with about 70 people in attendance. He thought it was well done and well received by the audience members he knew were sympathetic to the story of Daniel Boone.

Chair Plaag said that he had not completed the glossary of architectural terms. He said he would have them ready to be discussed at next month's meeting, and would like to hold this discussion at the next advisory meeting.

Vice-Chair Bond reminded the HPC of their discussion at their last meeting regarding the area behind the Veterans Monument on King Street where the game of croquet was played. She said that she tried to contact Mr. Bobby Snead, one of the croquet players, and asked him to make a list of his remembrance of the croquet games that used to be held at this location. She said she would continue to follow up with Mr. Snead on his list. Chair Plaag asked Vice-Chair Bond to ask Mr. Snead if he had any photos of the croquet games.

INTERPRETIVE PANELS FOR STONEMAN'S RAID AND BOONE CEMETERY

Chair Plaag said he had not completed the draft text for the interpretative panels for the Stoneman's Raid and he asked to move the discussion of this item to the next HPC advisory meeting.

Chair Plaag said that he had researched a list of companies that make interpretive panels. He said he would email this information to Ms. Mitchell, and he asked Ms. Mitchell to contact the companies and get generalized pricing and product information on the interpretive panels. He said this information would help the Planning Staff and HPC to narrow down to two or three companies to work on the pricing of the panels. He also suggested that Ms. Mitchell contact other towns that have used some of the panel companies and find out their experience with them. He explained one of the positive design aspects was on the bottom of the interpretive panels; there are some that are open at the bottom because that panel style does not gather unnecessary build-up over time from the outdoor elements.

Chair Plaag suggested that we do a bidding process with the interpretive panels. He suggested that the Planning Staff research how the bidding process works. Vice-Chair Bond asked Ms. Mitchell to check with the panel companies on the lead time for making the interpretive panels.

Chair Plaag found a 2009 National Park Service Guide on making good wayside signs. He suggested we consider what they are proposing for those specific type of signs. He said he would send the National Park Service guide link to Ms. Mitchell, who can then share it with the HPC.

Chair Plaag asked for generalized feedback on the draft text for the Boone Cemetery Interpretative Panels presented in the meeting packet. Member Watkins talked about the word counts in each of the panels. He pointed out that in his estimation, there are about 450 words in Panel 1, 663 words in Panel 2, 510 words in Panel 3, and 420 words in Panel 4. He mentioned that Panel 2 appeared larger than the other panels. Chair Plaag explained that Panel 2 includes the cemetery's rules, and he was trying to cover the usual things in the rules. He agreed that the text is too long in Panel 2 and should be reduced. Chair Plaag pointed out that we do not know what the panel company will allow for a word count on their panels. He added that text should be used to hold the attention of and be understood by the readers. He added that Ms. Mitchell could find out the word counts when reaching out to the companies.

Ms. Mitchell asked questions about the Boone Cemetery panels draft text presented in the meeting packet. She asked Chair Plaag about his reference to a QR code on the signs. She asked if the intention was to be linked to the Town's website or what to be referenced. He explained that Mr. Chris Miller, GIS Coordinator for the Town of Boone, had georeferenced with names most, if not all, of the headstones and corner markers in the cemetery probably six years ago. Chair Plaag said that everything needs to be edited for accuracy. He said the goal was to create something like a story map of the cemetery where someone could geolocate a person through a QR code on their smartphone. Ms. Mitchell said she had a recent conversation with Mr. Miller, who discussed this topic and how he was involved with the HPC on this survey, and to let him know about completing the project. Chair Plaag explained that around 2016 or 2017, the HPC did about three-quarters of the cemetery surveying when Council asked them to stop and focus on completing the historic district standards. Chair Plaag said he would like to add to his personal work plan to do a grave-by-grave revisiting of all of the grave sites and recomplete the forms because when this was previously done there were variations on how each surveyor approached the task. He said he would like to work on this in the spring or when there is warmer weather. He said it could be possible that while the markers are being ordered, the HPC and Mr. Miller can work on the online portion or website link for the QR code to ensure they are correct.

Ms. Mitchell asked about the reference on Panel 3 regarding the old County Home site. Chair Plaag explained that the County Home was for people that were too poor to support themselves, often elderly or marginalized people, or considered mentally ill, or someone severely injured, and did not have family who could take care of them. He said the County Home was located at the intersection of Hwy 105 Bypass and Hwy 321 West. He said he had a great image of this area during that time as there was a completely different configuration then.

Ms. Mitchell asked about the reference on Panel 3 regarding a plat. Chair Plaag explained that a plat was recorded with the County that was devised by Ms. Rachel Rivers-Coffey. He explained that Rachel Rivers-Coffey's approach to the majority of the black section of the cemetery having no deed, was to claim the property for the trustees of the white section of the cemetery, and revised the plat that combines all of these four parcels that make up the cemetery. He said that during this time the old trustees of what was known then as the Boone Cemetery conveyed it to the trustees of the Jordan Councill Cemetery, which owned it when the town acquired it. He said that Rachel Rivers-Coffey did not do a quitclaim deed or follow the normal process; she just pronounced it. Chair Plaag noted there is a report on the cemetery deeds he put together back in 2016 when the Town was thinking about acquiring it, and that he would send this report to Ms. Mitchell for her review.

Chair Plaag recommended that the HPC hold the draft text on the Boone Cemetery Interpretive Panels until they have more information from the various panel companies, knowing that all of it needs to be revised for the space, reading level, and several other issues. He said the other part of this would be the graphic portion, and images can easily be pulled from Digital Watauga. Chair Plaag noted a great image from 1950 showing the black section of the cemetery overgrown and the white section with all of the stones visible that could be used on Panel 3.

HPC CHAIR AND VICE-CHAIR Applications – Review and Recommendation

Chair Plaag said in the meeting packet that some applications had been submitted for him to remain the Chair and for Vice-Chair Bond to remain the Vice-Chair. He reminded everyone that these are one-year terms. He asked if there were any other nominations for the positions of Chair or Vice-Chair. There were no other nominations for these two positions.

Chair Plaag made a motion, seconded by Vice-Chair Bond, to recommend to Council for the positions of Chair Plaag and Vice-Chair Bond to be considered for re-appointment with the understanding that each of these positions is for a one-year term.

Vote: Aye – All

Nay- None

The motion passed.

Ms. Mitchell noted that this recommendation would be presented to Council at their November 9, 2022, meeting. She said she would let the HPC know the decision made by Council on these recommendations.

OTHER DISCUSSION

Member Watkins said he had two issues that he wanted to comment on.

Member Watkins read from a document, not in the meeting packet, regarding the Chair's remarks at the October 4, 2022, meeting regarding the conversation of the Secretary of the Interior's Standards, specifically the Secretary of the Interior's Standards for Rehabilitation and Secretary of the Interior's Standards for Restoration. He expressed his concerns regarding the standards was a distinction without a difference. He referenced Part 68 – The Secretary of the Interior's Standards for the Treatment of Historic Properties, Section 68.3, Subsection B, Item 3 and read the item, "[e]ach property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken,"; he also read from Subsection B, partially quoting Item 6 and read, "[r]eplacement of features will be substantiated by documentary and physical evidence." He continued his statement by stating that his point is that we do not have documentary or physical evidence for the appearance of the building under consideration for approximately the first part of its life, but we do for the second. He explained that the Chair asserted that Member Watkins was reading from the Restoration standards rather than the Rehabilitation standards and suggesting a much higher set of standards and that was not the case. He said the applicant had asked for approval to replace the missing stucco and an awning. The HPC suggested to the applicant that an entirely new and partially conjectural façade be created which would be more expensive for the applicant. He felt it was incumbent on the Commission to recognize the additional dollars that the applicants may have to pay, when seeking approval for their rehabilitation work. He noted that it is one thing for an owner to offer to spend more money than is necessary to achieve an appropriate outcome. It is something entirely different for the Commission to press for such a solution. There was no further discussion on this topic.

Member Watkins asked about the significant amount of work that has already been done at the diSanti, Capua, and Garrett law office building on King Street. He noted that the HPC would be discussing the work on this building in a COA case next week in their quasi-judicial setting. He asked Chair Plaag if he had missed where the HPC had given approval for this work to be done. Chair Plaag explained that when he surveyed the building several years ago, he noticed that the veneer wall that was attached to the west wall of the Mast General Store had buckled; he also stated that the wall encompassed two independent buildings. He said just over the span of time in the field doing a survey, that gap grew from about one-half inch to nearly two inches. He said he brought the issue to the former Town Manager Mr. John Ward's, attention. He said that recently the condition of the problem worsened, and the Town issued an emergency order, which they are permitted to do under the UDO. He continued to explain that it is permissible where there is risk to life, and public health for the Town to order a demolition of a feature or a building in order to protect the public. Ms. Mitchell confirmed that it was a public risk hazard, which is why they were able to take the layer of brick veneer off the building.

Member Watkins asked if the veneer was removed off the entire front of the building. Chair Plaag explained that the veneer carried around to the other portion that is now exposed, and it was also collapsing. He said that issue necessitated the removal of all of the veneer under emergency circumstances. Chair Plaag pointed out that the Planning Staff had notified the HPC about three or four months ago that the issue with the building was being addressed.

Chair Plaag said that the Watauga Historical Society and Watauga Digital had been bombarded with questions about the ghost sign advertisement on the Mast General Store wall. He said we know now with certainty about the advertisement, but are unsure about its date; however, those organizations have a strong suspicion about its date. He said he is waiting for a reply from the Town Attorney on whether or not the ghost sign can be discussed during the COA case on November 8, 2022. He said that because he is involved with Digital Watauga, he had to answer inquiries about the ghost sign.

Discussion ensued on the possible continuation of the diSanti, Capua, Garrett - COA case. Ms. Mitchell noted that if the case needs to be continued, the Planning Staff will discuss a future meeting date with the HPC and the applicant at the November 8, 2022, quasi-judicial meeting.

Ms. Mitchell informed the HPC that there would be a new case for the December HPC Quasi-Judicial meeting.

RECESS OF ADVISORY SESSION

At 5:21 p.m. Chair Plaag recessed the HPC Advisory Session until November 8, 2022, at 3 p.m. via WebEx, a video conferencing software.

Eric Plaag, Chair

Marlene Crosby, Board Secretary