Historic Preservation Commission

Regular Meeting

~ Agenda ~

,
http://www.townofboone.net/

Jane Shook
828-268-6960

Tuesday, December 5, 2023 **3:00 PMPlanning and Inspections Conference Room**

The public may attend the meeting in-person at the Planning and Inspections Conference Room at 680 West King Street, Suite C, or online via WebEx (a video conferencing software).

To participate using WebEx, either online or by phone, please email Planning and Inspections at planning@townofboone.net or call 828-268-6960, and you will be provided with an email invitation to the meeting. All requests for an invitation must be submitted no later than one hour before the meeting is scheduled to begin.

I. Call to Order

II. Adoption of Agenda

III. Town Attorney appearance to discuss with HPC how to handle possible tinting of Town Hall windows as a security measure

IV. Approval of Minutes

September 5, 2023 Advisory Meeting Minutes

September 20, 2023 Special Advisory Meeting Minutes

October 3, 2023 Advisory Meeting Minutes

October 10, 2023 Quasi-Judicial Meeting Minutes

V. Public Comment

VI. HPC Work Plan

HPC Work Plan Progress Update

VII. Selection of Chair and Vice-Chair

HPC Chair and Vice-Chair Application

VIII. Jones House Local Landmark Designation Report Update

Jones House Local Landmark Designation Report - Revised Draft

IX. Staff Updates

X. HPC Member Updates

Winkler's Mill

XI. January Advisory Session Material

XII. Other Discussion

XIII. Adjournment

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
September 5, 2023, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:
Chair Eric Plaag and Vice-Chair Bettie Bond

Student Member: Riley Ziegler

Council Liaison: Virginia Roseman

Town Staff in Attendance:
Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Long-Range/Special Projects Planner, Christy Turner-Senior Planner, Marlene Crosby-Board Secretary, Lane Moody-Downtown Boone Development Coordinator, Mark Freed-Director of Cultural Resources

Others in Attendance: Susan Keefe and Roberta Jackson-Junaluska Heritage Association Members, Brenda Councill, Rebecca Triplett-Johnson, Jill Privott, Terry Harmon-Appalachian State University, Andrea Burns-Appalachian State University, and Jodie Feimster

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CALL TO ORDER
Chair Eric Plaag called the Boone Historic Preservation Commission meeting via WebEx to order at 3:02 p.m.

ADOPTION OF AGENDA
Vice-Chair Bond made a motion, seconded by Student Member Riley, to adopt the agenda as written.

Vote: Aye – All
Nay – None
The motion passed.

APPROVAL OF MINUTES
Student Member Ziegler made a motion, seconded by Vice-Chair Bond to approve the June 5, 2023, meeting minutes as amended with the following changes:

- Packet Page 5, paragraph five, fourth sentence: change “consists” to “consist”
- Packet Page 6, paragraph third, first sentence: change “had any commissioner” to “if any commissioner”
- Packet Page 16, paragraph five, second sentence: change “particular case that is a tertiary elevation” to “particular case, this is a tertiary elevation”
- Packet Page 16, paragraph seven, second sentence: change “He said with the crafty approach” to He said the crafty approach”
- Packet Page 16, paragraph seven, third sentence: change “habitual” to “used”

Vote: Aye – All
Nay – None
The motion passed.

Communication: September 5, 2023 Advisory Meeting Minutes (Approval of Minutes)

Vice-Chair Bond made a motion, seconded by Student Member Ziegler to approve the July 10, 2023 meeting minutes as amended with the following changes:

- Packet Page 25, paragraph four, third sentence: change "simplicist" to "simpler"
- Packet Page 25, paragraph six, first sentence: change "Chair Plaag explained that Ms. Ellie McCorkle, the HPC Intern, position ended on June 30." to "Chair Plaag explained that the HPC Intern position held by Ms. Ellie McCorkle ended on June 30," and change "June 30th" to June 30th"
- Packet Page 26, paragraph three, first sentence remove the superscript "th" from June 30th.
- Packet Page 26, paragraph three, second sentence: change "Jones House" to "R.L. Clay (Rivers) House"
- Packet Page 26, paragraph three, fifth sentence: change "Jones House" to "R.L. Clay (Rivers) House"
- Packet Page 26, paragraph three, sixth sentence: change "Jones House" to "R.L. Clay (Rivers) House"
- Packet Page 26, paragraph three, seventh sentence: change "Jones House" to "R.L. Clay (Rivers) House"
- Packet Page 26, paragraph four, first sentence change: "Hayes-Bryan-Greene" to Councill Store"

Vote: Aye – All
Nay – None
The motion passed.

Student Member Ziegler made a motion, seconded by Vice-Chair Bond to approve the July 11, 2023, meeting minutes as written.

Vote: Aye – All
Nay – None
The motion passed.

Student Member Ziegler made a motion, seconded by Vice-Chair Bond to approve the August 1, 2023, meeting minutes as amended with the following changes:

- Packet Page 41, Under the Historic Preservation Commission Members in Attendance: change "Erick" to Eric"
- Packet Page 41, Under Others in Attendance: change "Brenda Council" to "Brenda Councill" and change: "Council Fine Art Studio" to "Councill Fine Art Studio"
- Packet Page 43, paragraph one, first sentence: change "property owner has the same ability to control speech that occurs on its premises" to "property owner has a first amendment right to control speech made in its name"
- Packet Page 43, paragraph three, last sentence: change "Councill's Store, and author," to "Councill's Store, but author"
- Packet Page 43, paragraph eight, first sentence: change "justifies" to "justify"
- Packet Page 44, paragraph one, first sentence: change "speaking for the Town and the Town effectively endorsing that speech"

- Packet Page 44, paragraph four, third sentence: change “Councill Family Members at that specific location” to “Councill Family Members at the Councill Store location”
- Packet Page 44, paragraph eight, first sentence: change “statute” to “monument”
- Packet Page 45, paragraph one, fourth sentence: change “Mr. Burrell” to “Burrell”
- Packet Page 45, paragraph four, fifth sentence: change “Mr. Burrell and found some concerns with the claim that Burrell was in Boone” to “Burrell and found some concerns with the accuracy with the story about Burrell”
- Packet Page 45, paragraph four, first sentence: change “represented through the mural depicting a later date in history that the founding of Boone” to “represented, through the mural depicting a later date in history than the founding of Boone”
- Packet Page 45, paragraph seven, fourth sentence: change “She pointed out that since her committee’s outreach” to “She pointed out that her committee’s outreach”
- Packet Page 46, paragraph three, third sentence: change “argumentatively” to “arguably”
- Packet Page 46, paragraph three, fourth sentence: change “the term meant “African descent” and” to “the term meant of “African descent” and”
- Packet Page 46, paragraph three, fifth sentence: change “He said you will find many African Americans that have dropped that term because they do not feel it is representative of their history” to “He said you will find many black populations have dropped that term because they do not feel it is representative of their history and the term is dated as of 2023”
- Packet Page 46, paragraph six, second sentence: change “He noted his concern based upon the donor model, would allow anyone to pay to have text included on the plaques” to “He noted his concern based upon the donor model which would require the town to allow anyone who pays to have text included on the plaques, as long as it is factual and historically accurate, to be essentially protected speech”
- Packet Page 47, paragraph two, second sentence: change “that idea.” to “that idea and he said”
- Packet Page 47, paragraph two, third sentence: change “1794” to “1790 forward”
- Packet Page 48, paragraph two, second sentence: change “needs” to “need”
- Packet Page 48, paragraph six, first sentence: change “Gerber” to “Gruber”
- Packet Page 49, paragraph one, first sentence: change “Gerber” to Gruber”

Vote: Aye – All
Nay – None
The motion passed.

PUBLIC COMMENT

Chair Plaag referred to the Town of Boone Rules of Procedures for Boards and Commissions for public comment. He explained that any public speakers would have five minutes per speaker in the order that they were received from the Planning and Inspections Department. Ms. Jessica Mitchell, Long-Range/ Special Projects Planner read the list of names of public speakers that she had received: Ms. Jill Privott, Ms. Brenda Councill, Mr. Terry Harmon, Ms. Tracy Councill, Ms. Roberta Jackson, Ms. Susan Keefe, Ms. Anna Boyce Phillips, Dr. Kristen Baldwin-Deathridge, Dr. Andrea Burns, Ms. Rebecca Triplett-Johnson, and Mr. David Phillips.

Chair Plaag asked the other HPC members if they were in agreement with the five minutes per speaker as outlined in the Town of Boone Rules of Procedure for Boards and Commissions for public comment. There was consensus from the HPC members.

The first speaker, Ms. Privott, thanked the HPC for taking into consideration the responses that she had submitted in her email dated August 24, 2023 regarding the Boone Cemetery Interpretative Panels. In her response, she stated that some good changes had been made to the proposed panel text and some of the statements were rather opinionated. She said that further management was needed to tweak the usage of historical words that are catch phrases that should not be used because years from now the words may not be historically accurate. She said there was a way to get a point across without using specific phrases. She cautioned the HPC about the usage of QR codes because they may become obsolete with future technology.

The second speaker, Ms. Brenda Councill, explained that she concurred with Ms. Privott responses and with several other historians who have weighed in on the proposed text in the cemetery panels. She said this type of project cannot be rushed and a lot more research needed to be completed for the proposed text. She strongly requested that the HPC take their time on this proposed project and that many families needed to be involved in the discussion of it. She said the many opinions existing in the proposed text needed to be tempered considerably.

The third speaker, Mr. Terry Harmon, said that he had read the revisions to the proposed panel text, and he saw some improvements had been made to it. He pointed out a proposed change to Panel 1; he explained based on the Bible record, his suggestion that the word "circa" be removed from Benjamin Councill's birth year. He further suggested in Panel 4, in the second paragraph, fourth sentence, to change: "who did held" to "who did hold." He said when you compare Panel 1 and Panel 3 there is one redundant part regarding the following topic "local tradition holds that the Councill family interred those they enslaved in the east section and their family members at the crest of the hill to the west." He asked if the second paragraph in Panel 1 would better fit into Panel 3 because this panel talks specifically about a divided cemetery. He asked if the title of Panel 4: "Boone's Union Dead," could be re-worded to "Union Burials" or the "Cemetery's Union Dead."

Chair Plaag explained to Mr. Harmon that in previous HPC meetings had been discussed that Panel 1 was intended to be placed inside the gate and it was meant to be a summary panel for the cemetery. He said this is the reason why some of the information was repeated on the other panels.

The fourth speaker on the list, Ms. Tracy Councill, was not present to speak at the meeting.

The fifth speaker, Ms. Roberta Jackson, introduced herself as a member of the Junaluska Heritage Association. She said the members of the JHA are always interested with anything having to do with their community.

The sixth speaker, Ms. Susan Keefe, noted that she had read all of the materials that had been produced and she supported and appreciated the work of the HPC on this project.

The seventh speaker, Ms. Anna Boyce Phillips, stated that she appreciated the work of the HPC on this project. She said she grew up in Boone and she remembered the people of Boone and Watauga County as being friendly, helpful, and kind to others whether they knew them or not. She explained that she had read the proposed text for the panels, and the text portrays people to be unkind. For this reason, she

proposed there be a meeting, so the local people that grew up in Boone can tell what they remember about their life in the 1930s and 1940s in Boone. She stated that all people make mistakes and bad choices and hopefully they choose to learn from the mistakes of others and to make better choices.

The eighth speaker on the list was Ms. Kristen Baldwin-Deathridge from the Appalachian State University, History Department, and she was not able to attend the meeting.

The ninth speaker on the list was Ms. Andrea Burns from the Appalachian State University, History Department, who did not speak during public comment.

The tenth speaker, Ms. Rebecca Triplett-Johnson, stated that based on the text in the proposed panels the history of Boone had not been properly researched. She said that more time should be given to researching the history of Boone. She added that the research should not be rushed with no firm deadline given until all the people of Boone have been made aware, and allowed to be involved in all the steps of the process moving forward on this project. She stated that she looked forward to seeing the announcements in the media for future meetings on this project.

The eleventh speaker on the list was Mr. David Phillips. Ms. Mitchell said he had phoned the Planning and Inspections Department regarding public comment and he might be one of the call-in users. Mr. Phillips did not speak during public comment.

Chair Plaag closed public comment at approximately 3:45 p.m.

BOONE CEMETERY INTERPRETATIVE PANELS REVIEW

Chair Plaag explained that the HPC had discussed the cemetery for about nine years, and the HPC had discussed the cemetery panels over the past three years. He encouraged everyone to read the information in the meeting packet regarding the cemetery. He explained that the work of the HPC is done by the HPC as a whole. He listed the five Commission members that gave direct feedback on the proposed cemetery panels: Chair Plaag, Vice-Chair Bettie Bond, Member Chuck Watkins, Student Member Riley Ziegler and Former Member James Sharp who recently resigned. He pointed out that from time to time the Staff would interject with questions and comments to help clarify things in the HPC's discussion. He stated that there were some characterizations of the work on the cemetery panels being the work of one person, or there was one person who decides what is put on the cemetery panels. He explained that those characterizations are false, and that is not the process that the HPC follows.

Chair Plaag explained that as the proposed changes by members were made during the meetings, he recorded the information, would incorporate it into the draft text, and bring it back to the HPC for their review. He said this was the process that got to the cemetery panel text drafts presented in July.

Chair Plaag explained there was public feedback from the August 9, 2023, Town Council Meeting, and a variety of different emails sent to the Town Mayor, Town Council Members and Facebook groups. He pointed out that he was appreciative of the constructive feedback from Ms. Elizabeth Phillips, Mr. Terry Harmon and Ms. Jill Privott. He said some of their feedback improved the most recent revision of the cemetery panels. He noted that he had spent about 100 hours responding to some of the correspondence. He said about 60 percent of that time was spent researching claims that were not sourced and not

grounded in secondary or primary historical sources. He urged anyone with interest in the cemetery panels, and if they have sourced evidence that controverts things that have been said in the most recent cemetery panel draft, to submit that evidence to Ms. Mitchell at the Planning and Inspections Department. He said that Ms. Mitchell will include that evidence for either the Town Council or the HPC's consideration. He noted that a deadline has been set for August 25, 2023 to submit the evidence.

Chair Plaag began discussion on the complaint that there was no mention of the fact that most white people are still being buried in the historically white section of the Boone Cemetery https://boonenc.iqm2.com/Citizens/Detail_Meeting.aspx?ID=3566 by people that are descendants or relatives of the families that are already interred there. He said it was true that in the late 1930s that the trustees of the Boone Cemetery announced that it was closed to new burials but burials still occurred there. He said the concern at that time was overcrowding the Boone Cemetery. He said in 1950 the Mount Lawn Cemetery group acquired two family cemeteries on the east side of Boone, and Mount Lawn became the more common place for white people to bury their dead in Boone. He said this did not eliminate private cemeteries located outside of Boone in Watauga County.

Chair Plaag said as a part of the complaint about Mount Lawn Cemetery not being mentioned, there was an implied criticism, if not a stated criticism, that there was a clear reference to black folks being told that Clarissa Hill Cemetery would be the new location for black people in the community to be buried. He explained that as he was trying to revise the panel draft to include the Mount Lawn Cemetery, he https://boonenc.iqm2.com/Citizens/Detail_Meeting.aspx?ID=3566 realized as a historian that he had been asking the wrong question. He had been looking for the direct evidence of some Town or County action that required black people to bury their dead at Clarissa Hill after 1957 or 1958 of which he could not find a record of it. He said this is when he realized that he was framing the question the wrong way. He said by pointing out the Mount Lawn Cemetery prompted him to ask the right question which is, why are Black people not burying their dead at the Mount Lawn Cemetery. He said the articles of incorporation at the Mount Lawn Cemetery stated that the sole purpose of the cemetery was to exist for burials of the white and Caucasian race. He clarified that Black people were not permitted to bury their dead at the place that everyone was told to bury their dead. He said this explains why black people were suddenly burying their dead at the Clarissa Hill Cemetery, which the County had conveyed to the Black community to bury their dead. He said there was newspaper accounts for this period that state that the Clarissa Hill Cemetery was referred to as the colored cemetery.

Chair Plaag noted that HPC Member Chuck Watkins was not in attendance at this meeting, but he had sent a communication to Ms. Mitchell to present at this meeting regarding the criticisms of the proposed Boone Cemetery panels text that had been submitted to the Town. Member Watkins in his communication suggested for the HPC to step back and re-evaluate the proposed panel text beyond simply wordsmithing before moving forward for approval.

Chair Plaag asked Vice-Chair Bond and Student Member Ziegler for their feedback on Member Watkins's communication. Vice-Chair Bond supported Member Watkin's suggestion for the HPC to step back and re-evaluate the proposed text and allow for other people to become involved, if they wanted to. She

noted that the chance for public involvement has been available for several years. Student Member Ziegler agreed with Vice-Chair Bond that the public has had many chances to become involved and give their feedback, especially over the last couple of months. She added that with the number of people that have recently voiced their discomfort in the proposed cemetery panel draft, she said another couple of months would give the public time to submit their feedback and to revise it.

Discussion ensued on how to proceed with the Boone Cemetery Panels Interpretative Panels proposed text. Chair Plaag asked Vice-Chair Bond and Student Member Ziegler how they would like to proceed with the Boone Cemetery Panels topic. He noted that there are several options on how to proceed with this topic. He hesitated to say that the HPC would table this topic until Member Watkins returned to a future meeting because his term on the Commission has expired, and we do not know for certain if he will return for a future meeting. He said that Member Watkins had indicated he would attend the meetings until his position was filled. He pointed out that an application for a position on the HPC had been submitted for Council's consideration in either September or October. He said one option is that a motion could be made to table this topic until the October regular (Advisory) HPC meeting to allow the people that have expressed concerns to submit additional documentation that further contextualizes the proposed text for the panels. He explained that another option is that the HPC could discuss what was prepared for this meeting without taking action on it, but that conversation would be extended until the next HPC meeting. He explained another option would be for the HPC to move forward at this meeting, make any final revisions, and vote on it to make a recommendation to Council. He said there was no support on this option.

Vice-Chair Bond stated that it would be better to table the Boone Cemetery Interpretative Panels discussion until the October HPC regular meeting. She said this would give more time for public input, and for Member Watkins, if possible, to attend the meeting because he has been involved in the proposed panel discussion for many years. She added that she would not want a new HPC member being involved this late in the discussion of the said panels. Chair Plaag pointed out that if there is a new HPC member appointed in September, that person would be seated for consideration on this topic, and they would have every right to participate in consideration of this topic.

Vice-Chair Bond and Student Member Ziegler agreed with tabling the Boone Cemetery Interpretative Panels discussion to the October HPC regular meeting.

Motion and Vote:
Student Member Ziegler made a motion, seconded by Vice-Chair Bond to table the Boone Cemetery Interpretative Panels discussion to the October HPC regular (Advisory) meeting to allow for more public input and for more Historic Preservation Commission members input on the proposed panels text.

Vote: Aye – All
Nay – None
The motion passed.

Chair Plaag added that the deadline to submit newly sourced data would be no later than Friday, September 22, 2023 for the October 3, 2023 meeting date so the staff can compile the data and include it into the meeting packet.

TOWN COUNCIL DIRECTION – DANA FOLK WAY

Ms. Mitchell referred to a memo on packet page 307 regarding Town Council direction for Dana Folk Way. She explained that Town Council sent this topic to the HPC for the HPC to provide direction on honoring Dana Folk along the pedestrian alleyway between King Street and Howard Street, considering this area is located in the Downtown Boone Local Historic District. The memo stated that Town Council recognized that further verification is needed for the text provided, and the images shown on packet page 308 and 309 which have the words, "Varsity Alley" either in an archway or marker within the concrete. She added to the discussion that the archway could be along the King Street side of the alleyway, and the marker within the concrete could be along the Howard Street side. She said the memo also stated that the HPC could provide revisions to the text as the HPC sees fit. She added that there was a consideration to naming the alley, Folk Way. She added that the staff would like to point out that the Public Works Department maintains the alleyway, including for snow removal, and any recommendation would need to take this into consideration.

Vice-Chair Bond voiced her concern for using the name "Folk Way." She thought that others might think that the alleyway is where "folk walk" and not possibly know the word "Folk" was a surname. She asked if it was a possible to have signage that would include some of Mr. Folk's service work or use the name "Dana Folk Way" for the alleyway.

Chair Plaag noted that there was at least one Town Council Member that was adamant about the full name "Dana Folk Way" be used for the alleyway. He said there was not a consensus of the Town Council to use the full name, but there was some interest shown to use the full name. He thought that other Town Council members liked the idea of it feeling inclusive of the play on Dana Folk's last name. He said he was more compelled to support the use of the full name of Dana Folk Way. Vice-Chair Bond said that using "Folk Way" was not being respectful.

Chair Plaag said at the Town Council meeting there was some discussion of signage possibly being mounted to one of the buildings. He stated that mounting signage onto buildings creates various easement issues for the Town because those buildings are privately owned. He asked Ms. Mitchell if the sidewalks were in the Town's right-of-way; Ms. Mitchell confirmed that the sidewalks were Town maintained. Chair Plaag said one option without blocking the fire alley is to mount a sign to either side of the driveway on the sidewalk that is basically a historical marker. He said one side of the sign could be for "Dana Folk Way" and the other side of the sign could be for "Ice House Alley," which is what this alley was used for to get to and from the Ice House. He stated that the Ice House sat on the creek between the bus station and the building that was Portofino's restaurant. Chair Plaag agreed with Vice-Chair Bond about having some type of signage that would contextualize not only in terms of Dana Folk, but also its historical purpose of an alleyway.

Ms. Jane Shook, Director of Planning and Inspections, voiced her concern about the type of signage that is being proposed, she pointed out that the Town tries to keep the sidewalks free. She said there is just enough space with the bollards to maintain the sidewalk. She added that any type of sign would hinder snow removal. She said that all signs in that area are required to be eight-foot high to allow for snow removal equipment. She asked the HPC if there was an option, if easements could be obtained that signage could be placed on one of the buildings. Chair Plaag responded that a COA would be required to attach a sign to one of the buildings. He explained that the property owner would probably say that they do not want to pay for the COA, the Town could pay for the HPC to review how the sign would be attached to the building.

Chair Plaag asked Ms. Shook, if a historical marker was placed in line with the parking meters would that be alright. Ms. Shook said that the Town would need to review that option, but there is a concern for making the space too tight. She stated that there had been some discussion regarding concerns for too much signage along the sidewalks. Ms. Shook added that multiple ways might need to be considered to find a way to accomplish this signage.

Student Member Ziegler asked if there was a way to put the images from the Town Council packet into the archway, and some of the history on the ground into the concrete and this would take up less space. She said she visited Belmont-Abbey College recently and she saw something similar there. Chair Plaag thought you could put "Dana Folk Way" historical information on the ground very easily. He said in terms of interpretative signage it is not a good idea to put all of that text into a sidewalk because it would create an obstruction on the sidewalk.

Vice-Chair Bond said if you named the archway "Dana Folk Way" on King Street, it would be possible to name the Howard Street side of the alleyway "Ice House Alley." Chair Plaag agreed that could be done. Vice-Chair Bond asked if Howard Street was supposed to be a pedestrian way. Ms. Shook said Howard Street would still have vehicular access. Chair Plaag said that he had not seen the latest rendition of the Howard Street Plans. He said that there could be some bollards that might make it easier on the Howard Street end rather than the King Street end of the alleyway. He said the HPC needs to come up with a set of options on how to market what that would look like. He reviewed the options for the signage. He said one option would be to gain the easements and put the signage on the buildings, and another option is a traditional historical marker on either end of the alleyway with the different text on each side of it. Chair Plaag pointed out that the historical knowledge of the alleyway has not been interpreted in the Town.

Ms. Shook pointed out that the Town Council wanted to know, if the HPC had any issues with the particular naming of the alleyway. She talked about the funding of the alleyway and the interpretative text that would be used on it. She talked about some potential work on the Queen Street stairs, and how that work could be done collaboratively with the proposed alleyway work.

Chair Plaag referred to the possibility of having an archway in the narrow alleyway and he was concerned with the clearance from a fire engine standpoint. Ms. Shook noted that with the redesign of the building, there had to be a pedestrian path that is lighted. She added that the alley was not created for fire access.

She said that the staff would confirm all of the information with the Public Works Department and the Fire Department.

Chair Plaag asked staff what does the Town Council need from the HPC at this point. Ms. Mitchell responded that they wanted the HPC's consideration on the naming of the alleyway and the aesthetics about the archway or sidewalk. She asked the HPC if they had concerns regarding a sidewalk marker being within the sidewalk. Chair Plaag said putting the alleyway name into the sidewalk would be fine, but he did not recommend putting the historical marker text into the sidewalk. Ms. Shook agreed with Chair Plaag about not putting the said text into the sidewalk because of the damage that has been experienced during the snow removal process.

Chair Plaag reminded the HPC of the photos of signage he shared that he had taken on his Montana trip. He said this might be a test run to show what that type of signage might look like, along with getting an easement on one or both of the buildings. He said this would be a chance to show the Downtown Boone Development Association (DBDA), who might be partial sponsors, what it would look like for the contributing buildings to the district.

Ms. Shook told Chair Plaag that Ms. Lane Moody, Downtown Boone Development Coordinator, had communicated to her to tell Chair Plaag that she would be brainstorming ways that the DBDA could contribute to this particular project.

Ms. Moody left the meeting at approximately 4:27 p.m.

In summary, Ms. Mitchell outlined the topics that would be reported to the Town Council, which are that the HPC agrees on naming the alleyway, the HPC is open to doing interpretative text in some form for the signage, and looking at possibilities for funding for the signage. She said she would create an action request on this topic for the Town Council's consideration at their October meeting. She added that she would contact Ms. Moody to get her ideas regarding the DBDA. Chair Plaag asked Ms. Mitchell to reword the items for the action request to say, "The HPC is seeking direction from Town Council on whether to explore signage options and their costs. He said there was consensus that the interpretative material would include "Dana Folk Alley" and the history of "Ice House Alley." He reiterated that there was HPC consensus on naming the alley, "Dana Folk Alley."

Council Liaison Roseman told Chair Plaag that she did present to Town Council the information that Chair Plaag had told the HPC regarding the panels that he saw on a building while on his trip to Montana, along with Chair Plaag's desire to try to start that program in Boone. She asked Chair Plaag if the funding was around the $700.00 to $750.00-dollar range. Chair Plaag replied that he did not know the dollar amount, but a broad range guess might be around $750.00. She expressed her interest in this type of program being duplicated in Boone because it is a way to preserve the history of each building.

Council Liaison Roseman voiced her personal interest in the cream-colored building that was once an art studio beside the alleyway. She said this would be a great place to put a mural by a local artist. She

suggested that the mural include Dana Folk in his various roles in the community and the rest of it would contain the history of "Ice House Alley." She told Chair Plaag that she had mentioned these panels in one of the Town Council meetings and expressed a strong appetite for them, and she hoped that this was something that could be implemented. Chair Plaag echoed what Council Liaison Roseman stated regarding a mural on the west side of that building. He said within the alley that wall is a frequent place for tagging. He added that one of the greatest ways to control graffiti would be to put a mural on that wall of the alleyway that speaks to the experience of people from all walks of life. He said that by putting something like a mural on the wall might help with the tagging issue in that alley. Student Member Ziegler pointed out that there is an entrance into the building in the alleyway, and her concern was that foot traffic might increase on the alleyway side of the building. There was consensus from the HPC for Ms. Mitchell to forward the action request to Town Council with the information discussed at this meeting.

STONEMAN'S RAID INTERPRETATIVE PANELS TEXT AND DESIGN

Ms. Mitchell referred to a memo dated August 25, 2023 on packet page 310 and explained that since the last HPC advisory meeting Chair Plaag had contacted Mr. Drew Gruber, the Executive Director for the Civil War Trails (CWT) program. Mr. Gruber had told Chair Plaag that he had found a sponsor who would cover half of the initial fee, and the annual fee of $200.00 could also be covered for the Stoneman's Raid Interpretative panels. She said that $1,500.00 would be needed to cover the other half of the initial fee. She said that discussion was needed to see if the HPC wanted to go with this program because they have their own guidelines regarding text and images. She said the proposed Stoneman's Raid panel met the criteria for the CWT program because the panel would be placed near the site of a historic event. She added that there are benefits of the program, including program marketing and installing Department of Transportation (DOT) signage. She explained the process for the HPC within the CWT program, which would be to submit an application with a photo of the proposed site, property owner and membership forms, and the proposed content. She said once the CWT program received the application submittal, they would review the information based on their guidelines, and Staff would send their feedback to the HPC to review, and ultimately to Town Council for their review. She wanted to know, if the HPC wanted to move forward with the CWT program, and if so, she would have to submit an action request to inform the Town Council of the HPC's recommendation to move forward with the program, and include the need for funding for the other half of the initial fee.

Chair Plaag asked the HPC members if they wanted to go through the process like the Boone Cemetery interpretative panels or if they wanted to go with the CWT program. He said if the HPC goes through the CWT program, it would cost less than what each cemetery panel would be, and you get the benefit of the program marketing. He added that people go out of their way to read the CWT markers, and it would potentially bring more pedestrian and vehicular traffic into Downtown Boone.

Chair Plaag explained that the initial request would be for the HPC to ask Town Council to commit to provide the funding needed for the CWT program. He said that the Town Council would have an opportunity to review the panel text before it went to the CWT staff to review. He mentioned that the CWT guidelines require 275 words on their panels, and there was 326 words are in the current draft text, which would need to be reduced by 51 words. He added that the HPC would need to select locations that

are feasible for the CWT panel around the Downtown Boone Post Office. He stated that the CWT program people might prefer that the panel be located on the King Street side rather than on the Depot Street side of the Post Office. Ms. Shook pointed out a possible location could be the bulb out at Linney Street and King Street. Chair Plaag agreed that the location pointed out by Ms. Shook was a great location for the panel.

Ms. Mitchell stated that if a change needed to be made to the panel, the CWT program would help with that change. She noted that she would like to know more about the advertising benefit, and if there would be a requirement from the Town for it.

Vice-Chair Bond asked if the CWT program was connected to the "Year of the Trail" that started this year. Chair Plaag and Ms. Mitchell said that they did not know the answer to that question. Council Liaison Roseman pointed out that she thought there were some other CWT markers being considered to be put in Watauga County. Chair Plaag stated that there is already a CWT marker at Camp Mast in Sugar Grove, North Carolina. He noted that the CWT representatives had some concerns about that marker and had asked if the Watauga County Historical Society would be interested in helping with revising that marker. He said in a broad sense the Watauga County Historical Society said they would help with it. Council Liaison Roseman stated that the Tourism Development Authority (TDA) might be interested in funding the marker and possibly funding the $200.00 annual fee. She talked about the other markers and where they were located and if the Watauga County TDA and the Town TDA could work together on the funding for the markers. Chair Plaag said he would need to verify it, but there might be another marker west of Blowing Rock, North Carolina, off of Hwy 221 at a rest area near Cone Manor that discusses "The Blalocks." Vice-Chair Bond suggested the Howard's Knob location for a possible marker.

Ms. Shook asked about the Stoneman's Raid marker that is near the courthouse, and how can we marry the two Stoneman's Raid markers, and asked should they be closer together. Chair Plaag responded that the State of North Carolina is not interested in relocating the marker near the courthouse.

Chair Plaag asked the HPC if they wanted to wait on considering the language since it had to be reduced by 51 words to meet the CWT guidelines and until Council has approved the CWT program for the Stoneman's Raid panel. There was consensus from the HPC to wait on Town Council's decision. Ms. Mitchell said she would submit an action request to Town Council for their October meeting, and she would be able to report back to the HPC by their November meeting.

Chair Plaag had not heard of any source that talked about William Riley Horton's role or the role from other people from Watauga County fighting in Stoneman's Raid on the Union side or the fact that people were recruited from Boone once they were here.

Council Liaison Roseman left the meeting at approximately 4:56 p.m.

R.L. CLAY (RIVERS) HOUSE LOCAL LANDMARK DESIGNATION REPORT

Ms. Mitchell said at the August HPC Advisory meeting the HPC had discussed the final draft, and asked if the HPC were ready to send it to Town Council for their review. She said if it was approved, she would start the process to send it to the State Historic Preservation Office (SHPO) for their review. Chair Plaag said that he had not seen the new guidance on local landmark designation reports from the SHPO that Ms. Mitchell had shared with Student Member Ziegler for the Jones House local landmark designation report. He said that he would verify that the draft report meets the information in the new guidance.

Chair Plaag asked the HPC if they had specific feedback on this draft report and was it ready to be sent to the Town Council for their review. Vice-Chair Bond and Student Member Ziegler voiced no feedback, and they were in favor of sending the draft report to the Town Council for their review.

Student Member Ziegler asked Ms. Mitchell about the standards for the R.L. Clay (Rivers) House. Ms. Mitchell responded that the staff wanted to discuss further with the HPC about including landmark properties within Appendix D, as part of the Appendix D revisions.

Ms. Mitchell suggested that the HPC send the draft report the Town Council, let them know that the standards would be forthcoming in the future for the R.L. Clay Rivers House, and standards would be incorporated into the draft revisions of Appendix D.

Motion and Vote:
Student Member Ziegler made a motion, seconded by Vice-Chair Bond for Staff to present the draft R.L. Clay (Rivers) House Local Landmark Designation Report to Town Council with the recommendation that the draft report be sent to the State Historic Preservation Office (SHPO) for consideration. In addition, that Chair Plaag would review the draft report and make necessary organizational changes to it.

Vote:

Aye – All
Nay – None
The motion passed.

Vice-Chair Bond made a motion, seconded by Student Member Ziegler to approve Chair Plaag to speak at the October 2023 Town Council meeting on behalf of the Historic Preservation Commission to present the R.L. Clay (Rivers) House Local Landmark Designation Report.

Vote:

Aye – All
Nay- None
The motion passed.

JONES HOUSE LOCAL LANDMARK DESIGNATION REPORT UPDATE

Ms. Mitchell explained that Student Member Ziegler had volunteered to write the draft report on the exterior of the Jones House. She pointed out that the designation would include all the elements of the house along with setting of the site, including the landscaping and sugar maple trees. She noted that she contacted the Public Works Department to see they had any concerns with the Jones House property. She

mentioned that the sugar maples on the Jones House property have had cables placed in them to help secure them to the property. She said the Public Works Department showed concern for if the cables had to be repaired on the sugar maples, what would the process be for this type of work to be completed on the Jones House property. Chair Plaag stated that he was not sure, but in the broad standards for the Streetscape standards for the historic district, there might be requirements for an arborist to preserve the resources on a property. Ms. Shook concluded that routine maintenance should cover any type of cabling issue with the sugar maples on the property.

Ms. Mitchell opened the floor for Student Member Ziegler to give an update on her work with the draft report. Student Member Ziegler explained that has been working through the architectural description and will next work on the statement of significance. Chair Plaag explained to Student Member Ziegler that it was alright to use the architectural description in the survey report, and she can do any minor modifications to reflect any recent changes that have occurred or make corrections. He added that she should cite it as "much of this description is based upon Dr. Eric Plaag and the survey report."

Vice-Chair Bond noted that she would still like to see a change made to the Mayor Brantz Park sign located at the Jones House, and she added that this would be a future discussion.

STAFF UPDATES

Social Media Procedure

Ms. Mitchell informed the HPC members that a social media procedure had been created, and there is a form on the Town website that can be used for boards and commissions to request social media posts. She added that for HPC, social media is used for board openings and other HPC related projects. She asked that the HPC present any ideas for social media to Staff and to Advisory meetings, and that Staff would submit the form. She noted that she would work with Ms. Laney Pilkington, Administrative Support Specialist/Communications, on any social media projects.

Chair Plaag asked Ms. Mitchell if she could work on a social media post regarding the discussion on the Boone Cemetery Interpretative Panels and the September 22, 2023 deadline. He added that the post should ask for any new documentation that is specific documentation with primary or secondary sources, to validate and vet any submitted information. Ms. Mitchell added that she would work with Ms. Laney Pilkington, Administrative Support Specialist/Communications, on a graphic for it. She said she would also request this social media post to be posted more than once.

Appendix D Special HPC Meeting Update

Ms. Mitchell explained that the department office renovations would be completed by the Wednesday, September 20, 2023 for the special HPC meeting to be held in person in the Planning and Inspections Department conference room starting at 3:30 p.m. She said the staff would provide a draft Appendix D document prior to the meeting. She said some of the topics for discussion at the meeting would be minor text revisions on various topics such as new construction and landmark properties.

Statement of Conformity (SOC) Monthly Report

Ms. Christy Turner, Senior Planner stated that there was one Statement of Conformity application submitted for Speakeasy Tattoo Company located at 728 W. King Street, for a HVAC unit replacement. She said the placement of the unit is on the tertiary elevation. Chair Plaag asked if the proposed unit replacement impacted the cladding. Ms. Turner responded that the applicant was proposing mini-splits, and they would not be seen from the primary and secondary elevations from King Street.

HPC MEMBER UPDATES

Vice-Chair Bond said the Watauga County Historical Society (WCHS) was pleased to announce that Mr. Terry Harmon, local author and historian, would be presenting on his forthcoming book, *Convoluted: The 1972 Durham Family Triple Homicide* at the Watauga County Library on Wednesday, September 6, 2023 at 5:30 p.m.

OCTOBER ADVISORY SESSION MATERIAL

Chair Plaag suggested that the following topics be included in the next advisory session agenda: Boone Cemetery Interpretative Panels, and Jones House Local Landmark Designation Report Update.

Ms. Mitchell added that the following items would be presented at the October Town Council meeting, with updates to the HPC at the November Advisory meeting: R.L. Clay Rivers House Local Landmark Designation Report Update, Stoneman's Raid Interpretative Panels Text and Design Update, and Dana Folk Way.

OTHER DISCUSSION

There was no other discussion at this meeting.

ADJOURNMENT

Student Member Ziegler made a motion, seconded by Vice-Chair Bond, to adjourn the meeting at 5:27 p.m.

Vote: Aye – All
Nay – None
The motion passed.

_____ _____

Eric Plaag, Chair **Marlene Crosby, Board Secretary**

TOWN OF BOONE
SPECIAL HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
September 20, 2023, 3:30 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:
Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and Vardell Smyth

Student Member: Riley Ziegler

Town Staff in Attendance:
Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Long-Range/Special Projects Planner, Marlene Crosby-Board Secretary, and Mike James-Senior Planner via Webex.

CALL TO ORDER
Chair Eric Plaag called the Boone Historic Preservation Commission meeting via WebEx to order at 3:32 p.m.

ADOPTION OF AGENDA
Vice-Chair Bond made a motion, seconded by Student Member Ziegler to adopt the agenda as written.

Vote: Aye – All
Nay – None
The motion passed.

PUBLIC COMMENT
No individual took the opportunity to speak during public comment.

Discussion ensued on HPC positions. Chair Plaag noted that newly appointed HPC Member Vardell Smyth had not been sworn in but was attending the meeting as a guest. He asked Member Smyth to introduce himself to the Commission and Staff. Member Smyth said that he was a graduate of Appalachian State University and he had moved to Boone, North Carolina about one year ago. He stated that he had experience in working with historic districts from helping his family establish one in the Blowing Rock, North Carolina area.

Chair Plaag explained that after he ran for a Council position, he wanted to try to help find someone who was interested in occupying a seat on the Commission. He had asked Member Smyth if he was interested in a seat on the Commission, and Member Smyth then applied for an open position. Chair Plaag added that he was continuing to try to locate other people that might be interested in applying for a seat on the Commission.

Chair Plaag noted that he was not sure where Member Watkins's stood on his HPC position. Chair Plaag stated that it was his understanding that Member Watkins wanted to continue to serve until someone else was appointed to the HPC. Ms. Jessica Mitchell, Long-Range/Special Projects Planner, noted that Member Watkins's term had ended in June and his open position was being advertised.

Vice-Chair Bond asked Chair Plaag if he could be a Council Liaison to the HPC. He stated that would be a Town Council discussion, and if the HPC was interested in Chair Plaag being a liaison, the HPC can put in their request to Town Council for it.

Chair Plaag pointed out that it is very important that the HPC move forward and find new leadership in the transition. He explained that if the Town Council asked him to be a Council Liaison, he will attend the meetings to liaise by asking occasional questions and would relay information from Council and would not participate in the debate.

Chair Plaag asked the HPC if they wanted to continue to meet remotely or in person. Chair Plaag explained that he finds it easier to meet remotely.

Chair Plaag informed the HPC that he had been hired by the owners of the Horton Hotel to pursue their local landmark listing for their property, and he is currently working on that process now. He said that he was not sure but it looked like the completed draft document would come before the HPC for their review after he has rolled off of the HPC and onto Town Council. He added that this is what he preferred to happen.

At approximately 3:47 p.m., Chair Plaag closed public comment.

APPENDIX D REVISION DISCUSSION

Ms. Mitchell- referred to packet page two and a Memorandum dated September 19, 2023. She reviewed the information in the memo that contained meeting minute summaries from previously shared Communication with the State Historic Preservation Office (SHPO) and previously shared examples of historic district standards from 2022 and 2023. Ms. Mitchell reviewed the summary of Appendix D discussions included in the memorandum found in the meeting packet.

Ms. Mitchell explained that from August of 2022 until April of 2023, the HPC and Staff had previously discussed revision topics such as, historically appropriate features on nearby or neighboring buildings, inappropriate treatments or historic treatments on neighboring buildings should not be a justification for improper treatment on new construction, and within Section 9, Paint Colors, that the language "complementary to neighboring buildings" references colors that are congruous to the district. Staff added that while the Unified Development Ordinance (UDO) references a color palette and any proposed colors are compared to the chart, the LRV value must be below 60.

Ms. Mitchell added that previously Staff had informed the HPC of minor suggested revisions to Appendix D from the Certified Local Government (CLG) application review letter, and the HPC had discussed the SHPO's comments, including referencing both "Statement of Conformity" and "Certificate of Appropriateness" as "Certificates of Appropriateness" with "minor work" or "major work" in parenthesis.

Ms. Mitchell added that previous updates included research strategies with the HPC, and the HPC had suggested that the Staff research other historic districts that were similar in size and architectural makeup like Hendersonville, North Carolina.

Ms. Mitchell discussed updates on Appendix D including a workflow process to incorporate proposed changes of what Staff and the Commission have learned since the beginning of the COA process.

Ms. Mitchell added that Staff had provided updates on Appendix D that clarified using the term "standards" versus "guidelines" within Appendix. She continued that Staff also reminded the HPC that when there is a text amendment on the historic district standards, it has to be reviewed by SHPO, which takes approximately 30 days for their review.

Ms. Mitchell explained that in June and July of 2023, the HPC's discussion included substitute material in the historic district and within Appendix D, standards for the R.L. Clay (Rivers) House with a local landmark designation, and research from other jurisdictions on historic district standards. She added that other historic district standards are used as comparisons throughout the process and as a reference for the HPC.

Ms. Mitchell pointed out that on packet page four there is a list of the jurisdictions that staff researched for revisions to Appendix D. Ms. Mitchell said that when looking at other jurisdictions she focused on how they had formatted their standards. She said some jurisdictions had their standards formatted separately between residential and commercial properties. Chair Plaag clarified that when we talk about other jurisdictions and how they handle multiple historic districts. He said a lot of times the way these things evolve is you are expected to write a set of standards that are district specific or landmark specific. He said it has been his experience in North Carolina, and other states, that SHPO's want to see specific standards separated out from other standards. He continued that it places on burden on Staff because they have to be really careful when crafting a standard, broadly speaking, that they do not create an exception on one type of property that you do not mean to because of the way you frame the standard. He noted in some of the current historic standards they have contradictions in them that just happens sometimes when trying to interpret a given standard, and then there is disagreement on the interpretation. He said if the contradictions can be limited as much as possible without creating new problems, it would be ideal.

Ms. Mitchell explained that the Historic District was adopted in October of 2021. She said that each of the Certificate of Appropriateness (COA) cases had been a learning experience. She said the topics that came up in the COA cases showed that more clarification was needed and is what spurred some of the Appendix D revisions.

Ms. Mitchell noted starting on packet page five there is a memo dated May 30, 2023 that includes email correspondence from the SHPO regarding the use of thin-set brick material in the historic district, specially using thin-set brick with pre-cast concrete panels, in regards to substitute materials.

Ms. Mitchell pointed out that starting on packet pages 11 through 13, there are the Charlotte Historic District Design Standards that had been referenced by the Town Attorney for the HPC to review and shared with the Commission previously.

Chair Plaag talked about the diSanti Law Firm building on the corner of North Depot Street and King Street. He said it was a difficult case for the HPC but it went through well. He said what is on the outside wall of the building now is not what the HPC thought it would be. Ms. Shook agreed with Chair Plaag on the outcome of the exterior wall. She told the Staff that the language has to be very specific on what we want a stucco finish to actually look like. Chair Plaag said he was asked by several people how this finished exterior wall got through the HPC because this type of look is something that should not be allowed in the historic district. It was added that the applicant is working on this issue. In addition, in the commercial standards there is a reference to domestic architecture regarding windows that should not be in there and should be reviewed for a possible revision.

Member Watkins stated that the problem is if you make it as specific as you possibly can be in the approach, you will invariably leave something out, and you are always going to cause something dramatic in the overall approach. He added that if you make the decision loose then decisions would look arbitrary. He stated that to be successful you have to find out where does it go.

Chair Plaag talked about the COA case on Howard Street where the "Everybody's Bruncheon Club" business is located. He explained that this case is a classic example of how there can be a disagreement when interpreting the standards. He said that one Commission member wanted to follow the standards and let the applicant come back to the HPC after they have jumped through all of the hoops. Then another Commission member did not want to waste time on the case and wanted to approve it. Chair Plaag said that as it turned out the applicant was not able to do what they needed to do. He told the HPC that they needed to discuss how they would handle these kinds of cases in the future.

Member Watkins talked about the National Trust program and when the Downtown buildings and architecture looked the same. Chair Plaag spoke to Member Watkins's point about the National Trust, he said one of the most constructive things you can do to get into this realization about aesthetic vision is to go to the Downtown Boone Development Association (DBDA) Collection of digital photography from Digital Watauga. He said all of these images are from the 1990s, along with several plans that the Main Street Program had proposed for some of the Downtown buildings that did not meet the standards.

Ms. Mitchell passed out a handout on Appendix D, illustrating the suggested reformatting for the Appendix D revisions. She explained that in the meeting packet the Staff had prepared a reformatted draft of Appendix D that matches the formatting of the Unified Development Ordinance (UDO). Chair Plaag asked if the goal with the reformatting was to have a cheat sheet to go by when the Staff meets with an applicant and explains the standards to them for their proposed project. Ms. Mitchell responded that the goal was to create better or quicker references to a particular article in Appendix D for the applicant to review on their proposed project. Ms. Shook added that that the overall goal is to incorporate both the narrative and the regulatory text appropriately as there can be regulatory material in the current narrative

text. She added that Staff would reference the articles of the UDO for permits and public hearings just like we do everything else in the ordinance. Ms. Mitchell explained that once the introduction has been created for the general provisions, applicable to all properties, for a local landmark or any historic district property and any we have in the future, then incorporating the district standards. She explained that the Staff wants to review the language in UDO Articles 2, 4, 6 and 8 because there are portions of Appendix D that have the same language as these UDO Articles. She added that the goal would be to reference to the UDO Article within Appendix D to make it better to understand by the applicants.

Chair Plaag referenced proposed Section D1.02 and what it means to the HPC to have the Certified Local Government (CLG) status. He explained that the HPC has the ability, as a Commission and with the approval of the Town Council, to apply for grants to fund whatever the next thing the HPC wants to do. He stated he had been the recipient of those grants, but he had never applied for one. He suggested that the HPC put it on their list to discuss with the SHPO staff about the process for applying for a grant and prioritization of them. He stated that a grant could potentially enable you to be able to hire consultants do the work on the more difficult things that need to be done. Ms. Mitchell said at this time the Staff has already started the process for Appendix D, but there could come a time in the future where the HPC could benefit from the use of a grant. Chair Plaag said that the use of a grant would be most helpful for surveying the Grand Boulevard and Cherry Park neighborhoods. He said that Dr. Death-Ridge' s history students at Appalachian State had been doing some surveying in these areas. Vice-Chair Bond questioned how much survey work the students were actually doing. Chair Plaag clarified the restrictions for the Grand Boulevard area. He said this area was called the Daniel Boone Park Subdivision, but there was a separate area called Daniel Boone Cabin Colony, which was definitely a restricted neighborhood. Chair Plaag explained that in a big city the Request for Proposal (RFP) process would be followed and in that bidding process several consultants would reply on doing a survey. He said that it is harder to do that here because there is not enough work, therefore, it is not sustainable for a surveyor.

Ms. Mitchell pointed out that since the Blue Ridge Tourist Court as a local landmark and not in the historic district, the Staff would have to the create separate standards for that property within the Appendix D revisions.

Ms. Mitchell talked about the proposed Section D2, Downtown Boone Local Historic Districts and Landmark Standards. She explained that the "Purpose" section would be merged with the first "Introduction" section and there are areas Staff plans to further address and condense.

Ms. Mitchell talked about Section D2.02 Downtown District Summary. She explained that Staff would format appropriately to account for the current footnote references in Appendix D.

Ms. Mitchell talked about Section D2.03 Landmarks within the District. She explained that Staff had discussed various ways of breaking out the standards with one option being to incorporate the local landmark properties within Appendix D, so we do not have separate documents within the historic district for the things that would apply to that property. She also noted another option would be to use a different color for each landmark property, and use formatting features, such as text boxes, to include the

properties as break out items within the historic district standards. Ms. Shook said this is a great opportunity to introduce the narrative, to show what is important, and can be used to indicate how the standards apply to a specific property. Chair Plaag pointed out that the Downtown Boone Post Office needs to be called out in the standards because it is unusual that a portion of its interior is also included in the local landmark designation. He explained that normally in local landmarks, just the exterior is designated unless the property owner consents to the entirely of the landmark. He said that you do not want to reference interior elements in the architectural description and not have standards written for the interior. He added that the standards should include how the interior is treated when repairs or replacement are necessary. Chair Plaag confirmed with Staff that they could write the standards for that specific element of the property.

Ms. Mitchell talked further about incorporating the landmark properties into the historic district standards. She added that she has currently included descriptions from the Comprehensive Architectural Survey report and the District Designation report. She said Staff could use similar formatting and differentiate the reports with colored text boxes. She added that in reviewing the ordinances for the landmark properties, most of them referenced UDO Article 8, the Secretary of the Interior Standards, or Appendix D. She added the idea of including the landmark properties within the proposed Appendix D was to eliminate having to write separate standards for each property, and to identify that each property is to follow the standards in Appendix D.

Chair Plaag thought it was important to give an example of the Appalachian Theatre, that is not currently a landmark property. He said at the time the HPC was working on the broader standards the theatre renovation was not completed. He said this is the reason that the standards did not include how to repair or replace structural glass or spandrel glass. He said if it was a landmark property, that is the place to specifically address standards for how to repair or replace both types of glass. He said right now there is no exposed spandrel or structure glass in the Downtown buildings. He said there are two buildings where this type of glass still exists but it is hidden. He said one building is the old Newtons building that has baby blue structural glass underneath the veneer brick. He said the other building is the mini mall where the old Crest Dime Store used to be had the red, black and white structural glass.

Ms. Mitchell referred to Packet Page 47 and she explained the workflow for the proposed General Standards section. She explained that the Staff merged the residential and commercial standards where they seemed to mirror each other. She used the existing residential standards as the basis and compared section by section to the existing commercial standards. She showed the text in various colors to show the difference between the residential and commercial changes to the standards.

Ms. Mitchell noted that she had started reviewing the Streetscapes section, specifically the Design Standards for Historic Streetscapes, Landscapes, Monuments, and other Resources in the District, which is towards the bottom section of the current Appendix D. She added that the language in these sections already applies to all properties.

Ms. Mitchell referred to proposed section D2.04.02 Elevation Definitions and pointed out the text colored in light blue is suggested by Staff as edits to the text. She added that based on the cases the HPC has heard, she suggested edits to make the text clear and easily identifiable.

Ms. Shook pointed out that Staff used a Google document to show the proposed revisions to Appendix D rather than showing the proposed revisions in Word with track changes. She stated that the Staff would like to create a reference table to ensure that Staff has captured all of the revisions and provide the HPC with a clean document. Chair Plaag pointed out that this approach was different than what is usually presented to the Planning Commission and noted that the Staff was reinventing the wheel in a positive way by making it more efficient. Ms. Shook noted that the Staff was refining the text. Chair Plaag said he was fine with this new process because the Staff was making it a more cohesive document. He asked the other HPC members if they had any objections to the approach by Staff to refine this document. There was consensus from the HPC on the approach the Staff was taking to improve this document.

Ms. Mitchell asked the HPC if they wanted her to continue to review each section or give the highlights of the proposed revisions on the rest of the draft document. Chair Plaag responded that he understood Staff was still reviewing the document for proposed revisions and were checking with the HPC to make sure they were alright with this approach to do it. He said the HPC would have the opportunity to review the draft document in more detail after Staff had made further revisions to it. He suggested to Ms. Mitchell that the HPC discuss the key topics that she mentioned in her memo.

Ms. Mitchell talked about the proposed changes to the commercial and residential standards. She said the residential standards would include those standards that are not included within the General Standards, but are still applicable to residential properties. She explained the same process would apply for the commercial standards and would include those standards that are not included within General Standards, but are still applicable to commercial properties. She added that new construction and additions would be different because Staff suggests to separate the existing new construction and addition standards from the existing residential and commercial sections to create a new section for only new construction and additions standards. Ms. Shook added that it would be necessary to figure out which standards that are different from additions and other construction. Chair Plaag pointed out that this topic was a tripping point when the HPC was reviewing the Southend Brewing Company Certificate of Appropriateness (COA) because they were adding a seasonal outdoor bar, the question with the proposed storage container, and whether it was considered as new construction or as an addition. He added that at that time, there was discussion on use versus the structure. He said there was also discussion involving the names for elevations, including primary, secondary and tertiary elevations, and how this language needed to be revised. Ms. Shook said the Staff read the elevation language strictly by definition because that is how Staff was trained to do. She explained if you look at how the terms are used throughout the entire standards, it was a tertiary elevation, even though by definition, it's a secondary elevation. She agreed that the elevation text needed to be revised to make it clearer.

Ms. Mitchell pointed out that she had used the color purple to highlight any proposed revisions regarding substitute material. She referred to Packet Page 61 and 62, proposed Appendix D, Section D2.04.14 and

noted that the suggested text additions regarding additional exterior architectural components. She noted the difference in text color with the dark blue including text from the existing commercial standards, and the light blue text being suggested text revisions by Staff.

Chair Plaag said the current standards specifically addresses covering or replacing historic materials with substitute materials, and he added the other circumstance was with new construction concerning the parking deck. Ms. Shook said that substitute materials need to be addressed in both situations, and she added a general discussion on substitute materials is needed. Chair Plaag talked about the different interpretations of the standards that were discussed, specifically when the HPC was reviewing historic material for the COA case on the building for Everybody's Bruncheon Club. He said in terms of the standards, he did not remember any other issues except where there was the problem with the historic bricks suddenly being unveiled after decades of time had passed. He said his interpretation was yes, they could replace the historic material with a substitute material. He added that Member Watkins's interpretation was there is a history of there being stucco on this building even though it was during the period of significance. He added that the question was is stucco a historic material or not. Chair Plaag suggested that the text be revised to clarify what we mean by "historic material," and this is a problem in the standards as they are currently written. He asked if there is a definition of "historic material," and Ms. Shook said we did in the old standards.

Ms. Mitchell referred to Packet Page 80, Section D2.04.23, Artificial Materials was added to this section that states the materials not to use. She said in the existing commercial standards they include kiln brick, wood, trim, structural glass, and it lists the coverings on the buildings. She said this could have been the standard referenced for the Watauga County Parking Deck COA case. Chair Plaag said we need to define these types of historic materials, and his intent when writing the standards was that historic materials would be materials that were present on a building at some point during its period of significance, which for the historic district is 1918 to 1964. He explained that there is the one exception of the buildings predating 1918 and the things that were on them.

Chair Plaag talked about the argument that Mr. Jim Deal from Deal, Moseley and Smith, stated when the HPC was reviewing the COA case for the Everybody's Bruncheon Club building. He explained that Mr. Deal implied that the historic district standards do not define what a historic material is. He said if the HPC went with the standard dictionary definition for historic material that would be any material that is historically on a building at any point in time. He said this is why the standards need to define specifically what we mean by historic material and the timeframe of it. Member Watkins said the question is do you go with a treatment known to existing on the building the period of significance or do you invent something new that is congruous. He added if it is a known façade with evidence and photographs, that is a more reliable option to follow than something new. Chair Plaag talked about two examples of things that happened in the district outside the period of significance that we agreed on, when the district was created. He said the first example is the 1980s era mountain village look, which the HPC agreed that in current standards is not appropriate. He talked about the Boone Mini Mall on King Street and if someone wanted to work on that building, they might want to bring back the mountain village portico. He explained that we know that look would not be appropriate to the period of significance. He said that particular look

is an invented fantasy of what a mountain village should look like from the 1980s. He added that we have clearly stated in Appendix D that we do not want this look in the district. Chair Plaag talked about the Watsonna Western Store on King Street and stated that western village look is not appropriate in the district and does not fit into the period of significance for that building.

Chair Plaag pointed out that there were reasons why the HPC picked the dates for the period of significance. He added that if the HPC wanted to revisit the dates for the period of significance for possible changes to them, it happens sometimes because people change their minds on what they want to see in their districts. He said it might be a challenge to convince the SHPO why it is a good idea to change the dates. He explained that this is how the process works by defining your boundaries and it also puts a protection in place for the district. He added to the conversation that SHPO provided guidance to choose 1964 because of a 1965 renovation to the current Ben & Jerry's building that removed a façade similar to Farmer's Hardware with a three-story glass lobby, and the 1968 completion of the Watauga County Courthouse.

Mr. Vardell Smyth asked the question if there are multiple facades if it is possible to look at the earliest façade. Chair Plaag provided an example with the Mast General Store façade and said that the stucco was added to it in the 1950s and at one point it had cable hung awnings on it and that was how it looked in 1954 when Mr. Hunt decided to make it a department store. He said if someone wanted to put cable hung awnings back on that building, Appendix D allows for that to happen, if there is precedent for it because it falls into that range of the period of significance. He added that with the current Appendix D language on that specific building someone could come forward and say they wanted to stucco the whole thing.

Ms. Shook asked the HPC about the various facades on buildings and what should the Staff be telling applicants regarding the period of significance. She stated that it would eliminate questions about which period to go by, if the proposed language had the earliest period of significance in it. Chair Plaag pointed out that you would see this type of thing in older Plantation houses that may go through several different iterations of a façade over a period of time that might be in their period of significance. He said this could change in 20 years, but the practice now is what is the most significant part of that period of significance, if you can quantify it. He said this might mean putting back a porch that was on that building in 1820 when it was built. She asked the HPC if it was acceptable for the applicant to do their investigative work for their proposed project, and if they find that they can carefully restore a façade back to its period of significance.

Chair Plaag talked about the Qualls Block, which is where the Venture Chocolate and Wine Company building is on King Street. He said the appearance of that building today is not the way it looked originally, but it is the closest you can get to its original look with what remains of it. Chair Plaag explained that there was a period of time in the late 1930s and early 1940s when there was a huge Colonial Revival portico on the front of the Venture Chocolate and Wine building, when it was the Carolina Hotel. He said the portico was added to compete with the Daniel Boone Hotel. He noted that the portico was on that building for about 15 years. He said if someone came along and could demonstrate through photographs that they owned a portion of the sidewalk, the portico is not in the right of way, and the portico would be on their

property, he thought the HPC would have a difficult time fighting not allowing the portico to be put back on the building.

Chair Plaag started a discussion on deciding the period of significance for a building in a historic district. He asked isn't it the "every man historian" or a group of historians that decide what that period of significance is for a building. Student Member Ziegler added that it also refers to the general public. Ms. Shook said the general public makes up who lives in this area, and she pointed out that the HPC and Staff respond to the general public. She explained that when the first conversations started about the historic district, some people showed concern for what happens to the community that they grew up in, if the appearance of buildings goes back to the period of significance and they have totally lost their place in their community. She said that did not seem fair and a difficult thing for people to handle.

Ms. Mitchell talked about substitute materials and the application of them. She asked the HPC what would be allowable substitute materials. She asked if the applicants would have to demonstrate that it would not make an impact, provide evidence, or does the Staff need to be more familiar with the substitute materials and application of them. Ms. Shook asked if there was process that would benefit the applicant in the everchanging market of building materials. She said the standards that are put in place today, in two years for example will there be a product available that might be acceptable. She said do we allow the applicants to propose a material and provide information about why it might be acceptable or will there be super strict standards provided for the applicants. Chair Plaag responded that the National Park Service (NPS) position is that they no longer endorse substitute materials of any kind because they have learned their lesson that if they endorse this now, and then in 25 years from now, they could find out a product fails at a high rate. He added it is self-defeating what they are trying to do. He said the HPC's position is the same as the NPS's position, they do not endorse substitute materials and prefer a purity of original materials.

Ms. Shook explained that the Staff has met with applicants that want to use original materials, but sometimes the dollars associated with the original materials impact what they want to do or should be done. Ms. Shook said the applicants are looking for perhaps a range of materials that would be acceptable. She suggested this range of materials could include a low-end Styrofoam or related product that would not be acceptable, and then similar products that could be applied where you can't distinguish between. She was working on a way Staff can work with an applicant to get the best result. She asked the HPC if this topic would be worth a work session to discuss other possibilities for substitute materials.

Chair Plaag voiced his frustration with the Watauga County Parking Garage - COA case and the proposal for the use of thin-set brick material. He said the HPC's intentions were for the standards to not permit this type of material. He said the language in the standards was enough to support not permitting that substitute material for that structure. He noted that he was not comfortable with the discussion involving the Town Attorney regarding the substitute material because it was taken that the HPC should be more forgiving of alternative materials in the future. He added this is not how the NPS approaches these types of issues. He said the NPS is very clear on the materials that are allowed, and they strongly suggest that you do not open up the door to brand new things that are not tested over time.

Chair Plaag voiced further frustration with the building that is being built at the corner of Burrell Street and King Street. He said they are cutting their expansion joints, so the masonry that was recently applied looks like a thin-set brick upon concrete. He added that this is exactly what happened to the Rivers Walk Apartment building on Poplar Grove Road. He said now traditional masonry applications are being modified to fit, modern appearance on modern buildings.

Ms. Shook told Chair Plaag that she understood about the NPS guidelines and the preservation of the existing structures but she wanted to know about new construction. Chair Plaag responded that the standards can be written anyway you want to see them for the district. He added that SHPO may not like some of the things that are revised. He said the HPC claims that they want a congruous appearance in the district. He said there are various kinds of examples in Savannah, Georgia and Charleston, South Carolina of new construction and new additions being done that have set some solid things to make them less intrusive. He said the best example he can think of is in Savannah, Georgia where they built an all steel and glass addition to a building that reflects the original building. Discussion continued about the Jepson Center museum in Savannah, Georgia.

Ms. Shook said how do we marry the different ends of the spectrum. She said that Staff needed direction on how to approach this topic. She explained that she understood that the HPC preferred that only original materials to be used on the buildings in the district. She said on the applicant's side, they are interested in the most cost-effective way to get the same end result or desired appearance.

Chair Plaag added about the Watauga County Parking Garage COA case that the original design was to use traditional masonry. He said it was only after the HPC made the initial approval, then the applicant came back and proposed thin-set brick. He said the applicant was motivated because the proposed thin-set brick was easier to work with and less expensive to use. Member Watkins noted that the applicant's claim was that they needed to address how to drain the water from behind the brick, and if it was built the traditional way, the implication was that it would fall apart. Chair Plaag noted that if the architect had possibly provided the HPC with the proposed materials to review and research prior to the meeting. He said it would have been a different conversation during the hearing of the case. Ms. Shook stated that approach would be out of the Staff's control regarding the applicant's presentation. Ms. Shook explained that the applicant is not going to spend the dollars for the detailed architect plans and the engineering before they get approval for their project because there is no point if they are not approved. She further explained that there would need to be time allowed for the applicant for plan modifications. Chair Plaag stated that it is wise to be hesitant to embrace relatively new technology, but the HPC had no idea of how the thin-set brick material would hold up over time on the parking garage structure. He said maybe ten years in the future the applicant might come back to the HPC because the panels are cracking and need to replace them with a new product. He said this conversation would not be happening if they had used an acceptable true and tried material. Ms. Shook asked about, in this instance, if it was the application of the material, since it was a thin-set brick on panels. Member Watkins added that in the manufacturing process the mortar is pushed to the front surface of the brick, compared to a traditional application where

the brick stands proud of the masonry. He added his opinion would have been different if it had been proposed to where the sightline included other brick surfaces, instead of off by itself.

Ms. Shook explained in her role as the administrator of the Planning and Inspections Department having to help Staff interpret the standards, she preferred to have direction from the HPC on how to move forward with the language in Appendix D. Chair Plaag explained that the opinions that the HPC had stated, depending on the composition of the HPC, a couple of the HPC members agreed that the thin-set brick is good and a couple of others thought it was not good. He said this is the art of preservation. Ms. Shook responded that it should not matter who is sitting on the HPC on whether the applicant gets approval. She asked shouldn't there be a level playing field to base the decision making on. Chair Plaag asked Ms. Shook if she thought the composition of the board does not matter in how cases go. Ms. Shook explained that opposition does to an extent make a difference because it is political and not design. She said an applicant probably has a savvier awareness of political than design and historical preservation.

Chair Plaag explained that the guidance in the Secretary of the Interior Standards suggested to him that modern substitute materials should be used with a lot of skepticism, when it comes to their interest in historic landmarks and historic districts on both new construction and rehabilitation. He said with the parking deck there was more allowance for their use on new construction. He said the parking deck was less incongruous than if it was wedged between two 1920's buildings. He explained that where the level of skepticism comes out is when his skepticism is greater than Member Watkin's skepticism. Ms. Shook explained that she did not necessarily agree with Chair Plaag's explanation. She explained that the Board of Adjustment is a quasi-judicial board that makes legislative decisions based on language in the Table of Permissible Uses that are acceptable for the cases they hear. She said this is the same thing that the HPC should do as a quasi-judicial board.

Ms. Shook talked about the HPC side of the process, and how they review the applications that come before them and find the critical part of them. She said on the Staff's side, they explain to an applicant how to prepare for a meeting and things they should bring with them. Ms. Shook pointed out that there has been a lot of Staff research done on mortar but there has not been a discussion on the different types of pointing of brick.

Chair Plaag talked about the new real estate office. He said the UDO language does not explicitly say that brick on new construction should be a particular color or range of colors. He said this is clearly what the HPC does not want to see in the district. Ms. Shook noted that when the applicant brought in a sample of red colored brick, it looked redder than when it was put on the building. Member Watkins noted this is the problem with introducing modern architecture. Ms. Shook said that the Staff understood the process.

Chair Plaag said it comes down to the Staff completing a draft language for the HPC to review. Ms. Mitchell pointed out that the Staff have upcoming Comprehensive Plan meetings scheduled and she was not sure when the Staff could prepare the draft language. Vice-Chair Bond told Chair Plaag that she would like to see him be the Council Liaison to the HPC. He said he could potentially attend the HPC meetings as an observer.

Vice-Chair Bond and Chair Plaag told the Staff that they appreciated the work they had done on the revisions to made Appendix D a better product. There was consensus from the HPC that the Staff was on the right track with their proposed changes. Chair Plaag said he saw value in the Staff finding the funding, or for at least Ms. Mitchell, to at minimum audit some historic preservation classes.

Ms. Shook explained about the shifting of positions in the Planning and Inspections Department and that Ms. Mitchell would remain the staff liaison to the HPC and her new job title is Advanced Planning Specialist. She said there would be an Advanced Planning division and a Zoning Administration division in the department. She added that under Zoning Administration would be where COA are processed, and that Mr. Mike James, Commercial Zoning Administrator, would be handling commercial projects and Ms. Christy Turner, Residential/Sign Zoning Administrator, would be handling residential projects. She said that the department had gone through some necessary renovations to be able to incorporate an office space for a new residential housing position.

OTHER DISCUSSION

There was no other discussion at this meeting.

ADJOURNMENT

Member Watkins made a motion, seconded by Student Member Ziegler, to adjourn the meeting at 5:55 p.m.

Vote: Aye – All
Nay – None
The motion passed.

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Eric Plaag, Chair **Marlene Crosby, Board Secretary**

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
October 3, 2023, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:
Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and Vardell Smyth

Student Member: Riley Ziegler

Council Liaison: Virginia Roseman

Town Staff in Attendance:
Jane Shook- Director of Planning & Inspections, Jessica Mitchell-Advanced Planning Specialist, Marlene Crosby-Board Secretary, Mark Freed-Director of Cultural Resources, Lane Moody-Downtown Boone Development Coordinator

Others in Attendance:
Jill Privott, Katie Mack, Doris Stam, Rebecca Triplett-Johnson, Brenda Councill, Susan Keefe, Roberta Jackson, Anna Boyce Phillips

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CALL TO ORDER
Chair Eric Plaag called the Boone Historic Preservation Commission meeting via WebEx to order at 3:01 p.m.

ADOPTION OF AGENDA
Student Member Ziegler made a motion, seconded by Member Smyth, to adopt the agenda as written.

Vote: Aye – All
Nay – None
The motion passed.

Chair Plaag referred to the Town of Boone Rules of Procedures for Boards and Commissions for public comment. He explained that public speakers would have five minutes per speaker in the order they were received from the Planning and Inspections Department.

Chair Plaag asked Ms. Jessica Mitchell, Advanced Planning Specialist, if anyone had contacted her to speak. Ms. Mitchell stated that she had been contacted by some individuals who confirmed that they wanted to speak, some said they did not want to speak, and she was unsure if some of the other individuals on the call wanted to speak.

PUBLIC COMMENT
The first speaker was Ms. Jill Privott, who stated she was a resident of Boone. Ms. Privott clarified her position on any opposition to some of the content in the Boone Cemetery Panel, especially since no one from the HPC had asked her about her position for her reasons, motive, or intent. She said she had been put in a position to defend her integrity because it concerns her stance on any dissenting areas of the panel. She explained her intent was not to disregard or marginalize any racial aspects of the Boone Cemetery's history or to help any family promote their history but in a true and balanced light. She pointed out that she was not from the local area and any evaluations she would share are highly objective historian

Communication: October 3, 2023 Advisory Meeting Minutes (Approval of Minutes)

perspectives from her knowledge and experiences in her work, which involves marker work on a national and local regional level. She pointed out that she was familiar with the standards because she used them in her work with numerous marker projects. She talked about the local families she had worked with privately, and she added that no one had tried to disregard or suppress the racial history intertwined with their family's history. She appreciated that some of the proposed changes she made had been accepted, but she saw the cemetery panels as not being ready for production for many reasons. She stated that the content in the cemetery panels included narrow topics about the cemetery and did not follow best practices of historic marker standards of succinct language. She said the cemetery panels must consist of a comprehensive presentation of the cemetery, as summed up in Ms. Tracy Councill's letter. Ms. Privott referenced to this letter, in which Ms. Councill said the draft cemetery panels might read that Boone has not progressed from the days of slavery and Jim Crow. She said more time is needed to research to increase the balance of history. She clarified that the term "systemic racism" had been misidentified in the panel. She said that no one has said it did not exist; they only challenged the use of the catchphrase, and the meaning or concept should not be used. She said the signage needs to transcend societal changes and terms become obsolete. She added that a well-written sign gets the point across in its linguistic style. She said the term systemic racism needs to be deleted, not the concept. She said words like QR Codes could become obsolete, like floppy disks, CDs, and jump drives. In closing, she stated it is a well-intended project. However, it still is infused with stereotypical historical interpretations, opinions, and commentary that paints an inaccurate and incomplete history of the Boone Cemetery and, consequently, of Boone and cheats the visitors of Boone from the full scope of the cemetery's history. She concluded this project needs to be halted for further review and input.

The second speaker was Ms. Brenda Councill, who stated that she was not a resident of Boone. She agreed with the public comment given by Ms. Privott. She pointed out the unified discontent regarding the draft cemetery panels she and her group had given to the Town of Boone and the HPC, including their collective and various communications and legal opinions. She told the HPC they should be fully aware of their discontent with the draft cemetery panels text. She received a letter from Ms. Tracy Councill and read aloud the following topics from the letter written by Ms. Tracy Councill. The first statements from the letter were: the cemetery panels would better be titled "Racism in the History of Boone and Its Burial Practices" because the footnotes focus on the history of segregated burial practices in Boone, from its early days through the modern era period. The topics listed on the panels focused on the practice of slavery, segregated burials, the internment of three Union soldiers on the back side of the cemetery subsequent to Stoneman's Raid, speculating without historical documentation as to the motives of their placement there, and calling into question the decision made by business and civic leaders in the 1950s and 1970s. The panel focuses on racist institutions and behavior partly based on fact and conjecture. She said the footnotes make it difficult to follow the thread of the story being told, particularly in the parts that deal with the 1950s through the 1970s. She said that the cemetery panels focusing exclusively on racism omit the opportunity to talk about the folks who came to Boone to work on the railroad, taught in one-room schoolhouses, and people who died caring for the people during the Spanish Flu epidemic of 1919. In the letter, Ms. Tracy Councill added that she is a descendant of Boone's largest slave-holding family, and she and her group do not defend the practice of slavery. She said she was not proud of what her ancestors had done, and she did not seek to suppress that story but to find a fair and balanced history for our community.

Chair Plaag clarified with Ms. Brenda Councill that neither the Staff nor the HPC was aware of a legal opinion being delivered to the HPC. Ms. Councill responded to Staff's question that the information was given to the Town of Boone on August 25, 2023. Chair Plaag asked who the legal opinion was from and whether it was on the cemetery panels. Ms. Councill responded that the HPC could contact Mr. Nathan

Miller, Attorney at Law. Council Liaison Virginia Roseman said that the Town Council did receive something and it would be best to contact Ms. Allison Meade, Town Attorney. Ms. Councill said she would not speak on that subject and agreed it would be best to contact Ms. Meade on said topic.

Ms. Mitchell said next on the list of attendees was Mr. Samuel Deibler, a journalist from "The Appalachian" newspaper. He was not present at this meeting.

The third speaker was Ms. Doris Perry Stam, who noted that she had emailed the Mayor and Town Council regarding the cemetery panels text. Ms. Stam was unable to speak and approved Ms. Mitchell to read the email to the HPC. Ms. Mitchell read the letter which stated that Ms. Stam was a Watauga County taxpayer and member of the Dougherty family, and she was opposed to the cemetery panels for many reasons. She mentioned the discussion of the Union soldier's skirmishes and burials, highlighting the slavery practice of one family and belittling their name, and the attention given to the traveling circus girl. She said Chair Plaag had done excellent work researching the cemetery's history. She said, why not make his research more inclusive by informing others through articles and local publications at tourist locations. She said more than three meetings were needed to discuss the cemetery panels text.

Ms. Mitchell added that from the list of invitees these were the individuals who requested to speak under Public Comment.

The fourth speaker was Ms. Anna Boyce Winkler Phillips a resident of Boone. She asked why are the Blacks buried in the White cemetery. She said the Councill's could have buried their family in a new place. She said that maybe they were friends with the enslaved people. She pointed out that she did not know Mount Lawn was a segregated cemetery. She explained that the Rein-Sturdivant Funeral Home in North Wilkesboro owned Mount Lawn then, and owned the funeral home next to the First Baptist Church. She noted that she was not prejudiced and she admired Black people and all people of Boone.

The fifth speaker was Ms. Rebecca Triplett-Johnson a former resident of Boone and a descendant of many families in Boone, and some interred in the Boone Cemetery. She said more research needed to be done on the cemetery panels. She added that no media blitz had occurred to inform the public about the proposed cemetery panel project. She noted that in one of the meetings she had attended, someone said when the proposed cemetery panels were completed, they could add them to the ghost tours. She said the ghost tours are no reason to stop valuable historical research, and time should not be a factor. She proposed that a media blitz be made a priority to inform the public of this proposed project and to create a new starting point that could include anyone who wants to be a part of memorializing the people interred in the cemetery with respect and integrity.

The fourth speaker, Ms. Anna Boyce Winkler Phillips, gave additional public comment. She did not understand why three northern soldiers were mentioned by name and age when the Councills are one of the founders of Boone, the Dougherty Family, who founded Appalachian State University, and the Rivers Family, who started the Watauga Democrat are not mentioned.

At approximately 3:35 p.m., Chair Plaag closed public comment.

BOONE CEMETERY INTERPRETATIVE PANELS REVIEW

Chair Plaag stated that he would like to address some of the statements made during public comment and there was no objection from the other HPC members.

Chair Plaag reminded everyone that the HPC had been working on the proposed cemetery panel project for at least three years. He said there was an initial draft text for the cemetery panels produced about two and one-half to three years ago, but the HPC tabled it because the Town Council asked the HPC to review other pressing matters. He said the HPC has been revising this proposed text since January 2023. He said the proposed revised version in the meeting packet was version five. He said that at the August 2023 Town Council meeting, the Town Council directed the Town Manager to send out a communication to the various people who, at that point, had submitted comments or appeared to make comments at the Town Council meeting. The Town Council asked those people if they had documentation or had questions about information in the draft material, to submit that information to Ms. Mitchell in the Planning and Inspections Department by a date at the end of August 2023. He added that at the September 2023 HPC Advisory meeting, at the request of one of the HPC members, this topic was tabled to this meeting for discussion. He said he asked anyone who saw an error in the draft material to submit the documentation showing that the text included in the drafts needed more accuracy. He asked Ms. Mitchell if she had received any documentation since the September meeting from anybody that addressed any of the factual claims made in the draft panel text. Ms. Mitchell responded that since the September 2023 meeting, there has been no documentation submitted to Staff and the communication received was shared with Commission members.

Chair Plaag responded to some of the statements made during public comment. He addressed the comment made by Ms. Stam regarding the burial of Rita Sheridan, the "Circus Girl," by the people of the Town of Boone. He said that Ms. Stam's statement was not true because there was newspaper documentation that indicated that friends of hers from the circus when they were in Town for a subsequent circus many years later, brought the stone with them and installed it into the cemetery. He said residents of the Town of Boone did not install the stone. He said this is why the stone reads, "By Her Professional Friends." Vice-Chair Bond noted that Ms. Sheridan's birth date was not on her gravestone because no one knew that date.

Chair Plaag responded to Ms. Rebecca Triplett-Johnson's statement about ghost tours in Boone. He said to his knowledge that since he has lived in Boone, no one had given ghost tours, and none are planned. He said last year the Town of Boone and the Watauga County Historical Society, with five different people led a series of tours that covered various topics on various people, both Black and White. He said some were Confederate and Union veterans, past politicians, past police officers, and business leaders. He said these tours were not designed to be ghost tours and were held on Friday evenings in October of 2022. He noted that Mr. Trent Margrif, an Appalachian State University faculty member, had been giving cemetery tours for many years. He added that the tours were meant to be informative and cover a wide range of the cemetery's history. He asked the people who are making accusations that somehow the Town or the Watauga County Historical Society intended to be disrespectful to the people buried in the cemetery by doing ghost tours to desist from characterizing them in that way. He added that the HPC has never planned ghost tours for the cemetery, and that is something they would not do.

Chair Plaag stated that he received an email from Mayor Pro-Tem Edie Tugman and he wanted to read it to the HPC. In the email, Mayor Pro-Tem Tugman noted that the cemetery's history is not pretty and, in some ways, disgraceful, but it is what it is. She acknowledged the families' feelings and contributions to Boone, but it is our history and not our fault. She quoted an old saying, "Those who fail to learn from history are doomed to repeat it." She said our history must be recognized and reported, and it can be told without bludgeon.

Chair Plaag noted that he worked closely with Staff to get all of the communications into the meeting packet that he had received personally or the HPC had received, including communication received by the Watauga County Historical Society that he believed was intended for the Commission.

Chair Plaag opened the floor for comments from the HPC. Member Smyth stated that he was recently appointed to the HPC and had read the meeting packet. He pointed out that the proposed cemetery panels are not made of bronze material and are not carved in stone. He said they may last ten to 15 years, then, different Commission members could revise these panels and change their text. Vice-Chair Bond said she was amazed that more people did not know the HPC was working on the draft cemetery panel text. She said had they known, they would have gotten a lot more feedback on them.

Chair Plaag addressed a public comment made by a person in this meeting who needed help understanding why Mount Lawn was included in the recent draft text. He said it was included because the commentary on the last draft from July 2023 was why there was a discussion on Clarissa Hill and no discussion on Mount Lawn. He said in an attempt to include Mount Lawn, he did the research and incorporated that information. He said the outcome of adding Mount Lawn was that the story of Mount Lawn was not very attractive either. In the 1950s, he said White town folk were segregating the Town cemetery and told the Black community there was no room for them. They needed to go to the cemetery on the west side of Town. He also pointed out that with the request for additional context he provided in the latest draft, if you don't like the additional context, he said it is disingenuous to object to having additional context.

Vice-Chair Bond agreed with Chair Plaag about providing additional context on the Mount Lawn cemetery. She added that the HPC asked for documentation and did not receive it. She mentioned the request for a media blitz. She was unsure how much more the HPC could advertise it. She added that the people who stated they were frustrated that the families of the people interred in the cemetery needed to know about the work of the HPC, she suggested that those people tell the families about it.

Student Member Ziegler commented that signs, like words and QR codes only last for a while before they go defunct and would be replaced with something else. She said the HPC looked at an option for signs where the information panel could be changed out easily without removing the entire structure.

Member Watkins summarized the topics in his memo dated October 3, 2023 (permanently on file). He explained that he was troubled by the fact that this proposed cemetery panel project had evolved into an unintended and unnecessary controversy when we all are trying to achieve the same goal. He had read

the communications that had been submitted, and it was unfortunate that we encountered difficulty in achieving that consensus. He said one form of controversy is who is and who is not a "real" historian. He pointed out that as the number of panels had increased, we have been getting more and more into a level of detail that the average person would not read or be interested in. He pointed out that in different studies in different museums, visitors spend between eight and twenty-seven seconds looking at very fine works of art. He proposed a revision to one panel with two sub-headings.

Member Watkins read aloud the section of the memo named "Welcome to the Boone Cemetery." He talked about the land for the Boone Cemetery being originally owned by the Councill Family, and the Councill's and their slaves were buried there. The cemetery was segregated, with the Blacks buried on the east side and the Whites buried on the west side, with a fence separating the two sides. By the 1950s, the Black and White residents developed new burial spaces outside Boone's Downtown area. In 2015, the Town of Boone acquired the cemetery. Many of Boone's most influential people are buried there, including B.B. and D.D. Daugherty, who founded Appalachian State University, writer John Preston Arthur, and veterans of the nation's wars, including those who fought on both sides of the Civil War. He said this section is 173 words.

Member Watkins read aloud the second section of the memo named: "Visiting the Cemetery." He pointed out in this section that the Boone Cemetery is open to the public year-round from dawn to dusk. The visitors are reminded that it is a sacred place and not for recreation or sports, pets are not permitted, children must be accompanied by an adult, and behavior including interfering with a grave, rubbing a gravestone, removing grave goods, or leaning on a stone are forbidden. It reminds visitors that the desecration of gravesites in any form is a violation of North Carolina Law. He said this section is 89 words.

Member Watkins added that he was not suggesting that this wording is sacrosanct. He said he revised the wording on the panel to begin a discussion about what wording might appeal to everyone and still be within the grounds of appropriate professional historical practice. He also wanted to make people, generally, citizens of the Town, feel included in the process and satisfied with the outcome.

Chair Plaag asked the HPC members for feedback on Member Watkins's revised text for the cemetery panel. Member Smyth said that he visited the cemetery, and the dog waste station outside the cemetery gate invites dogs into the cemetery. He said when he was a student at ASU, and he did not know there was a cemetery there. He asked how are others expected to find out and be directed to the Boone Cemetery and who would the audience of these panels be.

Chair Plaag responded that he recollected that members of the Town Council said they would like to see some interpretative signage for the Boone Cemetery that addresses the key things that are interesting in the cemetery, and how to behave in the cemetery because there has been a long history of bad behavior in it. Chair Plaag commented that many people who gave public comment described these cemetery panels like Chair Plaag was forcing everybody to accept them and that they were Chair Plaag's panels. He explained that the work on the cemetery panel text was the work of the HPC body, and the proposed project was assigned to the HPC by the Town Council. He said they had done the best that they could do.

He added that the HPC asked him to draft the language, which he did. He said it had been discussed and revised many times. He said that the fence between the two sections was removed when the chain-link fence was removed, and the Town Council showed an interest in seeing this fence interpreted. He explained that Vice-Chair Bond had suggested that a run of granite markers be placed on the fence line. Chair Plaag said that later, the HPC learned that the cost of putting the granite markers was cost-prohibitive.

Chair Plaag explained that the Junaluska Heritage Association (JHA) knew about the discussion of the granite markers, and they said if the HPC were not going to put them in, the JHA said they would put them in because they had some stones and gravel left from the JHA's project of marking unmarked graves from the ground penetrating radar study. He added that the JHA would mark the line if there were no objections from the Town Manager or Town Council; there were none and JHA completed the project.

Chair Plaag responded to Member Smyth's comment about how will people locate the cemetery. He said a separate project was being done by the Watauga County Historical Society that would be funded by the Watauga County Tourist Development Associations (TDA). He explained that the funding would create an application allowing for the Downtown Boone Walking Tour with satellite sites, one of which would be at the Boone Cemetery.

Chair Plaag pointed out that one thing that has been overlooked in the critiques of the cemetery is that each of the QR codes leads someone visiting the cemetery to additional content on significant people buried there. He said content still needs to be developed because the HPC has focused on the cemetery panels text. He said that topic would presumably be a task for the HPC to work on that content, which would allow the HPC to talk about significant political figures, business leaders, religious leaders, soldiers, women leader and important Black leaders in the community. He added that the intent is to provide a complete inventory of every variable with the QR codes, but probably not for every individual as that would be labor prohibitive for the Commission. Vice-Chair Bond pointed out that the Stoneman's Raid history could be tied into the Downtown Boone Walking Tours.

Chair Plaag pointed out that he had been asked implicitly why there was so much focus on the segregation of the cemetery. He said it was a defining characteristic of the cemetery. He explained that every person that he had ever spoken to about the cemetery, including on the tours last year, had no idea there was a Union occupation of Boone and if they had seen the Union soldiers here and not have known that they were in the Black section of the cemetery, they would have been very confused by it. He added that people said because of this tour, they knew what was going on in the cemetery.

Chair Plaag noted that he had discussed with author, Mr. Terry Harmon the assumption that Benjamin Councill, Sr., played a role in the location of the burials of the Union soldiers. He said it was completely believable that the burials that occurred were on the Black side of the cemetery. He thought Mr. Harmon was wise to bring this topic up, and Chair Plaag modified the language to reflect it.

Student Member Riley talked about the people who had mentioned they were dissatisfied with QR codes on the panels. She explained that Staff had developed a design for a sticker to go over the panels when QR codes go defunct so the panels do not have to be changed out when information changes.

Discussion ensued on QR codes. Member Smyth talked about the feedback he had received on QR codes from the Blowing Rock Historical Association. He said because of the demographic of the Blowing Rock area, they were not as much in favor of QR codes as they were brochure stands, whereas the differing demographic of Boone might be different. He suggested having a brochure stand at the Jones Houses listing a map of the Boone Cemetery. Student Member Ziegler said in her age group and on campus at Appalachian State University, the students are hesitant to use QR codes because they can contain viruses. She added that the HPC had previously discussed having a brochure box at the cemetery.

Ms. Mitchell added to the discussion that when she talked to the Civil War Trails Program representatives regarding the Stoneman's Raid interpretative panel. She said the Civil War Trails Program indicated to her that they did not necessarily support putting QR codes in the text of the panels. She told them that the HPC had discussed putting a QR code on a sticker that could be easily changed out as necessary. She suggested not having the words QR code imprinted on the panel so that the sticker can be peeled off in the future when it is no longer needed. Vice-Chair Bond added that speaking from her age group, it would not matter if there was a QR code on the panel because she doesn't use QR codes to access information. She noted that other people are familiar with QR codes and have the devices to read them, and it would be beneficial to them to have a QR code on a sticker. Member Smyth noted that when QR codes become obsolete, the sticker could be removed and replaced with newer technology.

Ms. Mitchell informed the HPC that she had contacted the Vacker Sign Company to tell them there was a delay in the HPC sending them their order for the panels. She said the sign company responded that they understood, and they would provide Ms. Mitchell with a new estimate when the HPC was ready for one. She reminded the HPC that they had previously discussed having a brochure holder on one of the panels to be incorporated with the Downtown Boone Walking Tours.

Member Smyth suggested that the cemetery panels include highlights from a broad range of people buried there and information on the segregation topic, and Chair Plaag supported this suggestion. Chair Plaag added to the discussion that the text should be balanced and consider the important people from the Junaluska community that are buried there. Vice-Chair Bond added there should be recognition for the monument the JHA installed. Member Smyth noted that the fine line that the JHA put in at the cemetery was stark. He pointed out that a sign at the top of the hill in the cemetery talking about segregation would be appropriate. He suggested adding another sign near the front of the cemetery using Member Watkins's proposed suggested text, "Welcome to the Boone Cemetery." Member Watkins responded that the JHA may have more than one prominent person they might want to highlight in the cemetery. He said this is why he mentioned in his memo that he recommended that the proposed text be revised and vetted by all interested parties. He said he hoped that, ultimately, people would agree on who should be on the list for a general panel to be read by the average visitor to the cemetery.

Chair Plaag stated that he wanted to push back slightly on the comments he had heard during public comment and the idea of every interested party having an opportunity to weigh in on the cemetery panels. He explained that this is different from how the Town government works, except there is a public comment period where people can give their Town representatives and boards feedback on what they like and do not like about what they are doing in the Town. He said there are better ways to get the cemetery panels completed than the approach of trying to reach the approximately 20,000 people. He explained the Town Council directed the HPC to create proposed text for the cemetery panels that they may or may not vote to accept. He stated that the HPC had heard feedback three times prior to this meeting, and he tried to incorporate that information into the draft cemetery panel text. He added in the fourth revision of the draft cemetery panel text, he tried to include feedback from the community, including the broader Boone area. He stated that he revised the proposed text four times and does not care to do it again on his own. He said that Member Watkins's point was a fair one, and there is a way to encapsulate one more time to use the words that reach a broad audience and explains things in the eighth-grade language that would be typically used to make a historical interpretation on signs. He said that the HPC could revisit to see if four panels were the correct number because two panels might be the correct number of panels. He said one panel could be at the entrance and maybe a panel further up in the cemetery that interprets the dividing line and possibly includes something about the oddity of the three Union Soldiers being buried in the Black section in 250 words or less.

Chair Plaag suggested that another HPC member make the next revision to the proposed text. He opened the floor for the HPC to discuss how to move forward with the next revision. Vice-Chair Bond suggested that the HPC start with Member Watkins's information in his memo because it is well written, and he summed up the point of adding names to the text. She suggested that the HPC hold a special meeting to discuss the revised text. The HPC agreed to schedule a special in-person meeting on Tuesday, October 17, 2023, at 3 p.m. in the Planning and Inspections Conference Room at 680 W. King Street, Ste. C.

Member Smyth offered to work on the revision to the proposed text for the cemetery panels. He said he would prepare the proposed text from what he had learned in this meeting, and he would email it to Ms. Mitchell. It was discussed that Ms. Mitchell would forward the email to the HPC for their review and discussion in the special meeting and include in the meeting packet.

Discussion ensued on the revisions to the proposed cemetery panels text. Chair Plaag said he agreed with Vice-Chair Bond that the spirit that Member Watkins wrote about in his memo, and a good portion of the content, and his thoughts on condensing it all into one panel was a good starting point for the first panel in the next revision. Vice-Chair Bond asked if there should be another panel somewhere between the entrance panel and the one at the top of the hill of the cemetery. Member Smyth talked about incorporating segregation and the stark dividing line into the text.

Chair Plaag offered to create a list of historically significant people to be highlighted because he already had that information. He encouraged all the people attending this meeting via WebEx to email their list of historically significant people to Ms. Mitchell for the HPC to review. He noted that he preferred that the list of people be emailed within the next week. He added that the emailed information should include

the name and a few words about each person. Ms. Mitchell noted that she could do a brief social media announcement and email all of the people contacting her on the cemetery panels.

Chair Plaag talked about reducing the panels from four to two would give the flexibility to put a brochure holder in the cemetery and at the panel at the cemetery entrance, in addition to the QR codes.

JONES HOUSE LOCAL LANDMARK DESIGNATION REPORT UPDATE

Student Member Ziegler said she had been working on the architectural description and grammatical errors that Staff had pointed out. She requested some help from Chair Plaag on formatting photos and maps. Chair Plaag told Student Member Ziegler that he would give her explicit instructions on this formatting process. She said that she had been working on historical data from the packets Ms. Mitchell had given her on the National Register information for the property, and she needed find a better way to sort and organize the photos.

Chair Plaag said he was contacted last week by a relative of the Jones' and they have photos and materials from Dr. Jones, including family letters to donate. He said he hoped there was some information on the changes to the Jones House in the new donation materials. He said he thought it would be an outright donation, which would make it easier to allow Student Member Ziegler to use some of this new information if an exception could be made at the request of Chair Plaag. Ms. Mitchell stated the Planning and Inspections Department library might have some material that Student Member Ziegler could use with her work on the designation report. Chair Plaag pointed out that the P & I Department had the book entitled "Architectural History of Watauga County." Ms. Mitchell said she would check to see if the P & I Department had more architectural materials that Student Member Ziegler could use with her work on the report.

STREET NAMES PROJECT – REVISED HOWARD STREET NARRATIVE

Chair Plaag talked about the Howard Street Narrative and that it did not get on the Town Council agenda. Ms. Mitchell said that based on her research the HPC had worked on a draft narrative, and the Staff was waiting on Chair Plaag to update it and return it to the HPC. She stated that after that was completed, Staff would submit it to the Town Council. He asked the HPC for feedback on the updated narrative in the meeting packet. Vice-Chair Bond asked the HPC if someone was working on the Howard Street Project. Ms. Mitchell responded that the Public Works Department was doing the work. Chair Plaag reviewed the specific items that he changed in the narrative, including the four major events on the day of the 1913 auction. He said it added another page to the narrative. He asked the HPC if they were alright with his proposed changes to the draft narrative before they voted to send it to the Town Council for their consideration. Ms. Mitchell explained that after the Town Council approved the narrative, it would be added to the Town Website on the HPC page with the other street narratives.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Student Member Ziegler, that the Historic Preservation Commission recommends approval of the draft Howard Street Narrative by Town Council at their November 2023 meeting.

Vote: Aye – All
Nay – None
The motion passed.

Ms. Mitchell said she would update the HPC in December on the decision of the Town Council on the Howard Street Draft Narrative.

Chair Plaag added that the November Advisory material discussion should include the HPC's work plan for the next fiscal year.

STAFF UPDATES

Ms. Mitchell reminded the HPC of the topics added to the Town Council's October 2023 agenda for their consideration and approval. She outlined the three items as the R.L. Clay (Rivers) House Local Landmark Designation Report to be sent to SHPO for their review, the Stoneman's Raid Interpretative Panels to see if the Town Council was interested in the HPC working with the Civil War Trails Program to get approval for outside funding, and the recommendation for the Dana Folk Way project. She noted that she and Ms. Lane Moody, Downtown Boone Development Coordinator, would jointly present the Dana Folk Way recommendation to the Town Council. She added that Ms. Moody had spoken with the members of the DBDA, and they were interested in supporting the Dana Folk Way signage proposal. She said that Ms. Moody wanted to present some ideas from the DBDA.

Ms. Mitchell said she found some information from the Montana Historical Society regarding their plaques the HPC was recommending for the Dana Folk Way project. She said the cost for their plaques was about $800.00. She said they have a fully established marker program and charge $35.00 per plaque application. She said this information might be beneficial if the HPC wanted to go with a marker program.

Ms. Mitchell explained to the HPC that the Town had hired consultants to update the Comprehensive Plan, and they would be in Boone on October 23 and 24 to meet with stakeholders and to learn about Boone. She said the Staff would contact the HPC to check their availability on October 24, 2023, to see if they could meet with the consultants. She added that specific times would be set up for the HPC to meet with the consultants, and when she found out the times, she would let the HPC know. Vice-Chair Bond noted that she was available on the morning of October 24, and Chair Plaag said his schedule was flexible on that day.

Ms. Mitchell continued with Staff Updates and referred to Packet Page 340, and she explained with the new permitting software in the P & I Department, Staff can run a report that shows the Statement of Conformity monthly activity. She said moving forward, the Staff wanted to try to use this report instead of having other Planning Staff, including Ms. Christy Turner, Residential/Sign Administrator, attend the meeting to give the report. She pointed out that Mr. Mike James, Commercial Zoning Administrator, was now handling the zoning for commercial properties. She said that the Rams Rack – Statement of Conformity (SOC) was still under review by Staff. Chair Plaag stated that he believed repointing brick required a Certificate of Appropriateness (COA). Ms. Mitchell responded that Mr. James recently received

that project application and it was under review by Staff. She noted that by Staff providing a monthly SOC report with a brief description, there would be less conflict for the HPC if the SOC became a COA.

HPC UPDATES

Chair Plaag announced a community event that was coming up on Thursday of this week at 4:30 p.m. at the Blowing Rock Community Library. The event is the Blowing Rocket Digitization Consortium launching of Phase 1 of its digitization project. He said that Mr. Ralph Lentz would give a talk on the history of the Blowing Rocket. He said there would be an appeal for the money they needed to digitize the first section from 1932 to 1950.

Chair Plaag said that he had talked briefly to Mr. Mark Freed, Director of Cultural Resources, and with some of the tour guides from last year about doing the cemetery tours again, and the general consensus was that everyone was overwhelmed. Chair Plaag said it might be better to stay a year off and work on being more organized about the approach to the next cemetery tours.

Vice-Chair Bond announced on October 18, 2023, at 5:30 p.m. a Watauga County Historical Society meeting, and Mr. Mike Hardy would talk on Benjamin Cleveland.

Student Member Ziegler asked Ms. Mitchell how she should handle the media when they ask for comments. Chair Plaag explained to Student Member Ziegler that she is never obligated to speak to the media. He said the approach that he always took is unless he has been authorized to speak for the Commission or a Town Council member has allowed him to speak, he does not speak for the Commission. He also explained that Student Member Ziegler could handle the press by saying that she wanted to emphasize that anything she says to the media is her own opinion and not the HPC's opinion.

NOVEMBER ADVISORY SESSION MATERIAL

Ms. Mitchell stated that it was discussed to include the following items: Staff Updates to include the Rivers House Local Landmark Designation Report, Stoneman's Raid Interpretative Panel with the Civil War Trails Program, and the Dana Folk Way Project; HPC Work Plan; Boone Cemetery Interpretative Panels following the discussion at the October 17 Special Meeting. Chair Plaag suggested the following item for the November Advisory Material: Jones House Designation Report Update by Student Member Ziegler.

OTHER DISCUSSION

There was no other discussion at this meeting.

ADJOURNMENT

Vice-Chair Bond made a motion, seconded by Student Member Ziegler, to adjourn the meeting at 5:05 p.m.

Vote: Aye – All
Nay – None
The motion passed.

_____ _____

Eric Plaag, Chair **Marlene Crosby, Board Secretary**

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
October 10, 2023, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and Vardell Smyth

Student Member: Riley Ziegler

Council Liaison: Virginia Roseman

Town Staff in Attendance: Jessica Mitchell-Advanced Planning Specialist, Christy Turner – Residential/Sign Zoning Administrator, Mike James- Commercial Zoning Administrator, and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Avery Cole and Hannah Margolis-Cole-Applicants, and JC Feimster

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CALL TO ORDER

Chair Eric Plaag called the HPC Quasi-Judicial meeting, held in person at 680 W. King Street, Suite C and via WebEx, on October 10, 2023, to order at 3:03 p.m.

ADOPTION OF AGENDA

Member Smyth made a motion, seconded by Student Member Ziegler, to adopt the agenda as written.

Vote: Aye – All
Nay – None
The motion passed.

PUBLIC COMMENT

Member Watkins asked Chair Plaag if it would be appropriate to acknowledge the recent passing and the contributions that Former Mayor Rennie Brantz had given to the Town of Boone and the Historic Preservation Commission. Chair Plaag added that at the next HPC meeting, he would like to present a resolution honoring Former Mayor Brantz's many years of service to the HPC. Chair Plaag offered to prepare the draft resolution. There was consensus from the HPC for Chair Plaag to prepare the draft resolution. Vice-Chair Bond wanted the record to note of this discussion started by Member Watkins. Chair Plaag suggested that the HPC forward the resolution to the Town Council for their consideration.

Member Smyth disclosed to the HPC that during Buskersfest 2023, he went by the Ellison NC retail shop to look at the condition of the building, and he met one of the owners, Mr. Avery Cole. He noted that he and Mr. Cole did not discuss the COA case.

Chair Plaag closed public comment.

Chair Plaag introduced himself as the Chair of the Historic Preservation Commission and Vice-Chair Bettie Bond, Member Chuck Watkins, Member Vardell Smyth, and Student Member Riley Ziegler.

Chair Plaag introduced the Staff members as Ms. Jessica Mitchell, Advanced Planning Specialist, Ms. Christy Turner, Residential/Sign Zoning Administrator, Mr. Mike James, Commercial Zoning Administrator, Ms. Marlene Crosby, Board Secretary, and Ms. Allison Meade, Town Attorney.

Chair Plaag swore in Mr. Mike James, Ms. Christy Turner, and Ms. Jessica Mitchell.

CASE A23-0204 – ELLISON NC – COA

Case A23-0204, Cole Avery of Ellison, is requesting to remove the green metal awning from the front of the 718 W. King Street building. The removal of the awning is classified as Major Work, which requires a Certificate of Appropriateness. 718 W. King Street, the Linney Law Office, is classified with a Local Historic Landmark designation and under the Ordinance designating the Frank A. Linney House and Former Linney Law Office as a local historic landmark. This local historic landmark ordinance for these properties states that the review process of Article 8 of the Town of Boone Unified Development Ordinance shall be observed prior to any demolition, alteration, rehabilitation, restoration, or removal of any exterior elements of the designated property. Staff has provided this ordinance as an exhibit for reference of the local historic landmark designation.

Chair Plaag opened this case and noted that the applicant's information began on packet page three and a description of the proposed work on packet page seven.

Chair Plaag reiterated that it be noted in the record that during public comment, Member Smyth had disclosed to the applicant and the HPC that he had visited the site to look at the condition of the building.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change, if any commissioner had a conflict of interest regarding this case, including any financial interest in the outcome of the case or a close familial relationship with any person affected by the outcome of the case. There were no answers in the affirmative.

Chair Plaag asked if any commissioner had engaged in any undisclosed ex-parte communication regarding the application. There were no answers in the affirmative.

Chair Plaag asked the applicant, Mr. Elijah Cole Avery, to state his full name, and then he swore him in.

Chair Plaag asked Mr. Cole if he objected to the materials in the meeting packet, and Mr. Cole responded no. He confirmed that Mr. Cole was self-presenting in this case.

Chair Plaag asked Mr. Cole to make an opening statement. Mr. Cole referred to packet page seven. He stated that he requested removing the green metal awning from the front of the building to restore the storefront to its original look, as shown in the submitted photo. He added that his main concern was the height of the green metal awning being under seven feet, and people were hitting their heads on the arms of the awning. He added that the awning was rusty, and water ran through it where it is connected to the outside of the building. He showed concern for a bench located in the front of the retail shop and that it is more likely that people might hit their heads on the arms of the awning as they stand up from being seated at the bench.

Chair Plaag referred to packet pages 41 and 42, and asked Mr. Avery to clarify his interest in installing a sign using the existing hangers on the building. He asked Mr. Avery if he meant the wooden sign or the interior lighted, projected sign. Mr. Avery replied his first thought was to install a projecting sign, but he was open to installing a flat sign placed where the Palmer's Photo Shop sign is shown in the meeting packet photo.

Chair Plaag pointed out to Mr. Avery that there are limitations in the Unified Development Ordinance regarding the kinds of signage. He asked Mr. Avery if he wanted the HPC to consider both sign possibilities as part of this application to give him the broadest range of possibilities for his signage since he had yet to decide. Mr. Avery responded that he wanted more information on the signage. Chair Plaag confirmed with Ms. Meade about his approach to addressing the signage. Vice-Chair Bond asked if there was a third possibility of not having a sign above the windows and just having the projecting sign. Chair Plaag said the applicant requested either an attached wall sign, a projecting sign, or both. Ms. Meade stated that the staff report indicated that a sign would be subject to approval through the administrative "Statement of Conformity" process rather than through a "Certificate of Appropriateness" process. Ms. Turner replied to Ms. Meade's statement stating the sign review would occur through the administrative process. Ms. Meade said the HPC could guide the Planning Staff on a historical issue.

Chair Plaag asked if there was language regarding signs that required a COA application. Ms. Turner clarified there was language for removing a historic sign, and the Planning Staff does not consider an awning a sign because it has no writing on it.

Chair Plaag asked Mr. Avery if he had more to add to his opening statement, and Mr. Avery responded that he had completed his opening statement.

Chair Plaag asked the Planning Staff if they had information to present other than the information in the meeting packet. Ms. Turner told Mr. Avery that for an attached sign, the size could be a one-half square foot per linear foot building frontage like the wooden attached "Palmer's Photo Shop" sign. She said for the projecting sign, the size could be 16 square feet.

Chair Plaag pointed out to Mr. Avery that the only thing that could present an issue where he would be required to come back to the HPC is if the attachment of the sign somehow damaged the building or adversely affected the stacked stone. He said that if the electrical conduit coming out of the stone still existed from the "Palmer's Photo Shop" sign it could potentially be used, and there would not be an issue requiring a return visit to the HPC. Chair Plaag explained that he was hesitant about whether it was a minor work through the SOC process review because if in any way the masonry is involved, he said it would trigger a COA review for major work. Member Smyth told Chair Plaag that he saw one or two round metal attachment points on the vertical column above the main door that the façade was probably connected to originally. Chair Plaag said those attachment points were probably for the bracket that held the sign. He said those attachment points can be reused, which would be fine for the Planning Staff to review and approve. He reiterated that if in any way it looked like the masonry would be damaged, Mr. Avery would have to return to the HPC for further review. Mr. Avery acknowledged the importance of protecting the stone and stated that he did not want to compromise the stone.

Chair Plaag said that earlier in the hearing, Mr. Avery said he did not have witnesses to speak at this hearing and would be his own witness.

Chair Plaag stated that Mr. Avery had pointed out in his opening statement that the arms of the awning were rusted. He referred to packet page eight and noted that the awning appeared in line with the top of the door. He said if it is a standard door, it would be about six feet eight inches, which is low. He said that the Planning Staff had verified in the meeting packet that the awning needed to conform to the height requirements for other awnings that normally overhang a public sidewalk. He said he thought eight feet was a normal height, and Ms. Turner confirmed that eight feet was correct above the public sidewalk. He said it was not a non-conforming use because it overhangs a private area, not the public sidewalk. He said this would otherwise be a non-conforming use awning and not original to the building. He said the awning was installed in 2014 or 2015 and is in no way historic. He said a raised-seam metal roof differs from a typical material that would not have been seen during the period of significance for awnings. He said the historic standards generally encourage the removal of such things.

Chair Plaag asked Mr. Avery if he had other evidence to present why removing the green metal awning would be appropriate. He explained that this would be the time for the applicant to refer to the standards for their case. He referred to packet page 19 for the Design Standards in the Staff Report, and the bottom of packet page 20 includes the Windows, Doors, and Awnings standards.

Ms. Hannah Margolis asked to join the hearing to help Mr. Avery refer to the standards that support the removal of the green metal awning. Ms. Hannah Margolis stated her name, and Chair Plaag swore her in. Chair Plaag confirmed with Mr. Avery that Ms. Margolis could speak at this hearing.

Ms. Margolis pointed out that Design Standards 6.11 and 6.12 supported the removal of the awning because the awning was not original to the building. She added that it has a Mountain Village appearance, and it does not align with the goal of the HPC for the Downtown Historic District. She also stated the awning does not seem to be historical. She said that since gutters are attached to the building, it didn't seem like the awning was doing anything structurally. She said there is a gap where the awning is up against the building that water can run through. She added that without the awning, more sunlight would come into the building, and there would be no shade underneath the private sidewalk. She said the awning removal was not impacting the water flow or the design of the building.

Design Standards 6. Windows, Doors, and Awnings

> The arrangement of doors and windows on an historic property is one of the most important elements of building design. It is imperative that these arrangements be preserved in order to maintain the integrity of individual historic properties and the integrity of the District. Because older windows and doors were not always designed with heating and cooling efficiency in mind, it is often tempting to property owners to replace these features with modern doors and windows. Despite the apparent advantages of doing so, replacement with modern doors and windows is often far more expensive than repairing existing historic doors and windows, and their use often completely destroys the integrity of the historic property in question. Furthermore, many companies are now producing “modern” wood replacement windows that replicate the appearance of their historic antecedents with fixed muntins but feature double-pane glass to assist with heating and cooling efficiency. The HPC reviews proposals for the use of modern wood

replacement windows carefully to insure that muntin thickness aligns with the muntin dimensions of historic windows. Boone's downtown commercial historic district has also suffered from the installation of various architectural elements designed to simulate a "mountain village" appearance. These typically consist of large, wooden porch attachments or awnings that are not historically appropriate to the downtown area and its historic context. Metal and modern vinyl awnings have also appeared on some properties, disrupting the integrity of many of Boone's historic commercial properties.

Design Standards 6.11

Awnings, porches, shed roof porticoes, and arcades that attempt to create a "mountain village" appearance or that are not historically accurate to the District's historic context only work to damage the integrity and appearance of the District. Property owners whose buildings possess such features should endeavor to remove them and restore the facade of their property to its historic appearance. Such "mountain village" treatments should never be incorporated into additions or new construction within the District

Design Standards 6.12

Awnings installed on properties in the District should always be historically appropriate based on available photographic and historical documentation demonstrating the historic presence of such an awning on the property in question. Awning styles with no documented historical precedent should never be added to properties in the District. For example, properties that historically possessed flat awnings anchored by cables or steel rods should retain these kinds of awnings. In cases where they have been removed, and particularly in cases where they have been replaced with modern, clamshell, half-round, or vinyl awnings or awnings that are historically inappropriate to the building, property owners should endeavor to remove the modern feature and restore the original awning configuration with appropriate materials based on historical documentation for that particular building. Another common, historic awning type in the District was the metal-frame, sloped, fabric awning that was sometimes retractable. New sloped awnings should be composed of canvas or acrylic, and never of vinyl. Metal and shed roof awnings are never appropriate, except for historic properties erected after World War II that historically had metal or shed roof awnings at the time of their construction. Awnings should never obscure vital architectural components of the original building. Awnings on new construction or additions should also be historically appropriate to the District and not feature configurations that distract from the historical integrity and continuity of the District.

Chair Plaag read aloud a sentence from Design Standards 6.12 that "metal and shed roof awnings are never appropriate, except for historic properties erected after World War II that historically had metal or shed roof awnings at the time of their construction." He told Mr. Avery and Ms. Margolis that this building was not a post-World War II building, and that this standard would be helpful to the applicant in making the argument for this case. Ms. Margolis responded that she and Mr. Avery understood that they were required to follow the appropriate protocol so that the building was not damaged.

Communication: October 10, 2023 Quasi-Judicial Meeting Minutes (Approval of Minutes)

Chair Plaag asked Mr. Avery and Ms. Margolis if they had any other evidence to present on their request, and Mr. Avery responded no.

Chair Plaag asked the Planning Staff if they had other evidence to present, and Ms. Turner responded no.

Chair Plaag asked the HPC if they had questions from the Planning Staff on this application. Member Smyth asked, considering the current sign ordinance, if it would be appropriate for Mr. Avery to put his business sign in the same place where the "Palmer's Photo Shop" sign is shown in the photograph. Ms. Turner responded that the applicant must follow the current sign ordinance.

Ms. Margolis explained that the previous tenants painted white around the door and the windows. She said the upstairs windows are the original brown color. She asked if she could paint the upstairs windows white to match the downstairs windows. Chair Plaag explained that the HPC does not regulate paint color, except that neon colors are prohibited. Ms. Turner responded that if the window surfaces are already painted, it is considered repair and maintenance to paint them. She said no permit would be required if the applicant wanted to paint the upstairs windows white. Ms. Margolis confirmed a permit was not required for the applicant to use touch-up white paint to the building if there is any damage when the awning is removed without a permit. Chair Plaag replied to Ms. Margolis that would be alright to do.

Chair Plaag asked the applicant to use an appropriate wood putty to fill the holes in the building where the awning arms were removed. He added that if the applicant, while removing the awning arms, finds the whole wood frame or the window is rotted, which would require a more substantial repair, those instances might require the applicant to return to the HPC for further review.

Member Watkins commented about the signage, and he referred to packet page 11 and read the Staff note at the top of the page. He said the applicant was only proposing a replacement of the original projecting sign that will be approximately four (4) square feet in area. He said the applicant was not proposing a replacement of a horizontally attached sign. He supported the proposal to remove the green metal awning and added that it would improve the appearance of the building. Chair Plaag explained that the proposed sign only requires a SOC handled by the Planning Staff. He added that his only concern was if the applicant was doing a projecting sign and if there were an issue with the mortar that proposed work would trigger a COA. He said the applicant would have to return to the HPC for a review in that case. He wanted to discuss the process with the applicant now to help them avoid paying another COA fee and go through that process.

Ms. Margolis stated that when she completed the COA application, she did not think there was an option to have an attached sign on the building. She noted that she appreciated the discussion on the signs before they decide on the type to use, and she expressed they are flexible on the type of sign they choose to use for the business.

Chair Plaag pointed out that the HPC does not look at general ordinances under the UDO regarding signs and cannot render an opinion on signs. He said the Planning Staff must guide the applicant through the sign review process. Ms. Margolis pointed out that she thought this hearing was only for removing the green metal awning, and the sign proposal was a separate application. She said this is the reason she was not prepared to discuss signage. Chair Plaag reiterated that his only concern about the sign is the applicant needing to attach it to the building in a way that would be damaging or destructive to the masonry.

Chair Plaag asked if there was any other interested party to speak or present evidence supporting the application; if there was any non-party witness to speak or present evidence supporting the application; if there was any interested party to speak or present evidence in opposition to the application; if there was any non-party witness to speak or present evidence in opposition to the application. There were no answers in the affirmative.

Chair Plaag noted that no rebuttal was necessary for this case, and he asked Mr. Avery if he wanted to give a closing statement on his request to remove the green metal awning. He told Mr. Avery that he could defer in case the Planning Staff wished to make a closing statement. Ms. Margolis stated that the HPC understood Mr. Avery's request and did not have a closing statement.

Chair Plaag asked the Planning Staff if they wanted to give a closing statement or argument. Ms. Turner responded that the Planning Staff did not have a closing statement for this case.

Chair Plaag opened the floor for the HPC to discuss the evidence presented by the applicant. He reminded the HPC that they would limit their discussion to the proposal and its relationship to the standards applicable to this case. He added that the HPC must consider only competent material and substantial evidence when making findings of fact if any evidence that falls into the category of hunches, rumors, speculation, and relevancies would be rejected by the HPC and noted in the record as such.

Chair Plaag asked if there were other concerns or questions of the HPC, and hearing none, he moved on to the motion and vote for this case.

Motion and Vote:

Member Smyth made a motion, seconded by Student Member Ziegler, to approve the removal of the green metal awning based on Design Standards, Windows, Doors and Awnings Sections 6.11 and 6.12, and the proposed alteration is not incongruous and conforms with the standards of the historic district.

Chair Plaag added a friendly amendment that the requested removal of the green metal awning removes the non-conforming use, specifically an awning that is not of appropriate height per the Unified Development Ordinance. Member Smyth accepted this friendly amendment.

The approval of this case includes the following conditions:

- Where there is a conflict between the application information and the plans (initial submittal on April 26, 2023, and revised submittal on May 20, 2023), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or their representatives at the public hearing shall also become a condition of the permit and a basis for a stop work order or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details, and specifications that meet the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

  Vote: Aye – All

Nay – None

The motion passed.

Chair Plaag asked Ms. Turner to explain to the applicant the next steps of the COA process. Ms. Turner said the Planning Staff would create a COA stating the approval for removing the green metal awning and send it to the applicant upon completion. She also explained that the applicant would need to submit a sign application for their sign once they have decided on the type of sign. Staff discussed the HPC's discussion of any sign attached to the building should be through the mortar and not damage the building. Ms. Meade added to the discussion that this did not have to be a condition of approval as it is in the historic district standards for the applicant to follow regarding signs. Chair Plaag confirmed that the applicant only needs to return to the HPC regarding the sign if there is an issue with the masonry when attaching the sign to the building.

With no further discussion, Chair Plaag closed this case.

Other Discussion

Ms. Mitchell mentioned that Ms. Jane Shook, Director of Planning and Inspections, had emailed the HPC regarding a meeting to be held on October 24, 2023, at 2:45 p.m. for the HPC to discuss the Comprehensive Plan Update with the consultants. She explained that the meeting would be held in the Planning and Inspections Conference Room at 680 W. King Street, Suite C. She stated that the consultants wanted to talk openly with the HPC members to learn more about Boone.

Ms. Mitchell reminded the HPC of the Special HPC meeting to be held in person at the Planning and Inspections Conference Room on Tuesday, October 17, 2023, at 3 p.m. She said the agenda topic for this special meeting would be on the Boone Cemetery Interpretative Panels. She noted that she had not received more information on the cemetery panels at this time.

Ms. Mitchell stated that the October 17 and 24 meetings could be attended in person or via WebEx. She asked anyone wanting to attend via WebEx to contact her so she could send them a WebEx invite.

Ms. Mitchell said since the HPC has started meeting in person in the Planning and Inspections Conference Room, she asked the HPC for their thoughts on how they would like to attend future meetings, whether in-person or via WebEx.

Vice-Chair Bond, Member Smyth, and Student Member Ziegler stated they preferred to attend the in-person meetings. Council Liaison Roseman explained that she would attend the Quasi-Judicial meetings via WebEx and try to attend the Advisory meetings in person. Chair Plaag suggested that the general approach that the HPC and Staff should take for all of our meetings is to make them available in a hybrid format. He said the reason for the hybrid format is so anyone wanting to view the meeting could also give public comment if they were traveling or were sick, and they would have the option of attending the meeting remotely.

Ms. Meade left the meeting at approximately 4:01 p.m.

Adjournment

Vice-Chair Bond made a motion, seconded by Member Smyth, to adjourn the meeting at 4:09 p.m.

Vote: Aye – All
Nay – None
The motion passed.

_____ _____

Eric Plaag, Chair **Marlene Crosby, Board Secretary**

Town of Boone

PROGRESS UPDATE FOR DECEMBER 5, 2023 HPC ADVISORY MEETING

Boone Historic Preservation Commission Work Plan for Fiscal Year 2023-2024

with Remaining Work Plan Items for Fiscal Year 2022-2023

Notes: Staff presented to Town Council the HPC Work Plan for Fiscal Year 2023-2024 (further referenced as FY 2024) at the January 2023 Planning Retreat. Staff informed Council of which items require funding. This document is organized by the Approved HPC Work Plan and Pending HPC Projects.

Project Item & Description	***Status***
Approved HPC Work Plan	
Councill's Store and Hayes-Bryan-Greene Cemetery Markers Installation	COMPLETED as of February 2023 (Councill's Store) and June 2023 (Hayes-Bryan-Greene Cemetery)
Board training opportunities in FY 2024 for CLG requirements in Federal Year (October 1, 2022 – September 30, 2023) (Requested funding for FY 2024 $200 - $600)	COMPLETED November 2022 – Staff attended CLG training by SHPO December 2022 – Staff and HPC members attended virtual UNC SOG training ($525) April 2023 – SHPO CLG Orientation session
Local Historic Landmark Report for R.L. Clay (Rivers) House and Jones House / Request Local Historic Landmark Designation for R.L. Clay (Rivers) House and Jones House	IN PROGRESS R.L. Clay (Rivers) House report completed September/October 2023; Staff presented to Council October 2023 to begin designation process IN PROGRESS Jones House report as of November 2023
Finalizing Boone Cemetery Interpretative Panels text and design; purchase and installation (Requested funding for FY 2024 estimate $5,000)	IN PROGRESS: HPC recommended approval on November 14, 2023. Item for Town Council consideration on December 4, 2023.
Stoneman's Raid Interpretative Panel for Downtown Boone Post Office site (Requested funding for FY 2024 estimate $2,000)	IN PROGESS Staff presented request to Town Council in October 2023. Staff can proceed with paperwork and HPC can consider program requirements.
Revisions and supplementary documents to Appendix D; Staff-led with HPC consideration	IN PROGRESS: HPC held a Special Meeting on September 20, 2023, to discuss Appendix D. Staff will continue to work on revisions and inform the HPC in the coming months.
Write standards for the current Local Historic Landmark properties, to be completed by HPC members.	IN PROGRESS Landmark property standards will be incorporated into Appendix D revisions

Boone Street Names/Histories Project for 2023-24 (in priority order) a. King Street b. Queen Street c. Depot Street d. Rivers Street Water Street/Burrell Street	NOT COMPLETED as of October 2023 Howard Street revised September 2023
Boone Cemetery Survey to be re-visited and completed by June 30, 2023.	NOT COMPLETED as of October 2023.
Light pole banners in Downtown Boone indicating boundaries of the Downtown Boone Local Historic District	NOT COMPLETED as of October 2023
Pending HPC Projects	
Dana Folk Way; Staff coordinating with DBDA and will coordinate with other Town departments as needed; HPC to consider interpretative sign text to honor Dana Folk and recognize "Ice House Alley"	IN PROGRESS
Digital Watauga – Photo library for all properties in the Downtown Boone Local Historic District for Staff to use for COA cases and other projects	IN PROGRESS
Architectural Survey of the Downtown Boone Local Historic District to send to SHPO	IN PROGRESS
Solicit interest from owners of Gragg House and Blair Farm in Local Landmark Designation (Staff would like to ensure all current landmark properties are accounted for the in Appendix D revisions/standards before designating additional landmark properties)	
Begin comprehensive architectural surveys, building on work completed by ASU classes (ideas for completion with interns or coordination with ASU classes): a. Grand Boulevard (Daniel Boone Park) neighborhood b. Cherry Park (Cherry Dr., Eastbrook, Westbrook, Cherrybrook)	
Survey of Edmisten Cemetery, Dale Street	
Interpretative signs (attached signs) to contributing buildings in the historic district	
Architectural terms glossary	

Historic Preservation Commission Chair/Vice-Chair Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ◆ Boone, North Carolina 28607
Phone (828) 268-6960 ◆ Fax (828) 268-6961◆ Email: planning@townofboone.net ◆ www.townofboone.net

Board Member Information (Please see Board Secretary if needed for term information)

Name (Print):

Date Appointed: Date Term Expires:

Number of Terms Served: Position: ☐ Chair ☐ Vice-Chair

Questions

1. **Orientation & Training**
   - **A.** Have you completed the Historic Preservation Commission orientation?

     ☐ **Yes** ☐ **NO**
   - **B.** If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?

     ☐ **Yes** ☐ **NO**
2. **Comprehensive Plan & Other Adopted Plans**
   - **A.** Are you familiar with the Town's 2006 Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "Ordinances, Plans & Studies" heading?

     ☐ **Yes** ☐ **NO**
   - **B.** If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?

     ☐ **Yes** ☐ **NO**
3. **Unified Development Ordinance**
   - **A.** Are you familiar with the Town of Boone's Unified Development Ordinance, specifically Articles 1 General Provisions, Article 2 Administrative Mechanisms, Article 4 Permits and Article 5 Quasi-Judicial Procedures and Article 8 Historic Preservation Standards?

     ☐ **Yes** ☐ **NO**
   - **B.** If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?

     ☐ **Yes** ☐ **NO**
4. **Historic Preservation Commission Rules of Procedure**
   - **A.** Are you familiar with the Rules of Procedure?

     ☐ **Yes** ☐ **NO**
   - **B.** If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?

     ☐ **Yes** ☐ **NO**
5. **Please explain why you wish to obtain this appointment:**

Official Use Only
Date Reviewed by Historic Preservation Commission:
Date Reviewed by Town Council:

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BOONE HISTORIC PRESERVATION COMMISSION

Local Landmark Designation Report, Second Rough Draft

The John Walter Jones House

604 West King Street,

Boone, NC 28608

Prepared by…

December 5th, 2023

Communication: Jones House Local Landmark Designation Report - Revised Draft (Jones House Local Landmark Designation Report Update)

Cover Image: The south exterior of the John Walter Jones House, August 2023, image courtesy of Riley Ziegler

Communication: Jones House Local Landmark Designation Report - Revised Draft (Jones House Local Landmark Designation Report Update)

Local Historic Landmark Designation Report

Jones House

Boone, Watauga County, North Carolina

I. General information

1. *Common and Historical Property Names*

   John Walter Jones House

2. *Physical Address or Location*

   604 W King St, Boone, NC 28607

3. *Tax Parcel Identification Number (PIN)**

   2900-89-5144-000

4. *Current Owner(s) Name(s)*

   Town of Boone

5. *Current Owner(s) Mailing Address(es)*

6. *Appraised Value of the Property (a copy of the most recent tax card will suffice)*

7. *Date of Construction*

The John Walter Jones House was originally built in 1908. After the death of John Walter Jones, his wife, Mattie, added an expansion to the rear of the home. It is unknown when this expansion occurred.

8. *Historical Significance*

Communication: Jones House Local Landmark Designation Report - Revised Draft (Jones House Local Landmark Designation Report Update)

Areas of Significance: Criterion B: Association with John Jones

Criterion C: Architecture

Period of Significance: 1889-1927

II. Brief Statement of Significance[1]

The John Walter Jones House is significant at the local level under Criterion B because of its association with John Walter Jones from 1876 to 1925 and his family following this and under Criterion C for its representation as one of the last standing Queene Anne-influenced houses in Boone. The Jones House was initially built in 1908 as a family home for Dr. John Walter Jones, one of Boone's first physicians. Upon the death of Dr. Jones, his wife saw fit to turn the home into a boarding home.
The Jones House, which is one of the oldest surviving residential properties in Downtown Boone, has remained larhgely unchanged in its exterior since its initial construction.

The Jones House retains an impressive amount of historical integrity, given its change in hands throughout the years and its loss of many acres on the original property. The house retains its original form and appearance, sans an addition added by the wife of Dr. Jones. In select cases where new materials have been added, the materials match well with what can be found original to the house. underneath. While there are also important interior elements that are reflective of the Jones House;s period of significance, damage to some of these elements have had an adverse impact on their integrity. While these interior elements are noted here for their historical importance, the proposed local landmark designation applies only to the exterior elements of the building.

The property to be designated includes the entirety of the exterior of the Jones House, including the two large, historic, sugar maple trees that date to the American

Communication: Jones House Local Landmark Designation Report - Revised Draft (Jones House Local Landmark Designation Report Update)

Civil War period occupy the bluff over King Street at the extreme south end of the property and the house itself.

III. Architectural Description

The Jones House is a classic example of a Queen Anne-influenced property brought about during the Colonial Revival. The building is a cube shaped home that features projecting bays on three sides and an added extension to the rear. A pyramid-shaped roof with gables to the sides and front covers the top of the building. The extension of the house is not covered by the same pyramidal roof - instead, it's covered by a gabled roof. The exterior of the house is clad in horizontal wood weatherboard and the roof is constructed of asphalt shingle not thought to be original to the house. The Jones House is positioned to the east of Grand Boulevard and overlooks King Street from the north.

The Jones House originally was sited on six acres of land. However, due to expansions made to King Street, the Jones House is now seated on a one acre lot with many features scattered across the lawn. The lawn at the south of the house features iron clad gates that extend across the extreme south end of the property. Two plastic picnic tables can be found at the southeast and east sides of the house. Most importantly, though, are the two large, historic, sugar maple trees dating to the American Civil War period occupying the bluff over King Street at the extreme south end of the property. These trees were previously part of a group of six, but have since been cut down to two due to poor health of the other trees and reductions made to the property. In order to maintain the health of the trees, wires have been hung to help support the larger branches. A quarried stone and mortar retaining wall separates the property from the sidewalk along King Street. The lot on which the Jones House resides steeply rises about six feet above the retaining wall before levelling off.

Communication: Jones House Local Landmark Designation Report - Revised Draft (Jones House Local Landmark Designation Report Update)

The Jones House in the snow, after the cutting back of the embankment for the widening of King Street. It is hard to tell if the embankment has been cut back yet in this image. 1939. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project.

The first-floor elevation at the south of the house features a semi-circular wooden porch enclosed by wooden railings that present turned spindles for decoration. This railing has been cut at the sides to allow the removal for live outdoor music and remains in place using metal locks. A double staircase constructed of wood sits to the east end of the porch. The staircase in enclosed by wooden railings and hosts a center wooden railing, neither of which are thought to be original to the house. Six wooden column posts serve as support for the roof. The porch itself sits on a red brick structure that has been covered by white lattice. This brick is not original; the brick foundation was replaced in August 1985, matching the original brick both in color and dimension. The first-floor bay features a large, wooden one-over-one double-hung sash window divided unevenly from top to bottom, presumably to provide a better view from the parlor. It is centered by two single, one-over-one, double-hung sash wooden windows on either side. The entrance to the house east of this bay and includes a paneled wooden door flanked by another single, one-over-one, double-hung sash wooden window. The wood door

Communication: Jones House Local Landmark Designation Report - Revised Draft (Jones House Local Landmark Designation Report Update)

features three small vertical panels at the bottom and two horizontal panels above and below a square glass opening. The door frame features indents for the numbers 124 which have since been painted over but remain visible.

The west elevation features two single, one-over-one, double-hung sash wooden windows on both elevations on the projecting bay. The projecting bay noticeably includes water damage that has since been repaired and painted. The gable extending over these windows is notably off-center and includes a single, one-over-one, double-hung sash wooden window, as well as painted wood shakes underneath the gable. North of the projecting bay, the secondary elevation of the house features a single, one-over-one, double-hung sash wooden window. The first floor, on the other hand, features four wooden one-over-one, double-hung sash windows lined in a row. Hooks lined above these windows suggest a previous porch, possibly original to the home, that no longer exists. It is unsure what these hooks may have held, but the best guess is an awning to provide outdoor shade.

Communication: Jones House Local Landmark Designation Report - Revised Draft (Jones House Local Landmark Designation Report Update)

Earliest known image of the full Jones House. A notation on the back says "about 1910", but this is probably too early. Standing on the front porch looks to be Mattie with a young Mazie, so possibly 1915 or 1916. Note the open porch on the back of the house and the barn in the east yard. Image Courtesy of the Mazie Jones Levenson Collection, Digital Watauga Project.

Another noticeable feature to the front west side of the home is a passageway leading through the bushes to what is now the Mast General Store. This branch of the general store wouldn't open until 1988, though There is nothing noted in documentation about the Jones House that suggest this addition existed at the house's creation. It's unsure when and why this passage was added.

The north end of the house is most likely an extended addition made by Mrs. Jones after the passing of her husband. It features a shed roof portico supported by columns. The second floor presents two single, one-over-one, double-hung sash, wooden windows. These windows do not fall in line with the overarching gable above them. The gable features a single, one-over-one, double-hung sash at center and painted wood shakes underneath. At the lower elevation, the north end of the house features a wooden door capped by a transom in the center of the first elevation. To the east of this entrance is a concrete accesibility ramp extending towards the parking lot located at the rear of the house. To the west, a wooden storage area can be found.

The east elevation features a projecting bay in the center of the elevation, covered by an off-centered gable that features a single, one-over-one, double-hung sash, wooden window and painted wood shakes underneath. The bay features three wooden one-over-one, double-hung sash, wooden windows one both the first and secondary elevations, flanked by a single, one-over-one, double-hung sash, wooden window on either side that serve as stairwell windows. To the southeast corner of the first elevation is a single, one-over-one, double-hung sash, wooden window as well.

IV. Historical Background

The Jones House is significant at a local level for its use in the modern day as a cultural center and as one of Boone's few remaining examples of pre-WWI architecture.

Communication: Jones House Local Landmark Designation Report - Revised Draft (Jones House Local Landmark Designation Report Update)

It also retains added significance for its association with Dr. John Walter Jones, a prominent physician in the town of Boone. The Jones House was formerly the home of Dr. John Walter Jones, a native of Alleghany County, North Carolina. Dr. Jones moved to Boone after attending Chattanooga College of Medicine. He intended to practice medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families. It would be through the Blackburn family that Dr. Jones would meet his wife, Mattie Mae Blackburn.

Dr. Jones and Mattie Blackburn were married in May 1907. At this time, the newlywed Jones' couple began their search for a place to build their home. They would come to select six acres near Boone's commercial district, what would eventually be revealed to be one of the oldest sites in Boone, to build their home. The site had previously been occupied by a member of the Green family. It had also been home to George N. Folk, a local lawyer.
[1]

Building mterials with which the home was built were obtained mostly through exchange of materials for medical services. The house was completed quickly, as reported by The Watauga Democrat[2], who would reveal that Dr. and Mrs. Jones intended to move into their newly constructed home in April of 1908. After Thomas Blackburn's move to Hickory, Dr. Jones had taken over the practice they had started together. This successful practice is what funded Dr. Jones' changes to the home to subscribe to new trends and needs. Some of these additions included technology such as running water, an ice house, a barn, and a stable (which came alongside the purchase of livestock). Dr. Jones also invested in electricity as soon as was available. Dr. and Mrs. Jones would go on to raise two children in this home.

In 1924, Dr. Jones became ill with what would be diagnosed as pneumonia. He was taken to Knoxville, Tennessee to receive treatment, but would ultimately end up dead on January 14, 1925. Sales of portions of the six acre lot of the Jones House began as early as 1920. This wasn't enough to keep the family afloat, however. Following the

[1] The Watauga Democrat. 28 April 1908

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death of her husband, Mattie Jones began taking in roomers. She would continue this practice well into the 1960s, when she became unable to handle the household chores involved with taking roomers. The Jones House property would continue to decrease in size, with one of the most important sales being that of two and a half acres behind the house in 1939.

In the 1930s, the Jones family would begin to go their separate ways. John Jones, Jr. joined the Navy and died in 1938 following a failed operation. Mazie Jean completed her bachelor's degree at Appalachian State Teaching College, then pursued her graduate degree at other institutions. Eventually, she and her husband, Harold Levenson, would live in Greensboro, North Carolina. The Jones House continued to be used by Mr. and Mrs. Levenson as a summer home after Mattie Jones moved to a nursing home in Greensboro.

The Town of Boone purchased the home in 1983 in hopes of slowing rapid development in Boone's commercial downtown district. However, several restrictions were placed on the house by Mazie Levenson, including the requirement to use the property as a cultural or historic center or park, and the request that the property not be used as parking lot. Since then, restoration work has been completed on the house to help maintain its historic integrity. The Jones House now serves as a host for a variety of events, including music festivals on the front lawn and an art gallery inside the building.

IV. Historical Significance

The John Walter Jones House is significant at the local level under Criterion B for its association with John Walter Jones from 1876 to 1925. Jones was one of Boone's first physicians. A native of Alleghany, Jones moved to Boone after attending Chattanooga College of Medicine. He practiced medicine with Dr. Thomas Blackburn, a member of one of Boone's most prominent families at that time, from the early 1900s until his death in 1925.

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Jones purchased the six acres of land on which the home resides in 1907; construction was completed shortly after in 1908. Originally, Jones ran his practice out of his home until he later moved to a professional office above the Mast General Store. When Thomas Blackburn moved to Hickory, Jones took over the practice they'd built together which allowed him to earn enough to make improvements to the home. These improvements, such as running water and electricity, helped modernize the home. Many may argue that Jones' office is the most obvious and direct representation; however, given that the office no longer stands with a maintained historic integrity, the John Walter Jones House is the most obvious and direct representation of Jones' life and influence within the Town of Boone, thus justifying its designation as a local historic landmark based on their association with John Walter Jones.

The Jones House is also significant under Criterion C for its representation of the domestic architecture of historic Downtown Boone during the late nineteenth and early twentieth centuries and its stance as the only true Queen Anne-style home remaining in Boone. There are a variety of homes in Boone that contain Queen Anne-style elements; one such example is the Frank A. Linney House, noted for its wraparound porch. belonging to Frank Linney in the late nineteenth century. However, homes such as this one aren't considered "true" Queen Annes, as these features were later improvements to the pre-built original structure. Other homes in the Queen Anne style, such as the Green Park Inn in Blowing Rock, do not reside in the downtown district of Boone. The Jones house is a true Queen Anne-style home in the heart of downtown Boone in that it was originally built with features such as spindles, front-facing gables, and bay windows and maintains these features today.

A few major adaptions were made to the Jones house after its initial construction, including an addition to the back of the home by Mattie Jones after her husband's death. These major adaptions were done tastefully. Each was constructed using materials original to or similar to those included in the home. As a whole, the home maintains exterior historic integrity in terms of design, architecture, materials, feeling, and association. The house appears largely as it did at the time of Linney's death and retains most of its original materials.

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V. Property Included in the Local Landmark Designation

The property to be designated includes the parcel containing the John Walter Jones House, which incorporates one acre of land divided from King Street by a retaining wall and the Queen Anne Style house residing there. The house has undergone minimal exterior alterations in the years since it was sold to the Town of Boone and overall maintains its historic integrity.

VI. Bibliography/Source Citations

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Plaag, Eric W. *Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, North Carolina, Final Report*. April 2021, (Boone, NC: Carolina Historical Consulting, LLC, 2021)

Plaag, Eric W. *Comprehensive Architectural Survey of Downtown Boone, North Carolina, FINAL REPORT*. Boone, NC: Boone Historic Preservation Commission, February 2021.

Revised September 2021.

The Watauga Democrat. 28 April 1908

VII. Photographs

Riley Ziegler took the attached photos while surveying the property in August 2023

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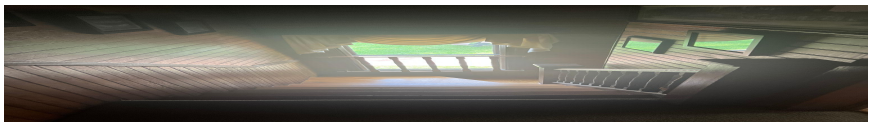

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