

**Boone Historic Commission
Meeting Minutes
December 10, 2008**

Committee Members in Attendance: Chuck Watkins, Bettie Bond, Janet Pepin, Bill Dixon, and Rennie Brantz.

Others in Attendance: Ricky Hurley-Planning Supervisor

Call to Order

Chair Betty Bond called the meeting of the Boone Historic Commission to order at 2:06 p.m.

Approval of Minutes

Chair Bond made motion to approve minutes as read. Seconded by Commission Member Pepin. Approved 4-0.

Historic Preservation Commission Intern

Commission Member Watkins updated Commission regarding the intern's progress. Member Watkins stated that Julyanne "Jules" Ourikin is scheduled to work on 2 or 3 samples from the archives to research building. Commission Member Brantz added the Town agreed to sponsor the internship with \$500 plus \$100 expenses. Commission Member Pepin requested that staggered deadlines be set for the intern so she can complete and report back to the Commission some information as work progresses.

Preparation for Interviews

Chair Bond stated the Karen Vogel has requested a copy of the pictorial survey of buildings from Christy Turner, Planner. Ms. Vogel plans to work with "Cheap Joe" in reviewing the survey to identify buildings, particularly downtown. Commission Member Pepin felt that the Commission should draw up a list of people to sit down with for review of the pictorial survey. Commission Member Pepin thought that Masie Jones is a potential resource since she remembers many details for the Jones House that she probably recalls surrounding properties. Commission Member Brantz stated that Ms. Jones had mentioned many other buildings to an intern when interviewed about the history of the Jones House. Commission Member Pepin stated that either Ms. Jones, the intern, or the completed report may provide some factual information that will be useful to the Commission. Chair Bond stated that Patsy Whitman has already made her comments but mentioned Daisy Adams may be another person of interest. Commission Member Brantz added that Jim Deal is another long time resident who could provide information. Commission Member Pepin felt that drafting a list of persons who we could send out packets to these individuals for review and fill out of forms. Chair Bond felt that some persons will need assistance in filling out some forms. Commission Member Pepin added that a tape recorded could be left with the person to allow them to talk

through thoughts of any property they can identify. Commission Member Watkins stated that Cecil Greene, owner of Farmers Hardware is another person to interview. Commission Member Pepin wanted to note in the minutes that packets will need to be prepared to include forms and pictorial survey.

Commission Member Bill Dixon arrives at 2:15pm

Commission Member Dixon states Cleo Rhine is knowledgeable of the area. Chair Bond states Flavil Eggers is another person whom she will interview, as well as Ms. Adams. Commission Member Brantz will meet with Mr. Deal. Chair Bond will hand carry 2 packets. Commission Member Pepin volunteered to meet with Mr. Greene & Ms. Rhine. Commission Member Watkins will continue to work with the student intern. Chair Bond feels that the Commission should complete these interviews by the next meeting in January.

Historic Preservation Manual

Commission Member Watkins presented the Commission with a draft outline of a manual by blending elements from several jurisdictions that the Commission could work from. Commission Member Watkins states that the draft should include some pictures from the area as well as architectural styles such as Linville Bark, Alpine, stone, or Mountain Moderne. Discussion by members of various architectural styles within Boone as opposed to regional High Country architecture to reflect the context of building styles and how they developed within the area. Commission Member Pepin voiced concern that any examples pictured within the manual should be within the immediate Boone area and not throughout the entire region. Discussion ensued regarding examples of various architectural styles found within the town limits and that the three types of buildings are residential, commercial, and university. Commission Member Pepin noted that the Commission is unique in that local historic preservation regulations can trump state rules regarding state owned property. Commission Member Watkins explains that other manuals specify design criteria within designated historic districts, which Boone is yet to determine. Chair Bond stated she received a phone call from Gail regarding which buildings were on the National Historic Register and what role did the local commission play in getting these properties listed. Discussion ensued regarding which properties are listed on the National Historic Register and those properties which have potential to be listed with possible guidance by the Commission. Commission Member Brantz noted that a college class could select a property to be listed on the National Historic Register. Commission Member Watkins stated that one of his historic preservation classes could work on developing the manual as part of a case study or project. Chair Bond stated that many residents are interested if their particular home would qualify as historic under Boone's guidelines. Commission Member Pepin added that the Commission needs to focus on establishing criteria to evaluate properties to determine if it qualifies as historic. Commission Member Watkins stated that guidelines usually reflect character of individual districts but we don't know where the district may be delineated. Discussion ensued as to three or four properties that the Commission can focus on for designation as historic. Commission Member Watkins mentioned that downtown itself could be

designated as a commercial historic district. Commission Member Pepin led discussion as to what criteria needs to be met for a property or feature located thereon to be designated as historic. Discussion continued regarding development of guidelines for historic districts or the criteria for designation, as to which needs to be drafted first. Commission Member Pepin suggested that the Community Appearance Commission be invited at some future time to discuss guidelines and what they are working towards in regulating appearance of development. Discussion ensued as to whether development of guidelines or criteria for designation is the next step in development of regulations for future historic districts, and what other considerations should be noted when determining if a property is eligible for designation as historic. Commission Member Pepin added that development of guidelines will require a public hearing. Further discussion as to where and what properties may be eligible for designation as historic. Commission felt that the intern should be directed to research 3-5 priority properties first and then if neighboring properties potentially historic, research those. Commission Member Pepin led discussion on criteria for designation which members concurred to be: 50 years old, within Town limits, 75% or more of exterior façade facing the public is original. Further discussion ensued about which historic downtown buildings that could be threatened by redevelopment within the downtown area. The existing residential structures in town are not as threatened by redevelopment from university expansion or redevelopment by private individuals. Commission members reviewed pictorial survey of residential structures that are at risk for demolition in commercial corridors. Chair Bond adjourned the meeting.

Next meeting is scheduled for Wednesday, January 21st, 2009 at 2 p.m.

The meeting adjourned at 3.30 pm.

Bettie Bond, Chairperson

Ricky Hurley, Planning Supervisor