

**Boone Historic Commission
Meeting Minutes
June 24, 2008**

Committee Members in Attendance: Chuck Watkins, Bettie Bond, and Janet Pepin.

Others in Attendance: Ricky Hurley- Planning Supervisor and Christy Turner-Planner

Call to Order

Chair Betty Bond called the meeting of the Boone Historic Commission to order at 2:38 p.m.

Change/Approval of Meeting Minutes

Commission Member Watkins moved to accept the minutes as written and Commission Chair Bond seconded the motion. The motion was approved unanimously.

Historic Ordinance Presentation

The Commission discussed the importance of having Mary Ruffin Hanbury from the NC Office of Archives and History come to Boone and assist the Commission with determining criteria for determining historical sites/districts and writing The Town of Boone Historic Preservation Ordinance. The Commission concurred to invite her to Boone for her presentation and dinner on July 24, 2008 at 4:00 PM.

Discussion of Pictorial Study

Commission Member Pepin interjected the Pictorial Study should be used to facilitate the Commission in determining the criteria that should be used to decide on historical status. Such items as age, condition, historical significance, unusual/native material, percent of change of alterations to the site or district, and the potential for renovation should be used for criteria to determine historical importance. Commission Chair Bond suggested that a site/district should be fifty (50) years or older for the age criteria. The Commission also suggested that the historic use of a structure in the past, such as restaurants being formally used as a hospital should be considered. Historical use/events on a particular site and location of structures or sites should also be considered as criteria. Discussion ensued concerning historic sites left at ASU. The Commission would like to pursue possible historic preservation with ASU at some point. Commission member Pepin added that once the Commission completes a list of historical sites and structures, a grading system must be implemented to determine actual sites/structures that meet the criteria to be considered a historic in the Town of Boone. Commission member Pepin pointed out that the Historic Commission duties essentially end after an inventory of properties is finished and a Historic Preservation Ordinance is approved by Town Council unless the Town Council votes to include the Commission in continuing capacities.

Potential Historic Property Owners

Commission member Pepin informed the Commission that all community members will not like a Historic Designation especially if they are not historically minded and the hardship that is potentially threatening to historic homeowners who must obtain a certificate of appropriateness to make minor changes on their property despite tax incentives. Commission Chair Bond

believes it might be easier to designate a historic neighborhood as opposed to a downtown historic district.

Potential Historic Districts

The Commission members suggested some areas in Boone that could possibly qualify as historic districts. Some areas that were mentioned include Downtown Boone, Grand Boulevard, Junaluska, and Water Street. Commission member Watkins suggested that maybe designating a Stylistic District, such as the Boone Bungalow district. The Commission started going through criteria for certain homes, and Chair Bond pointed out that her house fit the age criteria and that her home was built by George Judy, who is a famous home builder of his time and important to people in this area. Chair Bond estimated that 50% of change had been made to the original structure of the home. Chair Bond said her home was historically significant because it is located in the first planned neighborhood which is Grand Boulevard. Potential for renovation of Chair Bond's home would be 100%. Commission member Pepin said all homes would go through this process, be scored, and see which houses jump to the forefront. If enough homes are historic and located close together then a historic district might be created. Commission Member Pepin volunteered to create a scoring sheet for Commission Members to score the houses in the pictorial study. The commission will review the scores at the next meeting. The meeting adjourned at 3:39 pm.

Bettie Bond, Chairperson

Christy Turner, Planner