

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

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

Others in Attendance: Christy Turner-Planner

Call to Order

Chair Betty Bond called the meeting of the Boone Historic Commission to order at 4:10 p.m.

Historic Preservation Committees' Work/Downtown Boone Post Office

Mayor Loretta Clawson told the Historic Preservation Committee that she was extremely pleased with the work that the Historic Preservation Commission has accomplished. The Mayor is excited about the town's acquisition of the Downtown Post Office. The Town of Boone Public Works Department is going to start on some renovations to the post office. New guttering will be put on the building, paint will be stripped from the exterior, and fresh paint will be applied. A blighted tree has also been removed. Mayor Clawson said that she will hopefully be able to buy a new tree from the Mayor's Tree Fund to replace the one cut down. Chair Bond reported that she had received numerous comments in support of the purchase, although she did hear on the radio that citizens couldn't believe the town spent that much money on a building that the town has no plans for. Commission Member Pepin stated that the town purchased the post office with funds that had been set aside for space needs for town staff and the post office will be used as such. The town will hopefully be able to transfer the Development Services Department to the post office and allow the Town of Boone Police Department to use the entire building on Blowing Rock Road. Chair Bond also informed the commission that several people wanted to make sure that the Post Office was still going to remain open and some also wanted to know if the Town of Boone Museum could possibly be located in the post office as well. Chair Bond said that she had informed these people that the purchase of the building meant nothing for the museum. The post office will remain in operation at the current location as they have signed a twenty (20) year lease. Commission Member Watkins suggested that the town try to make some aesthetic improvements as soon as possible as a public relations effort. Commission Member Pepin communicated that there is not yet a budget for improvements to the Post Office, but the town manager has said that the Public Works Department will be performing most of the restoration work. The asbestos that is in the building must be removed within one (1) year after the Town begins the restoration work. The Town Manager is also in the process of researching possible grants that the Town could apply for to help with the restoration of the building. The Town's Adopt-A-Park program requested to design a flower garden for the front area of the post office. The program was unable to do this until the town obtained the property. The Greenway and Parks Committee will most likely design a garden for planting in the spring. Commission Member Watkins pointed out that the original plans of the post office might have had a landscaping plan that could historically restore the post office's original look. Commission member Pepin told the commission that there were such plans on the original blue print and the

town manager had a copy of the original blueprint. The commission members would like to request that the original blueprints be placed in archive by the Town of Boone.

Mary Ruffin Hanbury/Historic Preservation Guidelines

Mary had suggested to the commission that the Town of Boone needed to draw up guidelines for designating historic properties. Mrs. Hanbury also said that the town could follow guidelines that other municipalities had already drawn up or the commission could go into more detail if so desired. The commission members stated that the historic guidelines must be put in place as soon as possible, in order to designate historic properties in Boone to protect them. Once the guidelines are in place and a property has been designated, the owner must obtain a certificate of appropriateness from the historic preservation commission to change or alter any part of the exterior of the house. A historic preservation commission may not impose architectural styles or design preferences. The commission may not force restoration of a historic property. The historic preservation should create guidelines to work within and not to restrict. The commission will recommend amendments to the Historic Preservation Ordinance after the guidelines are decided upon. Chair Bond said the guidelines set forth by the Historic Preservation Commission must work in congruence with the Smart Growth plans for the Town of Boone. The Historic Preservation Commission must also outline reconstruction guidelines. The commission must ensure that the reconstruction guidelines do not conflict with the guidelines that are and will be outlined for each zoning district in the Town of Boone Unified Development Ordinance.

Historic Preservation Commission Intern

Jules Ourikin will be working as the Town of Boone Historic Preservation Commission Intern. She will go through the properties listed in the Historical Pictorial Study and possibly others to find information that will allow commission members to score the properties. Commission member Pepin requested that commission member Brantz speak with Greg Young about the most appropriate way to pay the intern. After discussion, the commission believes that the Town of Boone will give ASU the money for the intern and in turn, ASU will issue the check through their system. Commission Member Pepin gave the other commission members a new scoring sheet for the properties previously identified. Ms. Ourikin will use the pictures and scoring sheet to research each property. Commission member Bond recommended that the scoring sheets and pictures be given to individuals in town that might be able to contribute additional information that Ms. Ourikin is unable to find. The commission decided that other people in the community who possess historical data on the initial properties identified as well as others that need to be added would also be given scoring sheets to help complete the analysis. The commission also decided that all scoring sheets should be completed on all historic properties by the end of December, coinciding with the end of Ms. Ourikin's internship. Commission Member Pepin will also edit the property scoring sheet to say architect and builder of historic significance.

Zoning Districts for Historic Properties

The commission asked if staff could identify the zoning classification for the properties that have been identified in the pictorial study. Commission member Watkins suggested that the commission publish some information that outlines specific architectural styles that are prominent in the High Country. The publication should also include historically relevant sections of the Town of Boone Unified Development Ordinance that would affect changes, restoration, or any other construction involved with a historic property.

Boone's Historic Architectural Style

Commission member Pepin asked the commission members what the prevailing architectural style is for historic properties in the Town of Boone. Commission member Watkins thought that a bungalow's and farm house style building are the predominant style of historical homes in Boone. He also stated that the color and use of native materials such as stone define Boone's historical style. The commission members stated that the town should provide examples of desired historic styles which would include material and desired color palettes for the public to use as they restore a historic property.

Commission Membership

Chair Bond asked if the commission needed to appoint another member since Commission Member Dixon had been unable to attend numerous meetings. Chair Bond said she would contact Mr. Dixon to make sure he was going to be able to serve as a Historic Preservation Commission Member.

Post Office Mural

Commission Member Pepin pointed out that the Town of Boone may not want to spend \$4,000-\$5,000 to clean the mural, since the Post Office retains ownership of the mural. Commission members stated that the Post Office hadn't taken care of the mural for the past 20-30 years and they can't be expected to at this point. Chair Bond said the commission would have to find other funding to clean the mural if the town is unable to pay for that.

The meeting adjourned at 5:52 pm.

Bettie Bond, Chairperson

Christy Turner, Planner