



**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING AGENDA**

The Town of Boone Historic Preservation Commission will meet on **Tuesday, January 9, 2018 at 3:00 p.m.** in the Planning & Inspections - Upstairs Conference room located at 680 West King Street. The following items will be on the agenda:

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Approval of Minutes**
 - November 14, 2017 HPC meeting minutes
 - December 12, 2017 CAC/HPC/TC workshop minutes
- 4. Phase I Survey Report Possible Changes and Recommendations**
- 5. Planning for the Dedication of the Union Soldier Markers**
- 6. Discussion of the Downtown Design Guidelines Workshop**
- 7. Boone Cemetery Survey Update**
- 8. Other Matters by Commission Members or Staff**
 - Set agenda for next meeting
- 9. Adjournment**

**Boone Historic Preservation Commission
Meeting Minutes
November 14, 2017**

Historic Preservation Commission Members in Attendance: Eric Plaag-Chairman, Teresa Pearman-Vice Chairperson, Betty Bond, Loretta Clawson, Rennie Brantz, Bill Dixon and Chuck Watkins

Town Staff in Attendance: Jane Shook-Director of Planning & Inspections, Christy Turner-Senior Planner, John Ward-Town Manager, Brittney Clark-Downtown Development Coordinator and Marlene Crosby-Board Secretary

Call to Order

Chairman Plaag called to order the meeting of the Boone Historic Preservation Commission, held in the Planning & Inspections - Upstairs Conference Room located at 680 West King Street, at 3:00 p.m.

Adoption of Agenda

Chairperson Plaag added the Boone Cemetery, Phase I Survey Report and the Community Appearance Commission, Historic Preservation Commission and Town Council workshop items to the agenda.

Member Brantz made a motion, seconded by Member Clawson to accept the agenda as amended.

VOTE: Aye – All
 Nay – None

The motion passed.

Approval of Meeting Minutes

Member Brantz made a motion, seconded by Vice-Chairperson Pearman to accept the October 10, 2017 meeting minutes as amended with a change to page two in the first paragraph change the words Landmark Designation to Register Nomination, on page three first paragraph change Arnold to R.L., on page three second paragraph change Benjamin Councill Jr. to Benjamin Councill Sr. and remove and Jordan Councill, Jr. in addition to the request for Ms. Christy Turner, Senior Planner to review and correct grammatical errors.

VOTE: Aye – 6 (Brantz, Clawson, Dixon, Pearman, Plaag, Watkins)
 Nay – None
 Abstention – 1 (Bond)

The motion passed.

Old Business

Boone Cemetery

Chairperson Plaag asked Mr. John Ward, Town Manager for an update on the Boone Cemetery. Mr. Ward said that the wall, fence, tree work and the JHA monument installation are all

completed. Mr. Ward showed photographs of this completed work. Mr. Ward noted that in the spring the Union headstones can be erected.

Mr. Ward said he will work on the signage for the cemetery and he will bring that information to the HPC at a later date for their input.

Mr. Ward suggested adding a row of marble or granite in the center that divides the black and white section of the cemetery and add appropriate wording to it.

Discussion ensued on the new wall in the Boone Cemetery. Chairperson Plaag asked when the new wall was built, was it tied into the corner section. Mr. Ward said it was located closer to the student union side of the Boone Cemetery. Mr. Ward said this helped make the easement seem more seamless.

Mr. Ward told the HPC members that the Austin and Barnes Funeral Home has informed him that Mr. Frank Coffey's ashes will not be spread in the Boone Cemetery. He said a monument for Mr. Frank Coffey is being placed in the Linney plot. It was noted that this headstone issue was not considered, when the rules for the Boone Cemetery were being created. Mr. Ward asked if anyone had an issue with an existing family plot allowing a different headstone to be placed in it.

Chairperson Plaag said cremation is a relatively new and modern thing. He talked about using the plot to memorialize Mr. Coffey and if another family member needed to added, they could be stacked in the same plot.

Chairperson Plaag said that he has spoken to Mr. Frank Coffey's son and he is interested in doing the upkeep on the Linney House.

It was the consensus of the HPC members for Mr. Ward to move forward with the Linney plot.

Chairperson Plaag talked about the survey work scheduled on Sunday, November 19, 2017. He noted that the weather will be in the upper 30's and windy for this day. Chairperson Plaag suggested that this survey work be postponed and revisit this topic at the December, 2017 meeting. It was noted that the survey work is about three-quarters completed.

Phase I Survey Report

Chairperson Plaag said that he has emailed out two batches of survey report information to the HPC members for their review.

The HPC members approved of the Phase I Survey information contained in the report.

Chairperson Plaag discussed the survey files of previously surveyed properties that contain information on general architectural features of a building along with a generalized history of the building. He said when they initially started the write ups, they took the approach of existing survey properties to not re-create the wheel but instead to correct the things that need to be corrected and not include the full architectural description. He said he realized if the survey reports are being done for public review, the public has no access to the pre-existing survey files. He said this is not a difficult thing to correct. He said he thought it would make sense to give the full architectural description as it is now and at a previous point in time. It was the consensus of the HPC members to include this information in the survey report. He said he is looking for

verifiable documentation of when specifically, a building was completed and who was in the building when it was completed. He said there are existing survey names on the buildings in the survey report that are not historical names. He said it was important to have the name of the person who the historical building was built for.

Chairperson Plaag said he hopes to complete the executive summary of the survey findings and the recommendations of the survey report. He said he would send the HPC members a list of the properties that are in the final version that the HPC members have not seen yet. He said he hopes to be able to send the final version to the HPC members in December of 2017. Member Watkins asked Chairperson Plaag, if he would mind to put bullet points beside the recommendations.

Member Dixon asked Chairperson Plaag, if he could add photographs to the survey report. Chairperson Plaag said he has not included photographs because they take up too much space and it makes it difficult to email them. Chairperson Plaag said for the final version, he may have to use an open source link where a Dropbox subscription is not needed. He said he would include a historic image of the building, when possible.

Chairperson Plaag talked about using aerial images that are not owned by digital Watauga. He said the aerial images are owned by Sarah Lynn Spencer. Chairperson Plaag asked Mr. Ward if he could ask Ms. Spencer for the use of these images and a fee may be associated with them. Mr. Ward said, if she asks for a fee, the fee can be made an agenda item for discussion. Chairperson Plaag said he thought it makes the survey reports more valuable, when you include a historical image and date for when each one was built. Chairperson Plaag said when possible he documented the most significant long-lasting tenants and a comprehensive architectural history of the buildings in the survey files.

Discussion ensued on publishing the survey report information. Chairperson Plaag talked about self-publishing, using a publisher, public access through the Town website and DVD's. It was noted that using the Town website would be a good way to make the information available for public access.

Chairperson Plaag said that he is working on completing the draft Phase I Survey Report by December 2017.

CAC/HPC/TC Workshop Discussion

Discussion on the November 21, 2017 Community Appearance Commission, Historic Preservation Commission and Town Council workshop. Chairperson Plaag said that he is not able to attend this workshop. Mr. Ward suggested that HPC Chairperson Eric Plaag and CAC Chairperson Brian Williams work together on the proposed Downtown Design Guidelines and then meet with their Commissions to discuss this topic. Vice-Chairperson Pearman and Members Bond and Clawson said they preferred to have the discussion in a joint-workshop. Member Dixon asked if the meeting could be rescheduled after the first of the year. Mr. Ward said he is working with two groups on a contract and he would like to have the workshop sooner than later.

Chairperson Plaag suggested to the HPC members to move the joint-workshop date from November 21, 2017 to the scheduled CAC meeting time of December 12, 2017 at 5:30 p.m. and to move the scheduled HPC meeting on December 12, 2017 from 3 p.m. to 5:30 pm to have the joint-workshop to discuss the proposed Downtown Guidelines. It was noted that the December

12, 2017 workshop would be held in the Council Chambers located at 1500 Blowing Rock Road. It was the consensus of the HPC members to make this meeting change.

Linney House and Frank Coffey National Register

Discussion ensued on the Linney House and Frank Coffey National Register Nomination. Chairperson Plaag said this topic has been approved. He thanked the HPC members for their support on this topic. He noted that Mr. Coffey recently passed away. He said he will continue to write a National Register Nomination but will allow the family time to deal with the circumstances of Mr. Coffey's death.

Discussion ensued on the condition of the Linney House. Chairperson Plaag indicated that he was inside the house about a year and one-half ago. He said overall the house is sound, the floors are uneven but no holes are in the floor. He said the house has been repeatedly modified. He said from a safety standpoint, there is a concern for the steps on the house. Member Watkins asked about the foundation of the house. Chairperson Plaag said there are foundation piers visible on the southeast and east side of the house.

It was noted that the well that is located on the Linney House property is the original well for the Watauga County Courthouse.

1889 Watauga County Jail

Discussion ensued on the 1889 Watauga County Jailhouse. Chairperson Plaag noted that the jailhouse is the next one on his list to write a National Register Nomination. Chairperson Plaag talked about the owner of this building being one of the new Council Member Sam Furgiuele. Chairperson Plaag asked Mr. Ward for guidance on how to approach this topic with the tax evasion element. Mr. Ward said he did not see an issue with it especially because it is being done on a voluntary basis. Mr. Ward added that the recipient will have to choose to vote or not to vote on it.

Chairperson Plaag noted that early next year, he would like to write a Local Landmark Designation for the Jones House.

Discussion of Greer-Henson Barn

Discussion ensued on the Greer Henson Barn. Member Bond said she attended a group meeting at the Watauga Medical Center and the members of the group are working on introducing art and color to the hospital rather than the use of the institutional white and green colors.

Member Bond asked the members in the group what the hospital has decided about the barn and the house on the property. Member Bond said one of the hospital administrators said the barn will be torn down and the wood would be used for fencing. Member Bond told the hospital administrator that at one time the Historic Preservation Commission talked about relocating the barn to the Horn in the West and using it as a shelter for the Farmers Market or retrofitting it to be a community kitchen and storage area. The hospital administrator said the hospital might give it to the Historic Preservation Commission, if they would move it.

Discussion ensued on disassembling the barn and moving it to another location. Chairperson Plaag said there are plans on re-building Dan'l Boone Park as a whole. Chairperson Plaag asked Mr. Ward his thoughts on re-using the barn wood at the Dan'l Boone Park. Mr. Ward said the Farmers Market has a \$5,000 grant and they have been working with the University on re-designing a structure. Mr. Ward said he is not certain if the design and the wood that is there

would match up. Mr. Ward said this proposes a change to the master plan and some type of implementation would need to be discussed.

Mr. Ward said that Council has authorized funds for a connection between the Middlefork and the Boone Greenway. He noted that there has to be a park component as part of the hospital redevelopment. He said the hospital plans include a series of structures on the property and the hospital told Mr. Ward that they are planning on using the wood themselves to provide community space like shelters and picnic areas.

Mr. Ward said the Town Staff is staying in communication with the hospital as they continue to work on their master plan. He said when the hospital decides to take down the barn, they will need a demolition permit and that is when the Town will be notified that they will be disassembling the barn.

Chairperson Plaag asked if designated recreation space is allowed in the special flood hazard area. Mr. Ward said it is the structure type and not the designation that is considered. Mr. Ward explained that there cannot be an impact on flooding when building a structure in a special flood hazard area. Chairperson Plaag confirmed that moving the barn down the hill is not an option due to the location being in a special flood hazard area.

Mr. Ward explained that it has been approved to connect the Boone Greenway to the Wellness Center. He said in making this connection there are more costs involved with the engineering than the costs of building the greenway. He said on the greenway that there has to be enough gravel and asphalt put in to meet the no rise to net elevation requirement.

Mr. Jane Shook, Director of Planning and Inspections confirmed that the hospital is working on their master plan with Clemson University and they are interested in using the barn wood in something for the hospital.

Member Watkins said in the past the Farmers Market considered using the barn for the market. He suggested that the hospital include the barn into their architectural part of their master plan. Mr. Ward said that when this was previously discussed the total acreage that would have to be bought to be able to build onto developable acreage would double their cost.

Mr. Ward talked about people trying to inhabit the barn and the safety risks that come from it.

Member Bond talked about having a year-round Farmers Market at Dan'l Boone Park with a community kitchen. Mr. Ward said there would need to be expanded parking for this type of proposed change to the park. Mr. Ward said when the Public Works Department is able to relocate to the new Town municipal center; there could be a re-design of the Dan'l Boone Park to incorporate this proposed change. Mr. Ward said there is already a detailed plan for a structure at Dan'l Boone Park. He said that the Farmers Market and SAHA would have to come into an agreement for this proposed change. He said then the restoration of the amphitheater could move forward as well.

Chairperson Plaag noted that two properties have been designated which are the Boone Post Office and the Linney House and Law Office. He said within the next year the HPC will propose the 1889 Watauga County Jail and the Jones House for designation. He said there is a district recommendation that is coming up in the near future.

Creation of Webpage for Landmark and District Designations

Discussion ensued on adding the landmark designations and the histories of properties to the Town website. Chairperson Plaag explained that a history page could be added to the Town website and the information can be uploaded to that page. It was noted that by providing this information on the Town website that it would help encourage the public to support the work of the HPC. Ms. Shook suggested adding the history page under the Planning and Inspections Department section of the Town website. Mr. Ward said that he and Ms. Shook would work on adding the history page to the Town website and include links to digital Watauga. It was noted that this would reduce the number of requests received per month for this type of information.

Other Matters by Commission Members or Staff

Chairperson Plaag talked about the Marketplace case that was on the October 2017 Public Hearing and Planning Commission agenda and these meetings were cancelled due to flooding in the Town of Boone. He said this case was on the November 2017 Public Hearing and Planning Commission agendas but the applicant withdrew this case. He said they withdrew the case because the applicant has decided to pursue a boutique hotel at the same location because the applicant believes the hotel will be a better overall project for Downtown Boone.

Chairperson Plaag asked Mr. Ward if he had any information on the proposed boutique hotel. Mr. Ward said that he has not seen proposed plans for the hotel. Mr. Ward said the applicant decided to make this change of use from student housing to another use was somewhat based on public comments made at a UNC-School of Government meeting in what Downtown businesses would like to see in Downtown areas to help encourage more people to visit it.

Mr. Ward further explained that for a proposed hotel to work out in the Downtown area, it would have to have onsite parking. He said the hotel applicant's thought is to include a first-floor restaurant and the remainder for the hotel. He said the onsite parking would be able to be used for hourly parking as well as hotel parking.

Mr. Ward added that the proposed hotel plan is totally dependent on the original approval with the student housing component. He noted that the original student housing project had a financial issue attached to it.

Chairperson Plaag asked Ms. Shook about the expiration of the PD approval for the Marketplace project. Ms. Shook said the project was approved in June of 2016 with a two-year vesting which makes an expiration date of June of 2018.

Mr. Ward said he believes it is safe to say that the student housing project will not happen at this location. He explained that Planned Development projects have to be mixed use or three acres or more. He said that if a property does not fit these requirements it would go back to the B-1 zoning district and a hotel is allowed in this zoning district. He added that if there are proposed changes with the proposed hotel not in the code, the applicant would not go to Council but to the Board of Adjustment for variances similar to how The Standard at Boone project was approved.

Chairperson Plaag asked for an update on the Riverswalk project. Mr. Ward said they are still working on this project and they are currently working with North Carolina Department of Transportation on the topography issue on Poplar Grove Road.

Chairperson Plaag asked about the CD approval expiration date for the Riverswalk project. Ms. Shook said they have a zoning approval that started in August and it is good for one year.

Chairperson Plaag noted that the next two HPC meetings are scheduled for December 14, 2017 at 3:00 p.m. and January 9, 2017 at 3:00 p.m.

Chairperson Plaag asked for a motion and vote for the HPC to meet jointly with the CAC on their scheduled meeting date of December 12, 2017 at 5:30 p.m.

Motion and Vote:

Vice-Chairperson Pearman made a motion, seconded by Member Brantz for the HPC to reschedule their December 12, 2017 3:00 p.m. meeting to 5:30 p.m. to meet jointly with the CAC to discuss the Downtown Design Guidelines.

Vote: Aye – All
 Nay – None

The motion passed.

Set agenda for next meeting

- Phase I Survey Report Possible Changes and Recommendations
- Planning for the Dedication of the Union Solder Markers
- Discussion of the Downtown Design Guidelines Workshop
- Boone Cemetery Survey Update

Adjournment

Member Clawson made a motion, seconded by Member Brantz to adjourn the meeting at 4:33 p.m.

Vote: Aye – All
 Nay – None

The motion passed.

Eric Plaag, Chairperson

Marlene Crosby, Board Secretary

**TOWN OF BOONE
COMMUNITY APPEARANCE COMMISSION
TUESDAY, DECEMBER 12, 2017
5:30 P.M.**

COUNCIL MEMBERS PRESENT:	Rennie Brantz, Loretta Clawson, Jeannine Underdown Collins and Charlotte Mizelle
COMMUNITY APPEARANCE COMMISSION MEMBERS PRESENT:	Chairperson Brian Williams, Vice-Chairperson Jason Selong Sarah Davis Cagle, Charlotte Mizelle and Jeannine Underdown Collins
HISTORIC PRESERVATION COMMISSION MEMBERS PRESENT:	Chairperson Eric Plaag, Bettie Bond, Chuck Watkins, Bill Dixon, Loretta Clawson and Rennie Brantz
STAFF PRESENT:	Jane Shook-Director of Planning and Inspections, Brian Johnson-Urban Design Specialist, Christy Turner-Senior Planner, Marty Little-Planner and Marlene Crosby-Board Secretary
OTHERS PRESENT:	Mr. John Ward-Town Manager and Brittney Clark-Downtown Development Coordinator

CALL TO ORDER

Mayor Rennie Brantz called the workshop for the Boone Town Council, Community Appearance Commission and the Historic Preservation Commission to order at 5:35 p.m. in the Council Chambers located at 1500 Blowing Rock Road. Mayor Brantz welcomed everyone to the workshop.

Ms. Jane Shook, Director of Planning and Inspections Department explained that the purpose of this workshop is to focus on the Downtown area. She said the Community Appearance Commission and the Historic Preservation Commission have been working on different projects that are inter-related. She said the goal of the workshop is to come to a consensus of the boundaries for the CAC who is working on the Downtown Design Guidelines. She said the CAC has proposed a historic core interface area for the Downtown area. She said the HPC has been working on establishing a historic district for the Downtown area.

The Staff handed out at this workshop the following items for the Downtown Design Guidelines: The Secretary of the Interior's Standards for Rehabilitation, Map of the Parcel Boundaries, Municipal Service District, Downtown Historic Core and Downtown Interface Area, Draft copy of UDO Article 25: Community Appearance Standards and a document prepared in December 2017 by Chairperson Plaag entitled Dates of Construction, Buildings in Downtown Boone Municipal Service District and a copy of the High Country Magazine dated December 2017 (permanently attached).

DISCUSSION OF THE DOWNTOWN DESIGN GUIDELINES

Historic Preservation Commission Chairperson Plaag gave a presentation on the early development of the Downtown area which included photos of the area.

Chairperson Plaag talked about the images of Downtown Boone buildings that were captured in the High Country Magazine article entitled Digital Watauga. He referred to page 62 of the article in the magazine and talked about all of the buildings located in that photo.

Chairperson Plaag said the HPC was tasked with surveying the buildings in the Downtown area that were of 50 years of age or approaching 50 years of age. He said he asked the survey techs to start surveying the buildings that were 35 years of age in the Municipal Service District. He explained that the HPC removed the buildings that did not fit into this timeframe. He said they removed the old Deal, Moseley and Smith Law Office Building, the Chalet-style law office building located near Mr. Browns Law Office, an old apartment complex that looked like an old hotel behind the old jail house.

Chairperson Plaag noted that the items in blue are the ones located on Hippy Hill that is located across the street from the Turchin Center and the First Baptist Church.

Chairperson Plaag said the photo on page 62 of the High Country Magazine depicts the remnants of architecture from the turn of the century.

Chairperson Plaag noted that when the railroad came through Boone the Town had the ability to build larger brick structures in the Downtown area. He said before the railroad they did not have the means to carry heavy materials up the mountain into the Town. He said commercial brick commercial buildings were starting to be built in the Downtown area around 1920.

Chairperson Plaag talked about the row of brick buildings along King Street looking like they were all one continuous building but they were all separate businesses.

Chairperson Plaag pointed out some of the things on the buildings that were the beginning of the issues with the various architectural looks in the Downtown buildings. He said there were framed buildings and brick buildings. He said some of the building owners tried to change the look of their buildings to make it a better fit or more functional or to compete with other buildings in the Downtown area by adding porches.

It was noted that the reason there were so many hotels in the Town of Boone in the earlier days was because the Town of Boone was the County seat.

Chairperson Plaag talked about the Past Time Theatre closing in 1959 and the owner changing the façade by adding concrete panels to the old Past Time Theatre to close off the windows and added windows on the second level of the building.

Chairperson Plaag said the HPC has talked for a long time about not wanting cultured stone on the buildings in the Downtown area. He pointed out that cultural stone is now a historic treatment because it is now 50 years old. He said there are five buildings in Downtown Boone that were built between 1959 and 1963 that were either built with cultured stone or had cultured stone applied to them. He explained that the way around this topic is to put in the context statement that will be written for this district and the things that describe what are contributing to the development to Boone and are representative of the development of Boone. He said the survey team may say that the cut-off is going to be 1960 because the development in Boone was happening largely between 1920 and 1960 here are the buildings that are representative of those changes. He further explained that it will depend on the Council and HPC accepting this recommendation.

Council Member Collins asked about the use of Crab Orchard stone versus cultured stone. HPC Chairperson Plaag said he would need to do some research on the Crab Orchard stone.

Chairperson Plaag said this presentation explains how the development of the Town of Boone got to where it is over time.

Discussion ensued on the booming of development before and after World War II. Chairperson Plaag said some of the development in Boone occurred during this timeframe. He said the railroad and train service enabled a lot of the development because the building materials could be brought into Town more easily.

CAC Chairperson Williams asked about the applications to historic buildings prior to 1960. HPC Chairperson Plaag said an argument could be made that these type structures are contributing because they reflect another booming of development in the early 1960's which included the use of cultured stone.

Discussion ensued on cultured stone. Mr. Brian Johnson, Urban Design Specialist asked HPC Chairperson Plaag to define cultured stone. HPC Chairperson Plaag said it is called native stone. Chairperson Plaag said he thinks of cultured stone like a cultured pearl. HPC Chairperson Plaag defined cultured stone as being made with concrete mold and being painted or having something applied to it to make it look like a rock, when it is not a real rock.

Mr. Johnson asked HPC Chairperson Plaag which previous buildings were considered to have cultural stone on them. HPC Chairperson Plaag said the Mysterium building (Old Watauga Insurance building) had an application of cultural stone. HPC Chairperson Plaag noted that when the Linney Law office was added to the old Eggers, Eggers, Eggers and Eggers law office cultured stone was used to make the two offices look the same.

Mr. Johnson asked if cultured stone was common at that time. HPC Chairperson Plaag said that he would have research this to be sure but it is his feeling that cultural stone was applied. HPC Chairperson Plaag said that cultured stone was applied on buildings to make them appear architecturally as an older building, when the building is not older than it looks.

Ms. Shook explained that the CAC is at the point of needing public input on their proposed Downtown Design guidelines and the HPC is close to needing public input on a district. Ms. Shook added that the Town has been working on a contract with the UNC School of Government Development Finance Initiative on Howard Street. Ms. Shook said the Town needs direction so they can move forward with their contract. Ms. Shook noted that the Staff wants to limit confusion with the terms historic core and historic interface as much as possible, when dealing with the public.

Ms. Shook noted that there has been little change to the draft design guidelines since the last CAC meeting except for the addition of some HPC recommendations and revisions to the Downtown Historic Core and Interface Area map that were directed by Council and these revisions are included in the handouts for this workshop.

Discussion ensued on the addition of some other properties into the Historic Core. Ms. Shook noted that HPC Chairperson Plaag recommended adding the Footsloggers building, rock climbing area, ECRS Software building and Espresso News Coffee shop building because the Survey team would recommend it. He noted all of these buildings were at one time tied together with the Winkler Motors Complex.

Mr. Ward talked about the Town daylighting the stream next to the Goodnight Brothers property. He said one of the issues of re-developing this area is the need to push the development up towards Howard Street to be able to use the square area (shown on the map) for development on this property and to open up the stream. He said there are other issues with redevelopment of a one-story structure on this property because of the price per acre and the square footage of it. It was noted that this area is in the floodway.

Mr. Ward said that Appalachian State University is a willing participant in returning the surface parking lot back to the tax rolls of the Town.

HPC Chairperson Plaag talked about the Goodnight Brothers property that touches the apartment building was not built until 1958 and it has been ravaged overtime and he does not see it a contributing structure.

HPC Chairperson Plaag talked about the access to the Goodnight Brothers property and the possibility of having a parking deck there which could reduce the traffic looking for parking off of King Street and onto Howard Street. Mr. Ward pointed out that there are three potential locations for a parking deck in Downtown Boone.

Mr. Ward said he has talked with the new owner of the PNC Bank and they want to do a façade restoration for this building. He said we need to try to get the regulations in place before more new development or redevelopment is proposed in the Downtown area.

HPC Chairperson Plaag talked about the boundaries of the district. He talked about proposing a separate district for Hippie Hill called Chappell Wilson District because these buildings are not contributing structures because of their prior modifications.

Discussion ensued on having different districts in the Downtown Area. Mr. Ward said that the districts can be spread out over Town as long as there is a defined area.

HPC Chairperson Plaag said he would like to see King Street, Water Street, Depot Street and Howard Street included in the Historic Core. He further explained that the properties on the south side of Howard Street have been altered and do not fit the timeframe of prior to 1960. He said he could support these properties going away with the exception of the properties on the southwest corner of Depot Street and Howard Street which were constructed in the 1940's.

HPC Chairperson Plaag said from a preservation standpoint, you want to try to keep things that are representative of your theme or history in your district. Some of the structures that do this are the tin building and Wilson Feed Store which were typical warehouse block buildings. It was noted that the condition of a structure can be factored in.

Mr. Ward explained that a developer is potentially interested in putting a restaurant in the block building near the corner of Depot Street and Howard Street.

HPC Chairperson Plaag explained what is trying to be accomplished with the Downtown Design Guidelines. He explained that the guidelines are what will tell a developer what is allowed in the Downtown area.

Discussion ensued on potential issues with the parcel boundaries. It was noted that the CAC does not have the authority to become involved with these types of potential issues. Ms. Shook said the CAC is not saying that something cannot be torn down. She said it would be the owner's choice and the regulations would guide it. Ms. Shook said that there might need to be additional regulation on scale and form in relationship to the street to help distinguish the interface area from the Downtown core.

Ms. Shook added that the CAC and the HPC are interested in preserving historic structures.

Discussion ensued on the structures on the west side of Howard Street. Mr. Ward talked about moving the driveway for the building on the corner of S. Depot Street and removing the driveway access from Howard Street for the re-development of the structure beside Mr. Gilbert's office.

HPC Chairperson Plaag said there could conceivably be a "warehouse district" that could include the structures on the north side of Howard Street which could fit this type of district.

HPC Chairperson Plaag said there is a potential for three districts. He said this area would include the businesses along King Street for the Downtown core. Another district could be an interface district that would be called the "warehouse district" which would include the old dealership businesses and all along the north side of Howard Street because they are mostly concrete structures. Mr. Ward said the proposed idea of a Warehouse district would help protect the Downtown core.

Mr. Ward said his concern with the public input process is not having enough support of the elected officials for a final decision because so much was included. He said he is also concerned with the funding with the quasi-judicial process.

Mr. Ward explained that the alley beside the PNC bank building is owned by the Town. This alley is where the mail was brought to the post office from the railroad. He said the new building owner is in support of keeping this alley way open to allow for pedestrian traffic. It was noted that this alley way extends past Howard Street.

Discussion ensued on extending the Downtown core. Mr. Ward pointed out, if the County buildings were included in the Downtown core, the County would have to get permits through the Town. It was noted that the Old Jailhouse building would not be included in the Downtown Core because the property owner has agreed for this building to be designated as a local landmark. It was noted that the approved Marketplace development is on two parcels. HPC Chairperson Plaag said the parcel fronting Water Street and King Street would have to go through the COA process but the current Cilantro's Restaurant building would not have to go through the COA process. He said it would fall into the Warehouse district and would have more flexibility than in the Downtown core.

Mr. Ward explained that a developer may be proposing a hotel with a parking garage on the corner King Street and Water Street. It was noted that the hotel could be in the Downtown core and the garage in the Interface area on Howard Street.

Discussion ensued on the approved Marketplace Development. Ms. Shook explained what was approved on this case and how long the approvals are in place.

Ms. Shook said she felt there was consensus from the Council, CAC and HPC for Staff to revise the map per the discussion at this workshop. She asked the individual Commissions, if they would approve the individual Chairpersons to work with Staff on the revision to the map and then the Chairpersons bring back the revisions to each Commission for their review and discussion. Ms. Shook said by doing this work at the same time maybe both Commissions could have their public hearings together.

Motion and Vote:

HPC Member Dixon made a motion, seconded by Member Bond to allow the HPC Chairperson Plaag to work with Staff on redrawing the boundary lines on the map as discussed in this workshop.

VOTE:

Aye – All
Nay – None

The motion passed.

Motion and Vote:

Council Member Collins made a motion, seconded by CAC Member Sarah Davis Cagle to allow the CAC Chairperson Williams to work with Staff on redrawing the boundary lines on the map as discussed in this workshop.

VOTE:

Aye – All

Nay – None

The motion passed.

It was the consensus of the Council, HPC and CAC for Staff to also work on the scale and form of the buildings while they are redrawing the boundary lines.

It was noted that the CAC members will need to work on regulations for the proposed “warehouse district”.

Council Member Collins asked about the use of Crab Orchard Stone on facades of buildings. She said that she did not want this material pulled off of the buildings, if it is an allowed building material. HPC Chairperson Plaag said he would research this type of stone. It was noted that the Crab Orchard Stone is a real stone and there is a veneer of it as well.

BOONE 2030 AND COMPREHENSIVE PLAN MERGER

Ms. Shook explained that Mr. Phil Trew from the High Country Council of Governments has been working with the Town on merging the 2006 Comprehensive Plan and the 2030 Masterplan. She said the first rough draft has been completed and she handed out copies at this workshop for everyone to review (permanently attached). She noted that because preservation and appearance are closely related, she would like for everyone to read through the entire draft document which is 58 pages long. She said that the Planning Commission would also be reviewing the draft document as well. She said she would like to begin discussions on the draft document at the next scheduled meetings in January 2018. She said the draft document is online at www.townofboone.net and Staff can supply hard copies, if needed. It was noted that the name of the adopted document would be based on the date of the document which is an industry rule. It was noted that there will be language included in the adopted document that the previous 2006 Comprehensive Plan and 2030 Masterplan are no longer in affect. She said the new rough draft does reference the other adopted plans of the Town. She pointed out that there is an Urban Forestry Master Plan and a recently adopted Bicycle Pedestrian Plan that can be found on the Town website under the Planning & Inspections Department.

HPC Chairperson Plaag thanked the Council, Mr. Ward and the Staff for allowing this workshop because he felt the discussions were incredibly productive. He thanked the CAC for their efforts on the design guidelines. He said he felt that he and CAC Chairperson Williams could work together on the details of the proposed design guidelines. Mr. Ward thanked everyone for their work on the proposed design guidelines.

ADJOURNMENT

Mayor Brantz adjourned the workshop at 7:35 p.m.

Mayor, Rennie Brantz

CAC Chairperson Brian Williams

HPC Chairperson, Eric Plag

Board Secretary, Marlene Crosby