# Historic Preservation Commission

**Regular Meeting**

**~ Agenda ~**

,
http://www.townofboone.net/

Jane Shook
828-268-6960

**Tuesday, December 3, 2024** **3:00 PMPlanning and Inspections Conference Room**

**The public may attend the meeting in person at the Planning & 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 & 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. Approval of Minutes

**November 5, 2024, HPC Advisory Minutes**

## IV. Public Comment

## V. Stoneman's Raid Interpretative Panel - Discussion of Suggestions from Prelimary Review by Civil War Trails Staff

## VI. Staff Updates

## VII. HPC Member Updates

## VIII. Other Discussion

## IX. Adjournment

**TOWN OF BOONE**
**HISTORIC PRESERVATION COMMISSION**
**TRAINING SESSION MINUTES**
**November 05, 2024, 3:00 p.m.**
**Planning & Inspections Department & WebEx Video Conferencing**

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**Historic Preservation Commission Members in Attendance:** Bettie Bond-Vice-Chair, and Ayden Basinger-Student Member

**Council Liaison:** Virginia Roseman (via WebEx)

**Town Staff in Attendance:** Jessica Mitchell-Advanced Planning Specialist, Amy Snider-Customer Service Specialist, and Brandon Wise-Deputy Director Planning & Inspections

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**Call to Order**

Vice-Chair Bond called the Boone Historic Preservation Commission meeting held in the Planning & Inspections Conference Room at 680 West King Street and via WebEx to order at 3:04 p.m.

**Adoption of Agenda**

Student Member Basinger made a motion, seconded by Vice-Chair Bond, to adopt the agenda as presented.

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

**Approval of Minutes**

Discussion by Vice-Chair Bond regarding the student participation with the Watauga County Historical Society and following up on the receipt of any bids on The Howard Street project. Ms. Mitchell presented information on the bids reported in a Downtown Boone Development Association (DBDA) Newsletter; Vice-Chair Bond asked if the hurricane damage would cause problems, and if there would be additional funding based on damage incurred.

Vice-Chair Bond made a motion, seconded by Student Member Basinger, to approve September 3, 2024 advisory minutes and the September 20, 2024 training session minutes as written.

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

**Public Comment**

There was no public comment.

**Stoneman's Raid Interpretative Panel Update**

Ms. Mitchell provided details on the revision to the map in regards to the location of Sampson's Gap, and the need for a consensus to move forward with the addition. Student Member Basinger clarified that the only change from the previous version was Sampson's Gap. Council Liaison Roseman proposed that the two dots identifying the reader's location should be a star, or some different symbol, to avoid confusion. Ms. Mitchell stated that she would pass that request along to Civil War Trails.

Ms. Mitchell advised commission members that she had notified the Civil War Trails with an updated status on the project and they offered to take a preliminary look at the materials. Ms. Mitchell provided the program



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the most recent version of all needed materials, while the application was pending a final signature. Drew Gruber, Executive Director of Civil War Trails, provided to Ms. Mitchell the suggestion for a different sketch map that focused on the event in Boone, specifically. Vice-Chair Bond suggested taking the current sketch map and incorporating an inset, where if you zoom in on the Boone area, such as the current Courthouse, it creates a different version of the sketch map that would extrapolate how it occurred and how it impacted the site, thereby creating helpful context for the viewer. Vice-Chair Bond thinks a contemporaneous site of current locations verses a past visual representation would be helpful.

Ms. Mitchell advised that Director Gruber inquired to see if there were any images from the research. Ms. Mitchell discussed with him that there was a decision to not use the images reviewed previously to avoid using too many words and taking away available space. However, Ms. Mitchell shared the image of Captain Keogh and the Wiser map with the program since the Review Board was interested in pictures. She shared that Director Gruber expressed a possibility of modifying the text for captions and that there would be revised versions from the review process. Director Gruber also suggested finding a quote from someone that had lived in Boone and experienced the event. Ms. Mitchell explained that this item is something to consider and can be discussed later as Chair Smyth may have some more information regarding the suggestions. Vice-Chair Bond noted the preliminary review by CWT seems very helpful; Ms. Mitchell agreed.

Vice-Chair Bond inquired regarding the Town Attorney's review of the text, and Ms. Mitchell advised that the review has been completed and the draft was finalized. She explained that this final draft version of the text was after Council approval, with slight grammatical modifications, which is what Civil War Trails received for the draft text.

General discussion continued on the Civil War Trails program including their willingness to review considering the unknown lead time that will be required with the program's current projects. Ms. Mitchell will update Chair Smyth on Vice-Chair Bond's and Council Liaison Roseman's ideas toward an inset map and see if she can assist Chair Smyth on creating that layout. Vice-Chair Bond thinks that would be good for clarification of the location of the courthouse during the raid.

Council Liaison Roseman inquired on locations near the Greenway Trail and the Blair Farm in relation to Stoneman's Raid. General discussion among attendees ensued on the possibility of incorporating the Blair Farm, such as the Blair family being a source of quotes. Additionally, discussion included if a picture within a picture would qualify as part of the total word count, other resources for historical images, and the ability to provide sketches that Civil War Trails can turn into the final map. Ms. Mitchell addressed the Commission's former discussion on QR codes, including that there is an option from for an adhesive acrylic product that would look authentic that could be added separately at a later time.

**Staff Updates**

**Town Projects Update**

Ms. Mitchell advised that an update of the public restrooms was shared by Downtown Development Coordinator, Ms. Lane Moody, and included within the packet.

**Statement of Conformity Report**

Ms. Mitchell stated that there were no new applications for both last month (September 2024) or the current month up through October 24, 2024. Also, she updated the Commission that former Commercial Zoning Administrator, Michael James, left the Planning & Inspections team, and the Department is currently seeking a new team member. She provided that Brandon Wise will fill those duties pending the new hire and will be present for the next quasi-judicial meeting.

**Storm Damage Update**



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Chair Smyth had made inquiries about damage in the historic district caused by Hurricane Helene. Ms. Mitchell stated that Planning & Inspections staff did a tremendous amount of work following the storm assessing damage throughout the area, and fortunately, the historic district area had no major damage. She said there was some minor flooding that caused interior damage that could be easily remediated. Vice-Chair Bond questioned the plywood that has been placed on the window at the old Belks store, that is now the Antique Store; Ms. Mitchell responded she believes that was a broken window prior to the storm. No damage that occurred from the storm was anything that would be presented as a COA.

**Prior Project Update**

Vice-Chair Bond asked about Dana Folk Way; Ms. Mitchell said it is still pending, as staff is finalizing communication with the property owners.

Deputy Director Wise advised the Commission on the pressure washing that had occurred at the Qualls Block. He explained the pressure washing was incorrectly used to remove the paint off from the second floor. He clarified that the repainting was part of the approved Certificate of Appropriateness; however, pressure washing was not an approved method of removal. The contractor was stopped from continuing to pressure wash, and then the storm stopped the work. Following the storm, it has been discussed with the Town Attorney, and the contractor was able to prove that the pressure washing did not cause severe damage because the underlying white paint is still there. Mr. Wise provided that the new color will look about the same as what they removed (brick color), and they have provided details regarding the approved chemical removal process for the remaining paint. He stated that the contractor was apologetic, documented and photographed the bricks once the pressure washing was stopped, and should be re-painting and finishing everything properly.

**HPC Member Updates**

Vice-Chair Bond announced that the Appalachian Theater is celebrating its 86th Birthday on Saturday November 16, with a showing of the 85th anniversary of the *Wizard of Oz*. The movie will start at 11:00 am and there will be activities interactively happening with the show.

Vice-Chair Bond advised that Digital Watauga is meeting at the Watauga County Public Library on Thursday, November 20, at 9:00 am.

Vice-Chair Bond noted that the Watauga County Historical Society will be meeting on November 21 at 5:30 pm and that Doris Stam will be speaking.

**Other Discussion**

Council Liaison Roseman appreciated the updates on the Downtown businesses and is grateful that they did not have to come forward for a Certificate of Appropriateness due to damage. General discussion continued on storm damage and devastation around town from Hurricane Helene.

**ADJOURNMENT**

Vice-Chair Bond made a motion, seconded by Student Member Basinger, to adjourn the meeting at 3:53 p.m.

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

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**Vardell Smyth, Chair** **Amy Snider, Board Clerk**



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