Town of Boone
Historic Preservation Commission
Advisory Meeting
3:00 PM, September 1, 2026
Town of Boone Planning & Inspections
680 West King Street, Suite C

1. The public may attend the meeting in person at the Planning and Inspections Conference Room at 680 West King Street, Suite C, or online via WebEx, a video conferencing software. Public Comment: To give public comment, you should appear in person at the physical location of this meeting. Persons who attend the meeting remotely via WebEx may be permitted to speak during public comment but are not assured of that opportunity. WebEx Participation: To join online or by phone, email Planning and Inspections at planning@boonenc.gov or call 828-268-6960, and you will receive an email invitation. Requests must be submitted no later than one hour before the meeting begins.
2. Call to Order
3. Adoption of Agenda
4. Public Comment
5. Approval of Meeting Minutes
   A. August 11, 2026, HPC Advisory Meeting Minutes
6. Items for Discussion
   A. Chair & Vice-Chair Applications
   B. Clawson-Burnley Park Interpretative Panel
   C. Jones House Local Historic Landmark Designation Update
   D. Statement of Conformity Report as of August 25, 2026
7. Other Matters
8. Adjournment

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
ADVISORY MEETING MINUTES
August 11, 2026, 3:00 pm
Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members Present: Vardell Smyth-Chair and Bennie Gaetano

Town Staff Present: Jessica Mitchell-Advanced Planning Specialist, Amy Snider-Commercial Zoning Administrator, Lane Moody-Downtown Development Director, Virginia Roseman-Council Member Liaison (via WebEx), and David Pedersen-Board Clerk

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Call to Order

Chair Smyth called the Boone Historic Preservation Commission meeting, held in the Planning & Inspections Conference Room at 680 West King Street, Suite C, and via WebEx to order at 3:00 pm.

Adoption of Agenda

Commission Member Gaetano made a motion, seconded by Chair Smyth, to adopt the agenda as presented.

Vote: Aye – 2
Nay – 0

The motion passed.

Approval of Minutes

Commission Member Gaetano made a motion, seconded by Chair Smyth, to approve the July 7, 2026, Historic Preservation Commission advisory meeting minutes.

Vote: Aye – 2
Nay – 0

The motion passed.

Public Comment

There was no public comment.

HPC Pre-Application Workshop/Advisory Art Review for Hellbender Mural Expansion at 140 S. Depot Street

Amy Snider introduced Lane Moody and artist Josh Johnston, describing the project as an expansion of the existing hellbender mural onto the western elevation of the structure and pointing the HPC to the proposal in the packet. Lane Moody expressed excitement for the proposal and added that it could mitigate issue with graffiti on the structure. Commission Member Gaetano inquired about remediation if graffiti were to be placed on the mural. Mr. Johnston noted that the original had a clear coat over the mural which would help with the process of cleaning graffiti, which is difficult but possible.

Chair Smyth pointed out that the proposal falls within the new standards and there is no technical reason the HPC would deny the proposal. He added that there were no fenestrations that the mural would impact. The HPC agreed that they were favorable of the mural.

Commission Member Gaetano made a motion, seconded by Chair Smyth, to recommend that the proposal is taken to Town Council for review.

Vote: Aye – 2
Nay – 0

The motion passed.

DRAFT

Items for Discussion

The HPC and the others present briefly discussed mural standards and expressed excitement for the possibilities of future murals in the Town.

Council Member Liaison Roseman joined the meeting at 3:06 p.m. and discussed the mural's theme with Mr. Johnston, expressing excitement and interest overall.

Ms. Mitchell inquired and confirmed whether the proposal planned to utilize vapor-permeable paints as described in the recent mural standard updates. Discussion continued, noting areas where previous layers of paint showed spalling. Mr. Johnston confirmed that the acrylic paint to be utilized falls into that category, noting that it is mural-specific and designed to adhere to masonry.

Lane Moody and Josh Johnston left the meeting at 3:11 p.m.

Clawson Burnley Interpretive Panel - Project Discussion

Ms. Mitchell opened this topic by inquiring with the HPC about next steps and offering this time for discussion. Chair Smyth indicated he had not yet begun, but intended to consolidate the information from the Watauga County Historical Society to evaluate and condense the material. Commission Member Gaetano indicated that they had also started consolidating some relevant information, and inquired about an approximate word count. Ms. Mitchell reminded the HPC of word counts from previous panels and determined an approximate count of 250-275 was likely appropriate.

Commission Member Gaetano inquired as to the focus of the narrative for the panel. Ms. Mitchell responded that the goals established by Town Council were to introduce Boone's two female mayors, explain how the park was named after them, and outline their accomplishments. Council Member Liaison Roseman highlighted the importance of their roles as Mayors who are women of significance in the community. Chair Smyth and Commission Member Gaetano agreed that they would work on drafting text and sharing it with Ms. Mitchell.

Jones House Local Historic Landmark Designation Report - Final Revised Report, July 2026 (For Review by HPC - Staff has modified since last presented in August 2024)

Ms. Mitchell introduced this topic by reintroducing the HPC to the landmark designation process and where the report was last left off. She reminded the HPC that they previously recommended sending the report to Town Council, which was unable to occur due to pending edits and further research. She also mentioned some small consistency/grammatical changes Town Staff had made to the report since then, specifically noting the report's language of "additions" vs. "extensions" to the structure. Ms. Mitchell offered the HPC more time with the report if they'd like to revisit it, which the HPC declined. She then outlined a potential timeline for the project if the HPC were to make a recommendation for the report to go before Town Council on August 26, indicating that the process would see the report back in front of the HPC in the Fall after a review by the State Historic Preservation Office (SHPO) and to Town Council for a vote near the end of the year, after a Public Hearing this Fall.

Commission Member Gaetano made a motion, seconded by Chair Smyth, to recommend that the report is taken to Town Council for review on August 26, 2026, with the understanding that staff could make minor revisions if issues were identified before that time.

Vote: Aye – 2
Nay – 0

The motion passed.

Other Matters

Ms. Mitchell provided a brief update on the Watauga Kraut Factory marker, indicating that after reaching out to Sewah Studios, she was informed that they would likely provide a proof in November of 2026, with possible fabrication of the panel occurring in December of 2026. She also informed the HPC that they would likely wait until after winter for the ground to thaw, to facilitate the installation and unveiling ceremony.

Council Member Liaison Roseman inquired if there was an update from the Town Attorney on an individual interested in an HPC board position. Ms. Mitchell indicated that the Town Attorney did not feel comfortable with their application to this board, since the party in question's spouse works for the Town of Boone in the Planning & Inspections Department and has a direct involvement with the board in that role

Council Member Liaison Roseman inquired with Jae Furman, who was in attendance at the meeting and had expressed interest in the Board, whether he lived inside the Town Limits of Boone. He stated that he did not, and Council Member Liaison Roseman noted that was a requirement to be appointed to this board.

Mr. Furman discussed some preliminary ideas he had for Town projects & community engagement with the HPC, who indicated that he should take them to Town Council as the governing body for the Town of Boone that ultimately passes instruction to the HPC.

Adjournment

Commission Member Gaetano made a motion, seconded by Chair Smyth, to adjourn the meeting at 3:38 pm.

Vote: Aye – 2
Nay – 0

The motion passed.

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Vardell Smyth-Chair David Pedersen, Board Clerk

DRAFT

Historic Preservation Commission Chair/Vice-Chair Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ◆ Boone, North Carolina 28607
Phone (828) 268-6960 ◆ Email: planning@boonenc.gov ◆ www.boonenc.gov

Board Member Information (Please see Board Secretary if needed for term information)

Name (Print):

Date Appointed: Date Term Expires:

Number of Terms Served: Position Sought: ☐ Chair ☐ Vice-Chair

Questions

1. **Orientation & Training**
   - A. Have you completed the Historic Preservation Commission orientation?
     ☐ **Yes** ☐ **NO**
   - B. If no, are you willing to attend orientation (2-3 hour commitment) prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
2. **Comprehensive Plan & Other Adopted Plans**
   - A. Are you familiar with the Town's current Comprehensive Plan and other adopted Plans as listed on the Planning and Inspections website under the "Ordinances, Plans & Studies" heading?
     ☐ **Yes** ☐ **NO**
   - B. If no, are you willing to take the time to review these documents in order to familiarize yourself with the intent and content of these plans prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
3. **Unified Development Ordinance**
   - A. Are you familiar with the Town of Boone's Unified Development Ordinance, specifically Articles 1 General Provisions, Article 2 Administrative Mechanisms, Article 4 Permits and Article 5 Quasi-Judicial Procedures and Article 8 Historic Preservation Standards?
     ☐ **Yes** ☐ **NO**
   - B. If no, are you willing to take the time to review these Articles in order to familiarize yourself with the intent and content of these Articles prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
4. **Historic Preservation Commission Rules of Procedure**
   - A. Are you familiar with the Rules of Procedure for the Historic Preservation Commission?
     ☐ **Yes** ☐ **NO**
   - B. If no, are you willing to take the time to review this Guide in order to familiarize yourself with the intent and content prior to participating as Chair or Vice-Chair?
     ☐ **Yes** ☐ **NO**
5. **Please explain why you wish to obtain this appointment:**

Planning & Inspections Department
680 W. King Street, Suite C, Boone, NC 28607
Phone: (828) 268-6960 | Email: planning@townofboone.net
Web: townofboone.net/pi

ToB - Statement of Conformity (SoC) Monthly Reporting for HPC

File Date	Application Number	Project Name	Permit Type	Permit Use	Location	Status	Issuing User
August 12, 2026	26-0583	The Office - Statement of Conformity	Zoning	Statement of Conformity	627 W KING ST	Approved	Christy Turner
August 13, 2026	26-0588	DUPLICATE, SEE Z26-0178	Zoning	Statement of Conformity	627 W KING ST	Closed	Christy Turner
August 14, 2026	26-0590	Premier Sothebys - Statement of Conformity	Zoning	Statement of Conformity	743 W KING ST	Approved	Christy Turner
August 18, 2026	26-0601	Jones House - Timbers Replacement	Zoning	Statement of Conformity	604 W KING ST	Pending	Amy Snider

4 Permits