



Historic Preservation Commission

Regular Meeting

~ Agenda ~

<http://www.townofboone.net/>

Jane Shook
828-268-6960

Tuesday, July 5, 2022

3:00 PM

WebEx

This meeting will be held remotely using video conferencing software (WebEx).

For information on how to watch, listen, and/or participate in the meeting, please see the WebEx Video Conferencing Information section at the end of this agenda.

I. Call to Order

HPC Advisory Session

II. Adoption of Agenda

III. Approval of Minutes

June 7 & June 14, 2022 Meeting Minutes

IV. Public Comment

V. Junaluska Heritage Association - Request for Historic Black Cemetery in Town of Boone

Request for Historic Black Cemetery in Town of Boone - Memo

VI. Historic District/Landmark Design Standards

Public Art Standards in the Historic District - Draft Text Amendment

The following is a draft staff report that is being prepared for the next Public Hearing/Planning Commission meeting on July 25, 2022. Planning Staff and the Town Attorney may make additional revisions.

Demolition Standards in the Historic District - Draft Text Amendment

The following is a draft staff report that is being prepared for the next Public Hearing/Planning Commission meeting on July 25, 2022. Planning Staff and the Town Attorney may make additional revisions.

VII. Discussion of Existing Cafe Portofino Building - Town Council Request for Consensus by the HPC on Historic Value/Additional Facts of Building**VIII. Project Updates by Planning Staff****Minor/Major Work - COA Revision - UDO Text Amendment**

Planning Staff presented the text amendment to Town Council on June 8, 2022. Town Council approved the text amendment as presented with no further revisions. The text amendment has been incorporated into the most recent update of the Unified Development Ordinance (UDO), which is available on the Planning & Inspection page of the Town's website (www.townofboone.net).

Certified Local Government (CLG) Application Status Update

Planning Staff has received an update on the draft CLG application. Staff is addressing the revisions as the suggestions were minor revisions. NC State Historic Preservation Office (SHPO) informed staff of the process in which, following final submission, there will be 45 days for review and await comments. Following notification from SHPO, Staff will send materials to the National Park Service for review; the time frame for that review is to be determined.

Status of Digital Watauga Project and Proposed Local Landmark Designation Reports***Status of Historic Markers (Hayes-Bryan-Greene Cemetery, Council's Store)*****IX. Project Updates by HPC Members****Watauga County Jail Local Landmark Designation Report (Revised Report 6/23/2022)**

Planning Staff Note: On June 7, 2022, the HPC made a motion to send the revised report to Town Council. Planning Staff will present the report to Town Council at the July 13, 2022, meeting. Upon approval by Town Council, Planning Staff will inform the NC SHPO of the designation report and begin the local landmark designation review process. Review time and comments will take place within 30 days of submitting to SHPO.

For the HPC's information, attached is the revised and latest Designation Report.

Boone 150 Project Updates

Boone Cemetery Interpretative Panels

Stoneman's Raid Interpretative Panels

X. Other Discussion

XI. Recess of HPC Advisory Session

3:00 pm, July 12, 2022

Historic Preservation Commission Meeting

WebEx, Remote Meeting Software

XII. Call to Reconvene

HPC Quasi-Judicial Session

XIII. Z05606-032422 River Street Ventures-COA

Z05606-032522 - Exhibit A - Applicant Submitted Report - Acme Historical Documentation Survey Report

Z05606-032422 - Exhibit 1 - Application

Z05606-032422 - Exhibit 2 - Project Narrative

Z05606-032422 - Exhibit 3 - Existing Site Photos

Z05606-032422 - Exhibit 4 - Applicant Submitted Photos

Z05606-032422 - Exhibit 5 - Floor Plans and Elevations

Z05606-032422 - Exhibit 6 - Elevations

Z05606-032422 - Exhibit 7 - Staff Report

Z05606-032422 - Exhibit 8 - Howard Street Plans

Z05606-032422 - Exhibit 9 - Howard Street Plans

Z05606-032422 - Exhibit 10 - Historic Photos

XIV. Z05738-052522 Watauga County-COA

Z05738-052522 - Exhibit 1 - Application

Z05738-052522 - Exhibit 2 - Project Description

Z05738-052522 - Exhibit 3 - Existing Site Photos

Z05738-052522 - Exhibit 4 - Applicant Submitted Photos

Z05738-052522 - Exhibit 5 - Site Plans & Elevations

Z05738-052522 - Exhibit 6 - 3-D Modeling of Parking Structure

Z05738-052522 - Exhibit 7 - Applicant Response to Staff Comments

Z05738-052522 - Exhibit 8 - Staff Report

Z05738-052522 - Exhibit 9 - Historic Photos

XV. Z05737-052522 Howard Street Ventures, LLC (Wilcox Warehouse)-COA

Z05737-052522 - Exhibit 1 - Application

Z05737-052522 - Exhibit 2 - Project Description

Z05737-052522 - Exhibit 3 - Existing Site Photos

Z05737-052522 - Exhibit 4 - Applicant Submitted Photos

Z05737-052522 - Exhibit 5 - Engineer Report

Z05737-052522 - Exhibit 6 - Staff Report

Z05737-052522 - Exhibit 7 - Historic Photos

XVI. Adjournment**WebEx Video Conferencing Information**

WATCH OR PARTICIPATE IN THE MEETING: Individuals who wish to give testimony/evidence with respect to this case may do so through WebEx either online (by computer or smartphone) or telephone. To do so, please email Jane Shook, Director of Planning & Inspections at jane.shook@townofboone.net or call 828-268-6960 and you will be provided with an email invitation to the meeting. All requests for participation must be completed by 2 pm on the day of the meeting.

Staff will be happy to schedule a test meeting with each participant to ensure that they are able to participate the day of the meeting. Please call Jane Shook at 828-268-6960 if you are interested in this option.

Staff will moderate the WebEx session to ensure all participants have an opportunity to speak. Individuals who require user assistance registering or joining the WebEx event on the day/night of the meeting can call 828-268-6960 for support.

CONCERNS REGARDING PARTICIPATION: Please contact Jane Shook, Director of Planning and Inspections by phone at 828-268-6960 as soon as possible if you are concerned about your ability to participate through the options listed above (online or by telephone) in the "To participate in the meeting" section above.