

REGULAR MEETING
TOWN OF WAYNESVILLE
HISTORIC PRESERVATION COMMISSION
JUNE 7, 2000
WEDNESDAY - 2:00 P.M.
TOWN HALL

The Historic Preservation Commission (HPC) held a regular meeting on Wednesday, June 7, 2000. Members present were Ron Fleenor, Helen Malina, Sandra Owen and Ruth Chacto. Also present were DWA Director Ron Huelster and Mark Clasby, Garry Wagner and Teresa Pennington, DWA Board Members. Also present were Don Overbay, Buffy Messer, Mib Medford, members of the Community Appearance Commission, Planning and Zoning Manager John Swift and Secretary Phyllis McClure. Chairman Helen Malina called the meeting to order at 2:08 p.m.

Slide Show - "How to Establish Design Guidelines"

Ron Huelster, Downtown Waynesville Association Director, attended the meeting and introduced Mr. Lynn Sylvester who gave a slide presentation entitled "Making Good Design Happen". These guidelines are recommendations for the improvement of visual quality in downtown areas. Many small communities are adopting downtown design guidelines as a way to halt visual deterioration and protect the special identity of their commercial cores. It was suggested that Towns begin small with items such as planters, to avoid themes and to be true to their Town's history. It also suggested that the guidelines be realistic, use quality and don't copy other towns.

It was suggested that one member of the Historic Preservation Commission and one member of the Appearance Commission serve as liaisons and take a proactive role in establishing these guidelines. Mib Medford, one of the members of the Appearance Commission, suggested that a dinner meeting be held to begin a collection process of photographs, etc., of the downtown area to show the original windows, etc., in the buildings. Ron Huelster said that the dedication of the new lamps on Main Street is scheduled for September and this may be a good time to begin this process.

Helen Malina said that the Historic Preservation Commission has been discussing the possibility of establishing downtown as a historic district for quite some time, and the HPC wholeheartedly supports the venture proposed for design guidelines. There was some discussion regarding whether to make the guidelines voluntary or mandatory. Ron Fleenor felt that if it was left voluntary, some property owners would do what they want to and not follow the proposed guidelines. However, if it is mandatory there would be resistance. Ron Huelster pointed out that if incentives are offered this sometimes gives leverage. Ron Fleenor pointed out that Main Street is a NCDOT Highway, and if this becomes a historic district, DOT could not touch Main Street.

Sandra Owen said that she grew up in the 1970's and there has been a lot accomplished in the downtown district since that time. Waynesville has a beautiful downtown area and it would be good to have before and after pictures of the Town's Streetscape Project. Mib Medford pointed out that Waynesville's Main Street is on the National Main Street Program, and the person responsible for

this is Downtown Waynesville's Executive Director Ron Huelster.

It was a consensus of the Historic Preservation Commission that one member of the HPC will be present at the meetings to help establish the guidelines for the downtown area. Sandra Owen will spearhead the effort to ensure that one of the HPC Members attends each meeting.

It was a consensus of the Historic Preservation Commission Members that there will not be a meeting scheduled in July, their next meeting will be August 2nd.

Adjournment

With no further business, Helen Malina moved, seconded by Ron Fleenor, to adjourn the meeting at 3:04 p.m. The motion carried unanimously.

Helen Malina
Chairman

Phyllis R. McClure
Secretary