

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

The Waynesville Historic Preservation Commission (HPC) held a regular meeting on Wednesday, August 2, 2000. Members present were Bob Breese, Ron Fleenor, Alex Lesueur, Ruth Chacto and Sandra Owen. Also present were Planning and Zoning Manager John Swift, Secretary Phyllis McClure and Summer Intern Dan Powell. Acting Chairman Ron Fleenor called the meeting to order at 2:05 p.m.

Approval of Minutes of June 7, 2000

Bob Breese moved, seconded by Ruth Chacto, to approve the minutes of the June 7, 2000 meeting as presented. The motion carried unanimously.

Certificate of Appropriateness Hearing - Richard Boyer - 724 Smathers Street

Richard & Virginia Boyer have applied for a certificate of appropriateness to demolish a 70-year-old barn in the back of the Frank Smathers property. The Frank Smathers property received local landmark designation in 1998. Mr. Boyer said that he and his wife Jenny bought this property from Frank and Ellen Childers. He said that the house does not have adequate storage space and the barn behind the house needed a lot of work. Mr. Boyer said that rather than invest a lot of money to repair the barn he would rather demolish the old barn and build a new one. The new barn would include space for a work shop, storage for a tractor and fuel and additional storage space, all secured against vandals and curious children. Mr. Boyer said that the existing barn did not have a floor and has deteriorated over the years because of neglect. The upstairs portion was previously converted to an apartment, but the floor joints, etc., are deteriorated and will not support very much weight for storage.

Mr. Boyer said that the new barn will be 30' x 40' in size, constructed of rough sawn lumber siding, probably oak or poplar, with a metal roof and thermopane windows. Mr. Boyer said that the barn would be painted red with a grey roof to match the house and may contain a few more windows than the existing barn. A restroom is not planned, but a cold water line may be installed. The downstairs workshop area will be insulated, and heat may be provided by an electric heater, kerosene heater or propane gas.

Architect Wade MacFie said that the existing barn can't flex much and is in danger of toppling intact. He said that the building is comprised of a rigid 2<sup>nd</sup> floor box supported by "toothpicks". The building would be difficult to repair or to attach anything new to. Mr. Macfie said that he had spoken with John Horton, Restoration Specialist with the NC State Historic Preservation Office and he felt that they were in agreement that the barn was not included in structures that should not be

removed.

Bob Breese said that he remembered attending a reunion the Smathers had at this house in the 1930's. He said that the barn has deteriorated considerably since that time and should be demolished and that the Boyers should be allowed to start over again by building a new barn.

There was some discussion regarding the windows. The HPC Members felt that wooden windows would be more appropriate. John Swift suggested the following: 1) That an opinion letter from John Horton be requested for the files. 2) That wooden windows should be used.

Ron Fleenor and Ruth Chacto stated that they felt that because of safety reasons the old barn should be demolished and a new barn constructed.

#### Demolition of Existing Barn

Bob Breese moved, seconded by Alex Lesueur, to allow demolition of the old barn. The motion carried unanimously.

#### Construction of New Barn

Ruth Chacto moved, seconded by Sandra Owen, to approve the construction of the new barn. The final drawing of the new barn is to be presented to Town Staff before construction begins. The new construction is conditioned upon the following: 1) That the building have a metal roof with colors to match the house; 2) wooden windows, and 3) that an opinion letter from John Horton be received and placed in the file. The motion carried unanimously.

#### Landmark Listing - Mr. Stanley Williamson - Walnut Street

Mr. Stanley M. Williamson has requested that the Charles U. Miller house, located at 53 Walnut Street in Waynesville be considered for local historic property designation. Review by the HPC is the first step. If the HPC considers the property worthy of being placed on the local landmark listing the request is then sent to Archives and History for a thirty-day study.

Sandra Owen moved, seconded by Ruth Chacto, that the Charles U. Miller house, located at 53 Walnut Street, be considered for local historic landmark designation and that the next step be taken by forwarding the information to Archives and History for a thirty-day review. During this time any restoration to be made to the house should be sent to the HPC for approval. A letter is to be sent to Bob Moody, who is the architect for the project and a copy of the letter is to be sent to Stanley Williamson. The letter should include a copy of the portion of the draft minutes of this meeting with the recommendation made by the HPC regarding the request. The motion carried unanimously.

#### Historic Preservation Commission Brochure

Summer Intern Dan Powell, along with Planning and Zoning Manager John Swift, prepared a draft brochure for the Historic Preservation Commission Members to review. It was suggested that residential pictures of Waynesville's local landmark listing designations be included in the brochure,

possibly one on each page. It was also suggested that these pictures be taken in the Fall since most of the landmarks have colorful deciduous trees in the background. It was the consensus of the Board that off-white or cream color smooth finish parchment type paper be used for the brochure. The brochure should have color pictures and Commission Members asked that examples of several fonts be provided in order that they can choose the font which is easiest to read. Samples of color and fonts will be provided at the next meeting.

#### Annual Historic Preservation and Downtown Association - New Bern, NC

Planning and Zoning Manager John Swift said that the annual Historic Preservation and Downtown Association Conference will be held in New Bern, North Carolina this summer. The Town will cover registration fee costs and possibly a portion of the travel expenses, depending upon how many register for the conference. Mr. Swift asked that HPC Members let him know by the middle of August if they plan to attend. It can then be determined how much money is available to cover travel expenses, etc.

#### Adjournment

With no further business, Bob Breese moved, seconded by Alex Lesueur, to adjourn the meeting at 3:48 p.m. The motion carried unanimously.

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Ron Fleenor  
Acting Chairman

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Phyllis R. McClure  
Secretary