

REGULAR MEETING
TOWN OF WAYNESVILLE
HISTORIC PRESERVATION COMMISSION
NOVEMBER 5, 2003
WEDNESDAY - 2:00 P.M.
TOWN HALL

The Waynesville Historic Preservation Commission held a regular meeting on Wednesday, November 5, 2003. Members present were Bette Sprecher, Shawn Leatherwood, Bob Breese, Laura Soltis, Ron Fleenor and Sandra Owen. Others present were Planning and Zoning Manager John Swift and Town Clerk Phyllis McClure. Acting Chairman Ron Fleenor called the meeting to order at 2:05 p.m.

Approval of Minutes of June 4 and June 18, 2003

Laura Soltis asked that the minutes of the June 18, 2003 meeting be corrected as follows:

Page three - first paragraph, third sentence: "She has worked in Williamsburg, VA and various other locations."

Bob Breese moved, seconded by Bette Sprecher, to approve the minutes of the June 4, 2003 meeting as presented and the June 18, 2003 meeting as corrected. The motion carried unanimously.

Public Hearing - Certificate of Appropriateness - Deborah Bucklaew - "Old Citizen's Bank Building" Located at 74 Main Street

Ron Fleenor opened the public hearing. The following persons spoke:

Deborah Bucklaew requested a certificate of appropriateness in order to build an addition on the back of the "Old Citizen's Bank Building" located at 74 Main Street. This addition would make the back of the building look like a building front facing Wall Street. Ms. Bucklaew said plans included the addition of a passenger elevator to use all levels of the building. She said the plans include structural preformed concrete panels with stucco and brick detailing to blend with the original structure. Colors will be coordinated with the front and a large awning is to be added to the front. A faux finish is planned to recreate the existing details on the front.

John Swift said the Community Appearance Commission held a meeting on Monday, November 3. He said there may be some problems with the plans with ingress and egress.

Deborah Bucklaew said Alex Corbin has now informed her that a two hour rated stair shaft may need to be added on the back portion of the building. There are interior stairs located about halfway inside the building but they are not fire stairs. The proposed addition is 22' deep and located 11' off the property line from Wall Street. This does not leave room without encroaching into the unbuildable area. Placing the stairs on the side of the building was discussed. However, this would

encroach into the alleyway. Shawn Leatherwood said the stairs may could be enclosed in a manner that enhances the addition. Ms. Bucklaew said maybe one of the windows would then need to be a door. There was also a question about whether the stairs would be a transitional entryway and whether it would be possible to encroach into the 11' area on Wall Street or the alleyway. Shawn Leatherwood pointed out that it would need to be a two hour rated stair shaft.

The Commission members said an accurate plan is needed which shows the sidewalk. The footprint of the building on the lot should be shown. Ms. Bucklaew said she will be meeting with Building Inspector Alex Corbin and will find out if the new elevator is necessary. Shawn Leatherwood said the Commission would also need to see the front of the building and what is going to be done to the existing details, as well as anything new to be added. Ron Fleenor asked that a list of materials be provided with the application. The site plan should show the front and rear elevations and the, floor plan of each level. Ron Fleenor will call Shawn Leatherwood and they will get in touch with Ms. Bucklaew to let her know exactly what is needed before the next meeting.

Ms. Bucklaew said the building has a freight elevator which they plan to utilize so that elevator shaft can't be used for the new elevator. Once the building is renovated they plan to have a coffee shop and ice cream parlor, as well as other shops.

Bob Breese moved, second by Bette Sprecher, to continue the public hearing until November 19 at 2:00 p.m. The motion carried unanimously.

Discussion Regarding Old Leatherwood Home - 253 Leatherwood Road

Shawn Leatherwood said he had spoken with the owners this past June and gave them the names of some of the Leatherwood family to contact to find out more about the history of the home. He does not know if they have contacted them yet. When the report is received, the Commission will review and make a recommendation. No action was necessary.

New Business

John Swift said the Downtown Waynesville Association would like to go ahead with obtaining National Historic District for the downtown area. This area includes from the Dr. Stringfield building/Wells Funeral Home, Wall Street to its intersection with Pigeon Street, Haywood County's property down to Branner Avenue, Montgomery Street including the Masonic Temple, Town Hall, Baptist Church. The district must contain 60% contributing buildings.

Laura Soltis moved, seconded by Bette Sprecher, to proceed with the writing of a planning grant to hopefully do a study for the Downtown Waynesville area, which they felt to be the #1 priority area. The motion carried unanimously.

Other areas include the Walnut Street area, Church Street, area, Pigeon Street area and Woolsey Heights. Woolsey Heights contains three houses and it may be possible to include Woolsey Heights in one of the other districts.

There was discussion regarding the other possible historic districts.

Bette Sprecher moved, seconded by Laura Soltis, to proceed with writing the grants for the Walnut Street area which includes the Presbyterian Church and Walnut Street areas. If the Woolsey Heights area, which includes three houses cannot be included in the Walnut Street district, it should be made a separate district. The motion carried unanimously.

Election of Officers

Bette Sprecher moved, seconded by Laura Soltis to nominate Ron Fleenor as Chairman for the Commission. The motion carried unanimously.

Bette Sprecher moved, seconded by Laura Soltis to nominate Shawn Leatherwood as Vice Chairman for the Commission. The motion carried unanimously.

Names for Vacancies

The Historic Preservation Commission currently has three vacancies. John Swift asked the Commission Members to be thinking about interested persons qualified to fill those vacancies and to let him know.

Meeting Recess Until Wednesday, November 19, 2003 at 2:00 p.m.

There being no further business, at 3:49 p.m., Laura Soltis moved, seconded by Bette Sprecher, to recess the meeting until Wednesday, November 19, 2003 at 2:00 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Ron Fleenor
Chairman