

SPECIAL MEETING
HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
JUNE 17, 2009
WEDNESDAY - 2:00 P.M.
TOWN HALL

The Historic Preservation Commission held a special meeting on Wednesday, June 17, 2009. Members present were Nikki Owens, David Felmet, Herbert Nelson, Peter Sterling, Shawn Leatherwood and Bette Sprecher. Also present were Town Clerk Phyllis McClure, Planning Director Paul Benson and Downtown Waynesville Association Director Buffy Messer. Chairman Nikki Owens called the meeting to order at 2:09 p.m.

Consideration of Design Review - Renovations at 44 North Main Street

Renovations are ongoing at the building located at 44 North Main Street. The building is owned by Vandielou Thorpe LLC of Gainesville, Florida. The building is listed on the National Register of Historic Places as a contributing building in the Waynesville Main Street Historic District.

Planning Director Paul Benson said the building located at 44 North Main Street is a contributing building in the Main Street National Register Historic District. On March 8, 2005, an amendment was passed by the Board of Aldermen transferring design review of historic buildings from the Community Appearance Commission to the Historic Preservation Commission.

Kevin Ryan, with Construction, Inc., represented property owner Vandielou Thorpe, LLC of Gainesville, Florida. Mr. Ryan said he applied for and received permits to renovate the building and store front glass and metal are being installed today.

Planning Director Paul Benson said in talking with Byron Hickox there was some misunderstanding about the extent of renovations and that the renovations should be reviewed by the Historic Preservation Commission.

Mr. Ryan said he began with plans to just replace the store front. It was discovered that the electrical wiring needed to be replaced. The owner walked through and saw how beautiful the floor was when it was sanded. With the addition of these items, Mr. Ryan spoke with Building Inspector Jason Rogers and updated his task list. The owner wanted to relocate the steps in order to accommodate two tenants.

Nikki Owens asked if the HPC only had jurisdiction for the exterior of the building. Paul Benson said the Commission can give comments and offer input if the building is located in the National Register. This review is advisory review.

Nikki Owens asked what the original facade looked like. Mr. Ryan said you can see the original brick because it is a smooth brick and there is a recessed area at the stair step. He said historically

the brick was the same. David Felmet asked if the age of the plate glass windows that were removed could be determined. Mr. Ryan said the windows were in bad shape; the wood was rotting and some bricks were loose.

Peter Sterling asked when it was learned that this should be reviewed by the HPC. Paul Benson said he found out when he was walking down Main Street. The renovations had been reviewed by Land Use Administrator Byron Hickox and Building Inspector Jason Rogers. The contractor was acting in good faith by obtaining the necessary permits through their office. Normally this would come before the Commission before construction begins.

Buffy Messer said it was her understanding that the owner did not originally intend to do this extent of work to the building. Bette Sprecher said we need to be very careful not to let things like this happen. Paul Benson said the construction staff does not have involvement in historic preservation. The staff in his department are not geared up to catch things such as this. Anytime the facade is changed in the downtown area of Main Street the changes should come before the HPC for review.

It was the consensus of the Commission that we should be sensitive to preservation and maintaining the historical integrity of structures, retaining as much of the historical integrity as possible. Paul Benson said this is a contributing building, built in 1939 which is located in the National Register District. There was very little historic significance in the facade because the existing facade was not the original facade. Peter Sterling said there may be existing photographs of the building at the Haywood County Library or in the archives of The Mountaineer. Otherwise, there is no way to know how the original facade looked. Mr. Ryan said he could draw something that is more accurate.

Shawn Leatherwood said if renovations total more than \$90,000 and in order to comply with ADA and life safety issues involved when buildings are located in historic districts it is required that a licensed architect be involved.

Mr. Ryan said a recessed bronze, aluminum double door will be installed. The door is made of non combustible material since this is a commercial building. The recessed portion is constructed of hardy cement siding and painted trim with a 18" wall. On the sides there was a brick column on only one side. The same brick pavers will be used to extend the sidewalk up to the door.

Herbert Nelson moved, seconded by Bette Sprecher, to table this matter since the renovations to this building have already been done. The motion carried unanimously.

Bette Sprecher recommended that Jason Rogers and Byron Hickox attend the next meeting to discuss how this may have happened and how to prevent it from happening again. The motion carried with five (5) ayes and one (1) nay (Peter Sterling). After further discussion it was the consensus of the Commission that Paul Benson discuss this matter with his staff rather than have them attend the meeting.

Peter Sterling suggested that the Commission discuss strategic planning at their next meeting and place this item as one of five issues to discuss for the roles of the Commission.

Buffy Messer said this is the first building that has gone through complete renovations since the

Main Street Historic District was created.

Shawn Leatherwood said this is a learning process for town staff as well as the Historic Preservation Commission.

Planning Director Paul Benson said Waynesville is currently reviewing and revising the Land Development Standards.

Mr. Ryan said they are looking at this renovation from the historic perspective for items such as crown molding, floor and other items. If he had known that this should have come before the HPC he would have done so, but he was unaware of the existence of the HPC.

Adjournment

With no further business, it was the consensus of the Commission to adjourn the meeting at 3:03 p.m.

Phyllis R. McClure
Town Clerk

Nikki Owens
Chairman