

REGULAR MEETING
HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
JULY 7, 2010
WEDNESDAY, 2:00 PM
“NEW” TOWN HALL”, 9 SOUTH MAIN STREET

The Historic Preservation Commission held a regular meeting on Wednesday, July 7th, 2010. Members in attendance were: Ann Melton, Henry Foy, Peter Sterling, Shawn Leatherwood, Nikki Owens, Bette Sprecher, Bob Kearney and Sandra Owen. Also in attendance were Town Planner Paul Benson, Planning Intern Melanie Verges, and Secretary Ginny Boyer.

Approval of Minutes

Bette Sprecher moved to accept the minutes of the regular meeting of May 5, 2010 (with one correction on page 3, spelling of Hanna-Graham House changed to *Hannah*-Graham House) and the minutes of the special meeting of June 10, 2010. Peter Sterling seconded and all were in favor.

Welcome New Members Henry Foy and Ann Melton

Chairman Owens welcomed Peter Sterling back to the Commission. Former Mayor of Waynesville Henry Foy and acclaimed historian Ann Melton were welcomed to the Commission.

Election of Officers

Chairman: Bette Sprecher nominated Peter Sterling for Chairman of the Historic Preservation Commission; Peter declined. Shawn Leatherwood nominated Bob Kearney for Chairman; Bob declined. Shawn Leatherwood then nominated current Chairman Nikki Owens to retain her current position. Sandra Owen seconded. At that point Peter Sterling mentioned his willingness to serve as Vice-Chairman.

Shawn Leatherwood nominated Chairman Nikki Owens to retain her current position with Peter Sterling serving as Vice-Chairman; Bette Sprecher seconded and all were in favor.

Secretary: Town Planner Paul Benson mentioned the Secretary being a staff position; no nominations were presented.

Self-guided tour brochure

Chairman Owens turned the meeting over to Bob Kearney who outlined his thoughts on the distribution plan for the self-guided brochure. He provided members with a draft distribution plan handout. Many possible points of distribution were discussed.

Also discussed was the wording that should be used in the upcoming Mountaineer article regarding bulk sales. Bob Kearney moved that the discount rate for bulk purchases be: \$2.00 in lots of 20 and above and \$1.50 in lots of 100 and above. Shawn Leatherwood seconded and all were in favor.

Shawn Leatherwood entertained a motion for Bob Kearney to reach out to potential distribution points for sale of the brochure. Mr. Leatherwood then amended the motion, after Intern Melanie Verges volunteered, to have Melanie Verges work with Bob Kearney in locating distribution points for sale of the self-guided tour brochure then report back to the Commission. Bette Sprecher seconded and all were in favor.

Community Appearance Commission

Chairman Owens inquired with Paul Benson about the possible dissolution of the Community Appearance Commission. Mr. Benson said that the latest recommendation from the Land Development Standards Committee was that the Community Appearance Commission be disbanded. The Community Appearance Commission's mandatory review, voluntary compliance doesn't give the Commission teeth to enforce things, so developers don't generally follow their recommendations.

If the Commission is disbanded, design review might then come to the Historic Preservation Commission since it has architects and design professionals. This decision has not been adopted by the Board of Aldermen. He mentioned the Land Development Standards final review being next week and he will keep the Historic Preservation Commission members informed of the outcome.

Chairman Owens asked what the ordinance states about National Register Districts. Paul Benson said those will come to the Historic Preservation Commission.

Henry Foy mentioned the Community Appearance Commission being valuable when Wal-Mart was coming in. He mentioned the weakness of the Community Appearance Committee being that it has no teeth in it.

Paul Benson said the ordinance is changing significantly to have specific design standards. Our proposed ordinance will have very detailed design standards so an advisory board will not be necessary. Concrete, mandatory design standards will be in place.

Love Lane as Local Historic District

Commission members discussed the possibility of pursuing efforts to designate Love Lane as a Local Historic District. Ann Melton, new member to the commission, has completed a book about the history of Love Lane. Paul Benson mentioned the need for a lot of support in the neighborhood for designation and the best way to begin, once support is achieved, is hire a historic preservation consultant to prepare a report.

Spread Out as Local Historic District

Paul Benson mentioned a community meeting scheduled for September. Mr. Benson mentioned that he received the draft National Register nomination document today; it now has to be submitted to the state for review.

McIntosh Building

Chairman Owens mentioned the June 2nd minutes in which was outlined the exclusion of the McIntosh building from the self-guided tour brochure because of the McIntosh building's lack of integrity and material authenticity. Chairman Owens then entertained a motion that the Historic Preservation Commission have the Town Board of Aldermen remove its designation.

Bob Kearney wanted to discuss the matter further. Mr. Kearney said a letter, written by one of the three architects on the Historic Preservation Commission, should be presented to the Waynesville Board of Aldermen including the architectural changes to the building in "architecture speak" clearly outlining why that building violates historic preservation standards.

Chairman Owens mentioned attaching the State of North Carolina's summary that recommended not including the building as a local landmark.

After Sandra Owen inquired if the owner had any idea of the possibility of repeal, Mr. Benson mentioned it would be a good idea for the HPC to advise the owner with a letter.

Shawn Leatherwood stated that it is important for the records to reflect the Commission's stance, so in the future people can't point to that building as a reason why their building should be designated. It is important to acknowledge the mistake that was made.

It was agreed that Chairman Owens, along with Shawn Leatherwood, would draft a letter for the Board of Aldermen regarding the Commission's stance on the McIntosh Building. The matter was tabled until the Commission had the letter in hand. Peter Sterling asked that the minutes reflect that the letter is being drafted.

Other Business

Peter Sterling asked Commission members to come up with a strategic plan: Where do we want to be in a year? What do we want to accomplish?

Shawn Leatherwood mentioned making progress by "pick off the low-hanging fruit".

Bob Kearney mentioned a lack of a follow-through mechanism. Windover Inn was the only property to be designated after the intervening months after the workshop in April of 2009 and that was underway at the time. Mr. Kearney said the workshop didn't fail but the follow-through failed. As part of the strategic plan, the Commission needs to help overcome people's reluctance to pursue local landmark designation.

Peter Sterling mentioned, from a procedural standpoint designating 5 or 10 minutes at the end of each meeting to review what has been decided and who is going to do it and the time frame for it, get more formal about the process.

Shawn Leatherwood mentioned our new connection to Love Lane and reaching out to properties there.

Intern Melanie Verges volunteered to help as a gopher and for initial conversations.

Sandra Owen mentioned the focus being to focus on Love Lane and to not only save the houses but talk to people about historic preservation.

Commission members had questions regarding Local Landmark Designation versus the sweeping National Historic District which Mr. Benson and other Commission members addressed. Melanie Verges mentioned getting in touch with Becca Johnson of the State Historic Preservation office to clarify some questions.

Bob Kearney mentioned the extensive list of properties that were prioritized last spring. It would be helpful to meet with specific property owners to fine tune the list of jeopardized properties.

Nikki Owens read through the list of properties from the minutes of the December 3, 2008 meeting.

Sandra Owen mentioned that accolades need to be given to: Peter Sterling for his Snapshot Project; Melanie Verges for her article "Preserve a Piece of History" in the Mountaineer (July 7, 2010); and Bob Kearney for his work on the self-guided tour brochure.

Bob Kearney mentioned that in doing his research, he found three corrections that need to be made on the mayors' nameplates in Town Hall. Ginny Boyer will take the necessary steps toward correction.

Adjournment

Shawn Leatherwood moved that the Commission adjourn. This was seconded by Bette Sprecher. All were in favor. The meeting adjourned at 3:47 p.m.

Chairman Nikki Owens

Secretary Ginny Boyer