

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
NOVEMBER 1, 2006
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, November 1, 2006. Members present were Don Norris, Bill Skelton, Joanna Swanson, Luis Quevedo, Buffy Messer, Ron Muse and Mib Medford. Also present at the meeting were Land Development Administrator Byron Hickox, Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:05 a.m.

Approval of Minutes of October 4, 2006

Joanna Swanson pointed out two corrections to the minutes:

- Page 4, last paragraph, 6th item, the second sentence should be deleted.
- Page 5, paragraph 4, first sentence should read: "Luis Quevedo moved, seconded by Joanna Swanson, to change the recommended street tree for Hyatt Creek to Red Sunset Maple rather than London Plane.

Luis Quevedo moved, seconded by Joanna Swanson, to approve the minutes as revised. The motion carried unanimously.

Renovations to Haywood County Courthouse - 215 N. Main Street - Central Business District (CBD)

Staff Report:

The proposed renovation of the Haywood County Courthouse includes the following items:

1. An addition located between the existing Courthouse and the Annex Building which will serve as a link between the two building.
2. A new tower addition to the Courthouse.
3. A new walkway (with landscaping) between Depot Street and the tower addition.
4. A new covered walkway connecting the Justice Center to the tower addition.
5. New landscaping and hardscaping throughout the site.

Because the proposed development does not directly front any street, none of our building design or landscaping standards can be required of the developer. Therefore, the role of the Community Appearance Commission will be to review the building elevations and landscaping plans and comment and advise accordingly.

Staff Recommendation:

If windows are not possible, the tower addition could benefit from some sort of architectural detail to break up its monolithic appearance.

Chad Robertson of PBC presented the plan for both interior and exterior renovations to the historic Haywood County Courthouse. These renovations will include:

- a connector between the parking garage
- addition of landscaping
- removal of the bridge which connects the annex to the main building
- addition of elevators on the front and back of the building to provide for handicap accessibility
- addition of a stairwell with clear windows at the Depot Street entrance
- a newly designed main entrance from Depot Street
- creation of an amphitheater between the historic courthouse and the new justice center
- cleaning and minor repairs to the exterior of the historic courthouse
- replacement of windows with bars
- addition of a tower at the rear of the building constructed of the same materials as the historic courthouse with articulation to allow for a less severe look

Site Plan:

Luis Quevedo asked about the type of materials used on the retaining wall. Mr. Robertson replied that it is a flat face concrete modular material. The walkways on the front of the building will be restored. The historic courtroom will be used as the meeting place for the County Commissioners but can be used as a courtroom as well. The job is currently out for bids and renovations should be complete in about 14 months. The historical society has been instrumental in supplying information regarding restoration.

Mib Medford asked about the trees. Mr. Robertson replied that the pin oaks have been moved so the view of the building will not be blocked.

Buffy Messer and Luis Quevedo suggested adding outdoor outlets along the amphitheater walls and along the sidewalk in front of the historic courthouse.

Don Norris asked about amplification issues in the historic courtroom. Mr. Robertson said that is a challenge and microphones will be installed but there will still be some problems.

Luis Quevedo moved, seconded by Joanna Swanson, to approve the site plan as submitted with the recommendation to add outlets along the amphitheater wall and along the walkways in front of the courthouse building. The motion carried unanimously.

Building:

Luis Quevedo asked about the addition of cornices to the new tower. Mr. Robinson replied that an exact replica of the cornices could not be reproduced. Since the cornices cannot match exactly, the decision was made to eliminate cornices. The North Carolina Historical Society recommended rather than trying to mimic the cornices, complimentary materials should be used instead. The tower actually serves as a connector to the historic building with elevators, stairs and restrooms.

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Mr. Robertson said that more time was spent on the tower than all other additions to the building. Mt. Airy Granite will be responsible for matching the colors of granite as closely as possible.

Luis Quevedo moved, seconded by Bill Skelton, to approve the building elevations as submitted. The motion carried unanimously.

Adjournment

With no further business, the meeting was adjourned at 9:50 a.m.

Luis Quevedo, Chairman
Chairman

Freida Rhinehart
Secretary