

REGULAR MEETING
TOWN OF WAYNESVILLE
HISTORIC PRESERVATION COMMISSION
OCTOBER 4, 2000
WEDNESDAY - 2:00 P.M.
TOWN HALL

The Waynesville Historic Preservation Commission (HPC) held a regular meeting on Wednesday, October 4, 2000. Members present were Ruth Chacto, Helen Malina, Alex Lesueur, Ron Fleenor and Sandra Owen. Also present were Planning and Zoning Manager John Swift, Planner Andrew Powell and Secretary Phyllis McClure. Chairman Helen Malina called the meeting to order at 2:10 p.m.

Introduction of Planner Andrew Powell

Helen Malina introduced Andrew Powell, Waynesville's newly appointed Planner, who will be working with John Swift in Planning and Zoning.

Approval of Minutes of September 6, 2000

Ron Fleenor moved, seconded by Ruth Chacto and the motion carried unanimously, that the minutes are amended as follows:

Third paragraph, first sentence - "Planning and Zoning Manager John Swift said that he has not received anything in writing from the Division of Archives and History regarding the renovations being made on the property at 724 Smathers Street".

Local Landmark Designation - J.B.S. McIntosh Building - 188-190 North Main Street

The J.B.S. McIntosh Building is located at 188-190 North Main Street, within a continuous row of two-story brick commercial buildings which line the east side of Main Street. This designation includes the building and the portion of the lot currently and historically associated with the property. The rear portion of the lot to the southeast of the building, across Wall Street, is not part of this designation. Sanborn Fire Insurance Maps indicate the location of the building on the associated lot as early as 1896. Deed references also describe the lot as the same from the time it was purchased by J.B.S. McIntosh until the time it was sold to the current owners, according to a report which was prepared and submitted by Sybil Argintar Bowers with Bowers Southeastern Preservation in Asheville, NC.

Penny Morse, the owner of the building, and her sister Sara Baity attended the meeting. Ms. Morse said when she bought the building it had been empty for a long time. She and her sister have put a considerable amount of work in the building. Part of their work on the building included uncovering the original facade and removing asbestos tile on the first floor. Ms. Morse said that this building was one of the first merchant buildings on Main Street and is an integral part of the history

on Main Street. Currently the upstairs portion serves as a two-bedroom apartment and the first floor is a restaurant.

Ron Fleenor moved, seconded by Alex Lesueur, to proceed with the designation process by sending the request to Archives and History for their review and recommendation. The motion carried unanimously.

Land Use Consultants - Land Use Study - Benchmark, Incorporated

Julie Cogburn and Lee Smith, representing Benchmark, Inc., attended the meeting to explain the process for a land development plan and to get input from the Historic Preservation Commission Members.

Ms. Cogburn said that Benchmark, Inc., will be working with the Town over the next couple of years to develop a Land Development Plan for the thirty-eight miles of land area which is within Waynesville's land use jurisdiction. This will be a comprehensive plan which integrates land use, environmental protection and infrastructure planning. Ms. Cogburn said that this plan does not typically address other community issues such as community development and economic development. Benchmark will also work with the Town regarding subdivision and zoning ordinances. As part of their goals and objectives, Benchmark would like to meet with as many focus groups as possible. They are currently in the visioning process and are gathering information from those focus groups. Ms. Cogburn asked the HPC Members several questions with responses as follows:

What do you feel are Waynesville's major assets?

Geographical location, environment, visual appeal, education, family activities, opportunities for the elderly, facilities for cultural and tourist activities, National Park, historic neighborhoods, natural waterways, walkable communities, library system, active citizenry, good quality restaurants/bed and breakfasts, history of community, county seat, good/accessible highways, clean industry, a good horticultural department, opportunities in Hazelwood area.

What are the biggest concerns, disadvantages or threats?

Keeping the historic character, preserving trees and greenways, controlling concrete and asphalt, improving entrances/corridors into Waynesville, development in Hazelwood, mobile homes, retirement community development.

What do you feel are the important community values?

The arts and cultural activities, small town community atmosphere, blend of people, safety, single family homes, cultural mix/history, opportunities for young people, recreation, natural beauty, sense of community bond/caring.

What are your aspirations for Waynesville 20 years down the road?

To still have a beautiful walkable community, sign control, graceful/gradual/guided growth, architectural growth, building height control, preservation of historical structures, to allow only a certain amount of area as building area, more planning support, comprehensive land use plan to be embraced by the community, support and education, maintain efforts of Old Asheville Highway (prevent a five-lane highway).

Historic Preservation Commission Brochure

Helen Malina said that she had students conduct some research at the Haywood County Library regarding fonts used during the 1890 - 1930 era, but did not bring the material to the meeting. John Swift presented a copy of fonts from the Institute of Government Library which were used during this era. Ron Fleenor felt that the brochure should be printed as it is now. Helen Malina and Sandra Owen said that they would like to see a mix and match of fonts. Sandra Owen and Helen Malina agreed to serve as a subcommittee to suggest alternative fonts.

Ron Fleenor moved, seconded by Alex Lesueur, to allow until 5:00 p.m. on Friday, October 6 for alternative fonts to be suggested. If no alternative fonts are suggested by that time, the brochure will be printed as follows: 2,500 brochures at a cost of \$1,219.00, commission members are to be listed with chairman and vice chairman at the top and all others in alphabetical order, and if any other fonts are suggested, they are to be chosen from the material from the Institute of Government Library. Since monies are limited in the Planning Budget for this brochure, HPC Members will approach Town Manager Lee Galloway to request that any remaining balance for the brochures be paid using administrative funds. The motion carried unanimously.

Neon Signs - Ron Fleenor

Ron Fleenor said that he attended the Board of Aldermen's meeting on September 26. At that time there was a public hearing regarding an amendment to ban neon signs on the outside portion of buildings. This issue was returned to the Planning Board for further review. Mr. Fleenor said that the Board of Aldermen seemed reluctant to vote on a moratorium and there was discussion that this could be reviewed by the Land Use Consultants while conducting the Land Use Study.

It was the feeling of the HPC that neon signs were not appropriate on buildings in Waynesville. It was a consensus of the HPC Members that neon signs not be allowed in Waynesville unless there was some control. Mr. Fleenor asked that some of the HPC Members attend the Planning Board meeting on November 20 to support an amendment to ban or regulate neon signs. Helen Malina felt that if neon signs are allowed, they should be stationary without flashing or motion and colors should be in keeping with the historic era. Ron Fleenor said that if the banning of neon signs is not approved, he would like to see controls on this type of sign rather than the amendment being voted down.

Ron Fleenor said that he spoke with Mr. Martin, whose father made neon signs at Martin's Electric several years ago for Main Street businesses. He said that his father made seven neon signs which were located on Main Street.

John Swift said that when the HPC reviews structures for local landmark designation and the

building has a neon sign, they could place a condition on the recommendation that the neon sign be removed, if they felt that such a sign detracts from the historic significance of a structure. Helen Malina felt that it was important to get the word out to people who apply for local landmark designation and that this be done before they invest the money in this type of sign. A neon sign for “The Cabaret” was installed on the J.B.S. McIntosh Building located at 188-190 North Main Street, but has now been removed. It was suggested that if a structure is submitted for review as a local landmark designation and a neon sign is present on the building, a picture should be submitted along with their application to the Division of Archives and History for their opinion on whether the sign distracts from the historical significance of the building. Helen Malina will call Penny Morse, the owner of the building to find out if the sign is part of the lease agreement.

Adjournment

With no further business, Ruth Chacto moved, seconded by Sandra Owen, to adjourn the meeting at 4:00 p.m. The motion carried unanimously.

Helen Malina
Chairman

Phyllis R. McClure
Secretary