

SPECIAL MEETING
(CONTINUATION FROM MEETING OF NOVEMBER 5, 2003)
TOWN OF WAYNESVILLE
HISTORIC PRESERVATION COMMISSION
NOVEMBER 19, 2003
WEDNESDAY - 2:00 P.M.
TOWN HALL

The Waynesville Historic Preservation Commission held a meeting on Wednesday, November 19, 2003. Members present were Bob Breese, Laura Soltis, Ron Fleenor, Bette Sprecher, Shawn Leatherwood and Sandra Owen. Others present were Planning and Zoning Manager John Swift, Planner Paul Benson and Town Clerk Phyllis McClure. Chairman Fleenor reconvened the meeting at 2:06 p.m.

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

Deborah Bucklaew said in the front portion of the building she plans to install columns which look like stone and will continue the palladian on the inside of the building. The front doors would be changed to French doors. The square glass above the door will make it look like a palladian as well. A canvass awning will be added to the front, color samples were presented, one was burgandy with cream trim and the second was cream. The area where the windows are located along the side of the building will be stucco. Areas in the front will be cleaned up where green streaks, possibly from the limestone have run down the front of the building. The cement blocks showing on the building front at the top will either be stucco or panel. The trim on the front of the building is falling apart. Styrofoam replacement pieces are proposed to be installed which will look like the original material.

Shawn Leatherwood said the balustrades on the front of the building are too far gone and the awning will look much better than the way it is now. The awning will also stop any further deterioration of this portion of the building. Since the awning is a temporary addition, it will not change or damage the building.

Bob Breese said he could remember when this building was built and it was the "best looking building" ever built in Waynesville. For such a small Town it was unusual to have such a magnificent bank building.

Deborah Bucklaew said in the back of the building she plans to construct a 22' addition on Wall Street. She plans to use the same style windows and same type of awning. Brick is to be used to tie back into what is on the building now. Since the last meeting she found out that a fire stairway on this portion of the building is not necessary. The existing stairway inside the building will be widened to comply.

John Swift said Ms. Bucklaew met with Town Staff. There were questions about the size of the addition and whether there would be adequate room for a future sidewalk. He felt that this was

resolved and the 22' addition could be constructed and leave adequate room for an 8' sidewalk. Mr. Swift said according to the development standards the awning colors should match up with the building. There was concern about the French doors which are being proposed for the front since the development standards state that the door should be the same or similar. Ms. Bucklaew said the building was built in 1921. John Swift suggested that Ms. Bucklaew contact members of the Waynesville Historical Society to see if they had some early pictures of the building.

There was discussion about the proposal to install mullions on the windows, what type is being proposed and whether they were of this period. Mr. Swift said use of the snap on type of mullions was not allowed.

Ms. Bucklaew said she met with John Horton and he said her proposals were allowed as long as she doesn't make changes which are further away from the original building design. He told her that changes to the bottom of the building, unless it is being completely restored, would not matter because the original portion of this part of the building has been destroyed and no longer exists.

Bob Breese felt that the proposals being made would be better, making the structure more attractive than completely restoring it to look like a 1921 building.

Shawn Leatherwood said about 2/3 of the building is intact and about 1/3 is gone. He felt as long as the 2/3 is not taken any farther from the original than it is now it would be good.

Laura Soltis said by constructing the addition on the back of the building it is taking away from the original part of the building.

John Swift said there are several other issues which need to be resolved before the addition is built. A storm water plan is needed, a grease trap for the building is needed, there must be space for the location of dumpster or arrangements made to share a dumpster with another building. John Swift said another issue is the exterior lighting. Site plans, signed and sealed by an architect are needed to show the proposed lighting.

Bob Breese moved, seconded by Laura Soltis, to approve the certificate of appropriateness subject to meeting the Town requirements, submission of architectural drawings for review and if there are alterations other than those discussed, they should be submitted to the Town Staff.

Shawn Leatherwood moved to amend the motion, seconded by Bette Sprecher, that there is to be no further damage to the top portion of the building and final drawings are to be submitted for the record. The motion and amendment to the motion both passed unanimously.

Shawn Leatherwood moved, seconded by Bette Sprecher, that because of the building's unique condition and its architectural significance, the request regarding the "Old Citizen's Bank Building" property was treated and considered as a special case on an individual basis. It is the intent of the Historic Preservation Commission not to set precedence in their review of requests. The motion carried unanimously.

Introduction of Planner Paul Benson

John Swift introduced Planner Paul Benson to the Commission.

Adjournment

With no further business, Bette Sprecher moved, seconded by Shawn Leatherwood, to adjourn the meeting at 3:35 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Ron Fleenor
Chairman