

SPECIAL MEETING
HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
JUNE 10, 2010
THURSDAY, 2:00 PM
MUNICIPAL BUILDING CONFERENCE ROOM

The Historic Preservation Commission held a special meeting on June 10, 2010. Members in attendance were: Chairman Nikki Owens, Vice-Chairman Bob Kearney, Bette Sprecher, Sandra Owen, and Shawn Leatherwood. (Both Peter Sterling and David Felmet resigned prior to the June 2, 2010 regular meeting due to health reasons). Also in attendance were Town Planner Paul Benson, Intern Melanie Verges and Secretary Ginny Boyer. Chairman Owens called the meeting to order at 2:07.

Public Hearing–James Harden Howell House/Windover Inn (This agenda item was addressed at this special meeting due to there not being a quorum at the last regular meeting.)

There were no attendees at the public hearing; Chairman Owens opened and closed the public hearing. Chairman Owens entertained a motion to recommend that the Board of Aldermen designate the James Harden Howell House a local landmark.

Bette Sprecher made a motion that the Historic Preservation Commission recommend to the Board of Aldermen that the James Harden Howell House / Windover Inn be designated as a local historic landmark.

Bob Kearney asked to amend the motion, favoring the inclusion of “Sr.” as part of the name: James Harden Howell, Sr. House / Windover Inn. Chairman Owens also mentioned the correct spelling of Harden. There had been some confusion over the spelling. (Some notes spelled the name Hardin).

The amended motion was on the table to have the local landmark deemed James Harden Howell, Sr. House / Windover Inn. Bette Sprecher seconded the motion.

All were in favor of recommending to the Board of Aldermen that the James Harden Howell, Sr. House / Windover Inn be included among Waynesville’s local historic landmarks.

Paul Benson mentioned that the recommendation would be made at the upcoming Board of Aldermen meeting of June 22nd, 2010 at 7pm.

It was also mentioned that future meetings would be held at 9 South Main Street in the new Board Room.

Waynesville Historic Preservation Commission’s Rules of Procedure, specifically section 5.4

Quorum

Paul Benson mentioned needing a motion to either make four a quorum or a majority of the currently filled positions shall constitute a quorum. "Adjusting a quorum for the number of occupied positions would be a good idea".

Shawn Leatherwood made a motion to define "Quorum" in The Historic Preservation Commission's Rules of Procedure as follows: a majority of the current membership shall constitute a quorum. Bob Kearney seconded and all were in favor.

Chairman Owens then asked if members wanted to vote on adding an agenda item/discussing the McIntosh Building. All members voted unanimously to add the following agenda item: McIntosh Building.

McIntosh Building

Chairman Owens mentioned that the McIntosh Building is currently on the Town of Waynesville's list of local landmarks. The owner is currently receiving a 50% tax referral while the building is "not historic". She mentioned that the State, in their report, mentioned early on that the building is not historic.

Bette Sprecher asked who the current owners are and Bob Kearney supplied the name Chris McDonald out of Atlanta.

Nikki Owens suggested dropping the McIntosh Building from the walking tour brochure which is nearing the printing process. She mentioned that building does not have architectural integrity. She mentioned this being the Historic Preservation Commission's fault years ago, while Paul Benson mentioned this being the Board of Aldermen's fault in adoption of the ordinance stating it is indeed a historic landmark.

Sandra Owen asked if there were any legal ramifications that might come to bite the Town.

Bob Kearney said that historic designation is not something for perpetuity.

Paul Benson mentioned before bringing this to the attention of the Board of Aldermen for an agenda item, he will discuss the matter with the Town Attorney.

Sandra Owen asked how this topic came up.

Nikki Owens replied that it was through Bob Kearney's research (collecting data for the walking tour brochure).

Bob Kearney said that what he has learned about what qualifies for historic preservation and what doesn't, the facelift on the McIntosh building "breaks all the rules". He added the Commission is being inconsistent.

Paul Benson added that the original designation was based on the age of the building and the association with J.B. McIntosh. The building, Mr. Benson said, is average, with the entire facade having been removed in the 1940s.

Shawn Leatherwood mentioned that the original recommendation from the state was that it not be designated a local historic landmark.

Paul Benson added that no response was ever made to this and the designation went through anyway. Mr. Benson also said that under today's standards it would not receive designation. He also asked the Commission that the issue to be considered right now is not whether the historic designation should be repealed or not, but should the McIntosh Building be included in the upcoming self-guided tour brochure.

Shawn Leatherwood made a motion to exclude the McIntosh Building from the upcoming self-guided tour brochure. Bette Sprecher seconded the motion and all were in favor.

Shawn Leatherwood also mentioned that whether or not the McIntosh Building keeps its designation, the Historic Preservation Commission needs to be consistent in what it deems historic or not. It needs to be addressed, acknowledged.

Bette Sprecher wanted to thank Bob Kearney for his work in compiling the information for the self-guided tour brochure.

Intern Melanie Verges updated commission members on the latest quotes from various print houses. Paul Benson said it looks like Cornerstone has the job for a 24-page brochure with a 4-page cover.

Commission members then discussed the possible inclusion of a "suggested donation" line of type on the brochure.

Adjournment

Shawn Leatherwood motioned to adjourn. Bette Sprecher seconded. The meeting adjourned at 2:47pm.

Nikki Owens
Chairman

Ginny Boyer
Secretary