

REGULAR MEETING  
HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
MARCH 2, 2011  
WEDNESDAY, 2:00 PM

The Historic Preservation Commission held a regular meeting on Wednesday, March 2, 2011. Members present were Chairman Nikki Owens, Henry Foy, Sandra Owen, and Bette Sprecher. Also present were Planning Director Paul Benson and Secretary Ginny Boyer. Absent were: Vice-Chairman Peter Sterling, Shawn Leatherwood and Ann Melton. The meeting was called to order at 2:07.

Approval of minutes, January 5, 2011

(Secretary Boyer excused herself to make copies and was absent for a large part of the corrections.)

Sandra Owen suggested the following corrections to the minutes:

- Instead of using the pronoun “we” in the minutes, use “the Commission”.
- Under the heading Terms of three members ending in January 31, 2011, include that Nikki Owens agreed to continue to serve and Bob Kearney was exploring his options for placement on another Town board.

Bette Sprecher motioned to accept the minutes as amended. Henry Foy seconded and all were in favor.

Old Waynesville Hospital – Fitch Development Group

Paul Fitch, representing Fitch Development Group presented for President Hollis Fitch. Mr. Fitch reviewed the latest regarding the Old Waynesville Hospital renovation project. Consultant Ashley Neville was hired by Fitch Development Group and through her efforts the Haywood County Hospital is now on the study list for National Register.

A letter has been received from Jeffrey J. Crow, State Historic Preservation Officer of the North Carolina Department of Cultural Resources, which serves to complete the application for Federal Historic Tax Credits through the National Park Service. Fitch Development Group will find out about any tax credit awards in August. If tax credits are awarded, the nomination process will begin for being placed on the national Register of Historic Places, Fitch group will be working with the architect to complete sketches into more formalized plans and phase II of the application will be submitted to SHPO which will show intentions for renovation to the hospital.

Mr. Fitch says the historic fabric of the hospital is in very good shape. The County maintenance workers should be commended.

Fitch Development Group plans to make the parking situation safer according to local code and keep as much of the building intact as possible. This includes keeping the hospital’s commercial

kitchen to allow a permanent home for Mountain Projects. There are plans to work with Mountain Projects on renovations.

Mr. Fitch then gave a presentation on two renovation projects Fitch Development Group completed within the last thirty-six months.

Chairman Owens asked Paul Benson to draft a letter to the State supporting the endeavor and would also like to see Fitch Development Group work toward local landmark designation.

Sandra Owen mentioned the trees on the site as being memorial trees, planted for World War II veterans and people in the medical field, including Dr. Roberson (father of current Alderman for the Town of Waynesville). Chairman Owens mentioned her concern over retaining the rock walls. Paul Benson recommended the HPC state their concerns as such: "All rock walls need to be retained and trees over a certain diameter."

Bette Sprecher made a motion for Paul Benson to draft a letter of support to the State for the Old Waynesville Hospital project. Henry Foy seconded and all were in favor.

#### Walking Tour Brochure – Distribution and Collections

With Bob Kearney no longer on the Board, it is necessary for someone to take over distribution and collections for the Walking Tour Brochure. Chairman Owens will contact Mr. Bob Kearney, inviting him to attend an upcoming meeting so that members can gain understanding on how to manage the Walking Tour Brochure. The matter was tabled.

#### J.B.S McIntosh Building – Paul Benson's Letter and Nikki Owens' Drawing

Paul Benson drafted a letter, signed by Chairman Owens, addressed to the owners (Bruce and Kathryn MacDonald) of the J.B.S. McIntosh Building serving to recommend "restoring the building's façade to a style and appearance more in keeping with the building's original appearance." Chairman Owens asked for a motion to send the letter drafted by Mr. Benson and the drawing by Nikki Owens of what HPC members believe the building's façade should resemble. Henry Foy moved to send the letter and drawing to the owners of the J.B.S. McIntosh Building and Bette Sprecher seconded. All were in favor.

#### Windover Inn Open House – Reschedule Plaque Presentation/Media Opportunity

The historic landmark plaque was not presented as hoped at the Duerr's Open House due to the event becoming largely a Chamber of Commerce event. Chairman Owens will reschedule the event with the Duerrs and then contact the media so the plaque can be presented.

#### Hannah Graham Local Landmark Designation

The Hannah Graham Local Landmark Designation report by Intern Melanie Verges was distributed to HPC members. Chairman Owens asked that members edit it by next meeting.

Members expressed the need to extend an invitation to the current owners of the Hannah Graham House to attend upcoming meetings and begin local landmark designation.

#### Spread Out National Register Historic District

Spread Out is now a National Historic District. Bette Sprecher made a motion to have Paul Benson provide the Mountaineer with a press release and have them take pictures if possible to accompany the news article. Sandra Owen seconded and all were in favor.

#### Notice of April Elections

Chairman Owens noted that notice had been given to members via letter in accordance with the Bylaws of the Historic Preservation Commission that annual elections will be held at the regular meeting on Wednesday, April 6, 2011. Elections will be for Chairman and Vice-Chairman.

#### Adjournment

Bette Sprecher moved to adjourn the meeting. Henry Foy seconded and all were in favor. The meeting adjourned at 3:16pm.

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Secretary Ginny Boyer

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Chairman Nikki Owens