

REGULAR MEETING
HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
JUNE 1, 2011
WEDNESDAY, 2:00 PM

The Historic Preservation Commission held a regular meeting on Wednesday, June 1, 2011. Members present were Chairman Nikki Owens, Vice-Chairman Peter Sterling, Henry Foy, Sandra Owen, Bette Sprecher, Shawn Leatherwood and Ann Melton. Also in attendance were Town Planner Paul Benson and Secretary Ginny Boyer. The meeting was called to order at 2:08.

Approval of Minutes

Bette Sprecher made a motion to accept the minutes of April 6, 2011. Henry Foy seconded and all were in favor.

Waynesville Historic Preservation Commission's Rules of Procedure

Nikki Owens explained that the changes to the existing Rules of Procedure are a result of reflecting the legal lingo of the New Land Development Standards. Bette Sprecher mentioned the Commission's lack of a Treasurer. Chairman Owens suggested electing a treasurer because of the Walking Tour Brochures. Paul Benson mentioned the need to give thirty days' notice if a Treasurer is to be elected and recommended giving notice now for a later election. Chairman Owens announced at the next meeting a treasurer will be elected.

Chairman Owens requested that chapters 15.5 and 15.11 from the current Land Development Standards be included in the next agenda packet (*Mr. Benson distributed these during the meeting*).

Paul Benson said the procedures did not change at all, only the membership numbers.

Shawn Leatherwood mentioned the possibility of extending to the ETJ due to the difficulty in finding qualified, eligible people to serve. Mr. Benson reminded Commission members that all appointments to Town Boards are ultimately the decision of the Board of Aldermen.

Messer-Carswell Building

Mr. Benson mentioned a realtor and prospective buyer came into his office recently inquiring about flood issues and possible changes to be made to the building at 313 Depot Street in Frog Level. Mr. Benson thought the prospective buyer had intentions of coming before the Board today and may want to change the older doors to modern security doors.

Strand Theater

Peter Sterling recently had a conversation with Richard Miller, the owner of the Strand Theater on Main Street. Mr. Sterling hopes to use the storefront and lobby of the Strand Theater for Snapshot Project display purposes. Henry Foy mentioned Richard Miller is waiting for a loan, the funds of which will be used to fund a dinner theater.

Mission Statement

Chairman Owens mentioned the legal mission statement as the Rules of Procedure and now the Commission can provide the Commission with its philosophical mission statement.

Several ideas for a slogan were mentioned: Preservation with vision, Preservation for the future, Our heritage and our future, Preserving Waynesville's heritage for the future, Preserving our future while honoring our past, Honoring our past and developing our future, Developing our future while honoring our past, Preserving our heritage for Waynesville's future, Preserving Waynesville's heritage for the future, Preservation savvy, preservation sensitive.

Chairman Owens mentioned that the mission statement will be revisited next meeting.

Hannah Graham House

Shawn Leatherwood mentioned the new owners have taken down the existing porch pickets and replaced them with new material. Mr. Leatherwood and Chairman Owens believed most of the pickets could have been salvaged. Mr. Leatherwood's concern is that the Historic Preservation Commission is missing an opportunity to help the owners along the way. There was concern that the home may be in danger of losing its historic integrity. Mr. Leatherwood said that what the owners may do to the house could prevent them from receiving tax breaks.

Chairman Owens mentioned sending a generic packet of information to the new owners with information on local landmarks. Sandra Owen felt that a personalized letter needed to be included in the packet of information. Mr. Leatherwood asked that Bette Sprecher contact the wife since it was the wife who originally reached out to Ms. Sprecher.

Hilltop Lodge/Terrace was also mentioned as having new changes not in keeping with the house, specifically new windows.

Peter Sterling mentioned the Historic Preservation Commission's mission is to facilitate preservation of historic properties, to provide them with guidelines on what is appropriate and not appropriate.

Ann Melton mentioned a letter would be appropriate in which the Commission would tell them it was noticed changes had been made to the porch, and request that they maintain the integrity of the house.

Shawn Leatherwood mentioned it would be a good idea to reach out informally, to make it clear the Historic Preservation Commission has resources and can help.

Chairman Owens asked Paul Benson to provide a generic cover letter that states the Commission's desire to facilitate new owners of historic properties. Mr. Benson agreed to draft the letter.

Peter Sterling mentioned including a sheet on the ten most frequently asked questions. Chairman Owens mentioned that being something that is already online.

Other Business

Proposed Carriage House Renovation, 129 Woolsey Heights: Shawn Leatherwood distributed copies of the carriage house, including design proposals of his new home. Nikki Owens and Shawn Leatherwood are moving M. Shawn Leatherwood & Associates into carriage house. They plan to take existing doors

off and replace with French doors, to allow more light. Also, French doors upstairs will be replaced with regular window units. Outer stairs will be taken down.

Henry Foy agreed to plans as presented. He will try to find photos of carriage house.

Bette Sprecher made a motion to grant certificate of appropriateness for Shawn Leatherwood to rehabilitate the carriage house at Woolsey Heights (only the French doors on the first level) at which point Mr. Benson said that steps need to be taken before this could be granted: a letter must be sent to adjacent homeowners, a public notice must be mailed at least ten but not more than 25 days prior to the hearing. Paul will mail those out. He distributed information on certificate of appropriateness.

Walking Tour Brochure: Sandra Owen mentioned Bob Kearney offered to take her to the places where walking tour brochures are available. One concern is that some places are being sold the brochures, while others are being given the brochures on an honor system arrangement, for later payment.

Peter Sterling asked for volunteers for Saturday, July 2 event to be held on Main Street. Bette Sprecher, Henry Foy and Ann Melton agreed to help.

With no other business, the meeting of the Historic Preservation Commission adjourned.

Ginny Boyer, Secretary

Nikki Haynes Owens, Chairman