

REGULAR MEETING  
HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
SEPTEMBER 7, 2011  
WEDNESDAY, 2:00 PM

The Historic Preservation Commission held a regular meeting on Wednesday, September 7, 2011. Members present were Chairman Nikki Owens, Vice-Chairman Peter Sterling, Shawn Leatherwood, Henry Foy and Bette Sprecher and Ann Melton. Also present were Town Planner Paul Benson and Secretary Ginny Boyer. The meeting was called to order at 2:09.

Approval of Minutes, July 6, 2011

Chairman Nikki Owens addressed plans to have the generic letter mentioned in paragraph four ready by the end of the week or early next week. It will be directed toward new owners of historic properties.

Hilltop Lodge was discussed as a recent example of a historic property newly purchased by owners that, according to Shawn Leatherwood, “blew it” with their choice to replace all of the windows with new ones.

Bette Sprecher made a motion to accept the minutes of July 6, 2011 as presented. Shawn Leatherwood seconded and all were in favor.

Penland School of Crafts, Training Opportunity

Planning Director Paul Benson offered Historic Preservation Commission members an opportunity to attend a workshop, paid for by the Town of Waynesville. The Historic Preservation Workshop, scheduled for Friday, October 14 and Saturday, October 15, 2011 covers general topics on historic designation and a number of things relating to Historic Preservation Commissions. It will be held at Penland School of Crafts, Penland, NC. Sandra Owen, Bette Sprecher, Nikki Owens and Ann Melton all informed Planning Director Paul Benson of their intentions to attend. Mr. Benson will make the arrangements.

Downtown Design Guidelines Proposal

Planning Director Paul Benson explained a way for the Historic Preservation Commission to “get off neutral” and acquire more designations. Concern with the downtown area was mentioned and since it is “the crown jewel” members may want to get started on having it designated as a local historic district.

Downtown Waynesville Association felt that downtown should be a local district years ago, but there was significant opposition at the time due to fear of over-regulation. Mr. Benson thinks once some guidelines are developed, they could be presented to Downtown Waynesville Association and property owners as what the Commission envisions for the downtown area.

Mr. Benson distributed copies of Hendersonville Historic Preservation Commission Main Street Local Historic District Design Guidelines, mentioning other communities, Brevard and Black Mountain, are also local historic districts.

Shawn Leatherwood said these guidelines, since they apply to commercial properties, could also extend to Frog Level as well.

Chairman Owens mentioned having developed guidelines for Okrakoke Island. Once the guidelines were drafted, within a year they were adopted. The guidelines were largely based on the ten Secretary of the Interiors standards.

Peter Sterling mentioned Phil Ann Medford's presentation at a recent Board of Aldermen; the Commission may want to meet with her as the contents of her presentation may be applicable in this process.

Henry Foy mentioned photographs from the 1920s and 1930s should be included in this document; the facades of Main Street's buildings can be found in many photographs.

Shawn Leatherwood mentioned that the guidelines should be kept a little more generic when presenting to the Downtown Waynesville Association, based on the ten Secretary of the Interior's standards and that the process should be incremental. "Throw bread crumbs to them" they can follow.

Chairman Owens hoped this would offer a chance for the rock walls to be commented upon.

Henry Foy mentioned he felt windows, specifically, have hurt storefronts in the downtown area and various styles of windows could be included within the guidelines.

Chairman Owens mentioned including photos of good examples of renovations within the guidelines.

#### Historic Walking Tour Brochure Update / Snapshot Project

Peter Sterling mentioned the tremendous response for Snapshot Project as of late. The latest display can be viewed at HART on September 27 at 6pm. Sandra Owen mentioned that the Historic Walking Tour Brochures could be sold there and should be at every Snapshot Project event. Members decided Paul Benson will get information to Phyllis McClure to be included in the latest newsletter regarding the Brochure so that merchants and townspeople will know where to find additional copies. Peter Sterling will find out when deadline for HART playbill is so that the brochure could be advertised and promoted as a Christmas gift.

#### Adjournment

Bette Sprecher motioned to adjourn the meeting; Shawn Leatherwood seconded and all were in favor. The meeting adjourned at 2:50 pm.

---

Ginny Boyer, Secretary

---

Nikki Owens, Chairman