



REGULAR MEETING
HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
TOWN HALL
JUNE 06, 2012
WEDNESDAY, 2:00 PM

The Historic Preservation Commission held a regular meeting on Wednesday, June 6, 2012. Members present were Chairman Nikki Owens, Ann Melton, Shawn Leatherwood, and Bette Sprecher. Also present were Town Planner Paul Benson and Secretary Ginny Boyer. Absent: Peter Sterling, Henry Foy and Sandra Owen. The meeting was called to order at 2:00 pm.

Workshop for Historic Preservation Commissions & Main Street Programs sponsored by the Hendersonville Historic Preservation Commission held Friday, May 18, 2012 was attended by both Town Planner Paul Benson and Secretary Ginny Boyer. Presenters at this informative event and tour were: Jennifer Cathey, Restoration Specialist, SHPO; Annie McDonald, Preservation Specialist, SHPO; Lauren Malinoff, Urban Development Designer, NC Department of Commerce; and Lew Holloway, Main Street Director, City of Hendersonville.

Approval of Minutes

Bette Sprecher made a motion to accept the minutes of the April 4, 2012 meeting; this was seconded by Shawn Leatherwood. All were in favor and the minutes were approved as presented.

Love Lane

After some continuing discussion regarding Love Lane neighborhood being designated a National Historic District, Ann Melton volunteered to make arrangements to meet Historic Preservation Specialist Annie McDonald of the State Historic Preservation Office at her office in Asheville. Ms. Melton plans to leave her book Love Lane with Ms. McDonald as a resource so familiarity may be gained with this historic neighborhood. Mr. Benson said when the consultant is here to do the design guidelines grant he or she could visit the Love Lane area and give the Commission a recommendation about whether the neighborhood might qualify for National Register.

Grant Award—Planning Director Paul Benson

FY 2012 Historic Preservation Fund (HPF) grant for the Waynesville Design Guidelines in the amount of \$10,000 in a letter dated April 30, 2012.

Bette Sprecher asked for some clarification on the grant received, specifically if some of the \$10,000 could be used for Love Lane's designation. Town Planner Paul Benson reported the grant is specifically for the grant project "Waynesville Design Guidelines", with the project set to begin July 1, 2012. Mr.

Benson said the Town had applied to do “downtown design guidelines” asking only for \$5,000, but the Town received \$10,000 and was asked to complete design guidelines for the entire town. Mr. Benson said what he sees is having a separate set of guidelines for commercial and residential.

Shawn Leatherwood inquired whether the money awarded would be enough to get the guidelines in place. Mr. Benson said yes, guidelines are boilerplate. The biggest part of the job is the consultant meeting with townspeople, holding public meetings and getting public input. With downtown Waynesville especially, it is important to bring owners in from day one and make them comfortable with the process.

Mr. Benson explained that downtown is already on the National Register, but a local historic district designation will mean downtown will have design guidelines that will be part of the zoning ordinance and, if alterations are to be made, owners will have to come before the Historic Preservation Commission to get a certificate of appropriateness.

Other Business

The Strand Theater: Mr. Benson updated the Commission that he is waiting on a plan for the façade. The sloping floor is being replaced with a flat floor. John Burgin is the contractor and Building Inspector Jason Rogers has been spending a lot of time on this project.

Next meeting: The Waynesville Historic Preservation Commission meets regularly on the first Wednesday of every month, but for the July meeting, this falls on the 4th. Members agreed that with Town offices closed on Wednesday, July 4, this would not be a suitable time to meet and instead chose Thursday, July 5th for the next meeting.

Historic Waynesville, a self-guided tour: Bette Sprecher reported that Buffy Phillips of the Downtown Waynesville Association said she would “find a place” for the Commission if it decided to sell the tour book at one of the upcoming festivals. Commission members settled on two festivals for the purpose of selling tour books: Folkmoot on July 21 and Church Street Fair of October 13. Ms. Sprecher volunteered to request help from the Haywood Historical Society to share in manning the booth and selling their book alongside the Commission’s tour book.

Adjournment

With no further business, Bette Sprecher made a motion to adjourn the meeting which was seconded by Ann Melton. All were in favor and the meeting adjourned at 2:47 p.m.

Ginny Boyer, Secretary

Nikki Owens, Chairman