



REGULAR MEETING  
HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
TOWN HALL  
AUGUST 1, 2012  
WEDNESDAY, 2:00 PM

Waynesville's Historic Preservation Commission held a regular meeting on Wednesday, August 1, 2012 at 2:00 pm. Members present were Chairman Nikki Owens, Henry Foy, Vice-Chairman Bette Sprecher, Ann Melton and Shawn Leatherwood. Also present were Town Planner Paul Benson and Secretary Ginny Boyer. Absent: Sandra Owen. A letter of resignation was received from Peter Sterling prior to the August meeting.

#### Approval of Minutes

Bette Sprecher made a motion to approve the minutes of the June 6 regular meeting (the July regular meeting was canceled). Henry seconded to accept the minutes as presented. All were in favor.

#### Design Guidelines Project Update—Town Planner Paul Benson

Town Planner Paul Benson reported to the Commission the Town has received the grant contract for \$10,000 to which another \$5,000 was added by the Town of Waynesville for a total project of \$15,000. Jennifer Cathey with the State Historic Preservation Office is the project coordinator. The grant is specifically for the establishment of design guidelines for the Town of Waynesville. Mr. Benson envisions them to be much like those of the Secretary of the Interiors standards, for both commercial and residential properties.

#### Vacancy on Board / Peter Sterling's Resignation

Chairman Nikki Owens received a resignation letter from Peter Sterling. Henry Foy said he wants to prevail on Peter to remove his designation. Mr. Benson asked the Commission to talk to those interested in serving and encourage them to contact Town Clerk Phyllis McClure to begin the application process. Mr. Leatherwood mentioned Chuck and Mary Border's son as a good candidate as he has restored older homes and has both knowledge and interest in historic preservation. Chairman Owens said she would contact Mr. Border.

#### Other Business—Renovations to Historic Landmark Citizens Bank and Trust Company Building, 74 North Main Street

There was discussion about recent renovations to the National Historic/local landmark, Citizens Bank and Trust Company Building, located at 74 North Main Street which is owned by Debra Buckalew. It was believed that limestone had been removed from the façade of the building. Mr. Benson agreed to have photos available to members of the Commission so that pre-renovation photos could be compared with the current façade. Shawn Leatherwood mentioned the possibility of removing the building's local landmark designation if guidelines for local historic landmarks have not been followed. Mr. Benson agreed to compare recent photographs with those of historic ones, the main question being: has the building lost its historic integrity?

Mr. Leatherwood mentioned the importance of contacting the owners of the twelve historic landmark properties to stress the benefits of designation. Also beneficial would be a letter to the Board of Realtors stressing same. Mayor Foy's suggestion was to include in the letter to owners of historic properties and realtors "a stinger" at the end, that being the consequences for not following the guidelines in place for local historic landmarks.

Paul Benson report, Gertrude S. Carraway Award of Merit from Preservation North Carolina  
Town Planner Paul Benson announced the Town of Waynesville received the 2012 Gertrude S. Carraway Award of Merit from Preservation North Carolina for the renovation of the Waynesville Municipal Building. Carraway Awards are presented to "people and organizations demonstrating genuine commitment through extraordinary leadership, research, philanthropy, promotion and/or personal participation in historic preservation".

Bette Sprecher, comments on Historic Waynesville, a self-guided tour

Vice-Chairman Bette Sprecher announced that both Main Street festivals in October will be used for distribution of Historic Waynesville, a self-guided tour: October 13<sup>th</sup>'s Church Street Festival and October 20<sup>th</sup>'s Apple Harvest Festival. Both festivals will be free of charge for WPAC. Ms. Sprecher hopes to discuss with Sandra Owen where the books are currently being sold.

Next meeting, September 5, 2012

Chairman Owens and Shawn Leatherwood invited Commission members to meet at the design studio of M Shawn Leatherwood and Associates now located at 129 Woolsey Heights for the next regular meeting of September 5, 2012.

Adjournment

Ann Melton made a motion to adjourn, there being no further business. Bette Sprecher seconded and all were in favor.

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Ginny Boyer, Secretary

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Nikki Owens, Chairman