



REGULAR MEETING  
HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
TOWN HALL  
SEPTEMBER 5, 2012  
WEDNESDAY, 2:00 PM

Waynesville's Historic Preservation Commission held a regular meeting on Wednesday, September 5, 2012 at 2:00 pm. Members present were Chairman Nikki Owens, Peter Sterling, Henry Foy, Ann Melton, Shawn Leatherwood and Sandra Owen. Absent: Vice-Chairman Bette Sprecher. Also present were Town Planner Paul Benson and Secretary Ginny Boyer. Special guests were: Mr. Clay Griffith of Acme Preservation Services, Asheville NC and Charles F. McDarris of Cary, NC, owner of 28 and 52 Walnut Street in Waynesville, NC.

The Historic Preservation Commission meeting was called to order at 2:01 p.m.

#### Approval of Minutes

Ann Melton made a motion to accept the August 1, 2012 minutes as presented. Shawn Leatherwood seconded and all were in favor.

#### Citizens Bank & Trust Company, 74 North Main Street, update on recent renovations to historic landmark as they apply to historic landmark status.

At the August 1, 2012 meeting, there was discussion about the possible revocation of the Citizens Bank & Trust Company's local landmark designation. Commission members Shawn Leatherwood and Nikki Owens brought to the board's attention that recent renovations may have included removal of limestone from the façade of the building.

Town Planner Paul Benson presented images of the now local landmark at times of construction (approximately), designation and recent renovation. After review and discussion, members agreed that removal of historic elements including the arch and columns, and any limestone from the façade, was done prior to the property's designation, therefore there was no longer an issue. Chairman Owens thanked Town Planner Benson for his research and work on the matter.

This recent matter was cause for concern among members. Sandra Owen said whenever a local landmark property changes ownership, the new owner needs a letter from the Historic Preservation Commission. Shawn Leatherwood agreed that not only new owners but realtors need to be aware of properties with local landmark status. Realtors then need to make potential buyers aware of the tax benefits associated with local landmark designation. Chairman Owens

went further and felt that reaching out to owners of properties that are potential landmarks is important.

There was further discussion of the inventory taken of the Town, when the Town was broken up into nine districts, identifying those properties in urgent need of repair/salvaging. Chairman Owens mentioned that letters were sent at the time to the prime candidates, those owners of potential landmarks in disrepair, but there was no response.

Members agreed on the importance of notifying owners of local landmarks, those of potential local landmarks and the Board of Realtors to make clear the guidelines associated with historic ownership.

Local Landmark Applications for 28 Walnut Street (Dr. Samuel Stringfield House) and 52 Walnut Street (Dr. Thomas Stringfield House)—presenters: Owner Charles McDarris and Clay Griffith of Acme Preservation Services who prepared the reports

*Charles McDarris, owner of 28 and 52 Walnut Street renovated both properties and now hopes each will qualify for local landmark status. He made mention that, historically, the addresses were 103 Walnut Street and 107 Walnut Street, respectively. Mr. McDarris made it clear that his goal when renovating was to maintain both the architectural and cultural significance of both properties.*

*Mr. McDarris complimented Mr. Clay Griffith of Acme Preservation Services out of Asheville who prepared the reports for local designation. Both reports entitled Waynesville Historic Preservation Commission Local Designation Report can be viewed at the Municipal Building, 16 South Main Street or at the Planning Department, 9 South Main Street.*

### **28 Walnut Street, Dr. Samuel Stringfield House**

Mr. McDarris presented first the report of the Dr. Samuel Stringfield House. Ann Melton made a motion to approve recommending 28 Walnut Street, the Dr. Samuel Stringfield House, to forward to the State Historic Preservation Office for comments on landmark designation. Henry Foy seconded, after which time members discussed the following:

Of concern to board member Shawn Leatherwood was the window film on this property. He said it is not an approved covering and changes the aesthetics dramatically, as the windows are mirrors now, not windows. Mr. Leatherwood said he wants to be in accordance with the guidelines as established by the National Historic Registry and the Department of the Interior and reflective mirror tape is not an appropriate solution for the historical integrity of the home; the appropriate historic response would be plantation shutters, not reflective mirror tape. Mr. Leatherwood made it clear that he greatly appreciates the keeping and repair of the historic windows. Mr. Leatherwood does not want the Historic Preservation Commission to set a precedent that the Commission “lowers the bar”.

Another concern of Mr. Leatherwood’s was the lattice and edge band of the deck at the handicap ramp in front of the property. He feels the handicap ramp was placed intrusively and detracts

from the historic integrity of the house. Mr. Leatherwood's recommendation is to screen the lattice and the edge of the deck band with a low brick wall and a poured concrete cap similar to parapet wall on porch.

Mr. Leatherwood also recommended screening the other handicap ramp you see from Main Street with evergreens. He said he is trying to find a way to incorporate the ADA components without detracting from the historical significance and architectural integrity of the property.

Mr. McDarris addressed the window issue first: He said it was an energy efficient issue. Storm windows would destroy the exterior appearance of the house. The only alternative he had to reflect the heat was to use reflective film. Additionally, he considered interior storm windows, but he wanted the home to be historically intact from both the exterior and the interior. He felt the window film was the least intrusive and least expensive.

Mr. McDarris addressed the lattice work: He tried to find brick that matched the existing brick but was unsuccessful, and since he hates seeing two styles of brick on a historic building, he chose the option of lattice work. Another consideration of Mr. McDarris was his possibly moving back in to the property upon retirement, at which time he would remove the handicap ramp and have the porte-cochere accessible. Mr. Clay Griffith agreed the lattice was not the most aesthetically pleasing and perhaps some additional wood placed horizontally would help, but extending a wall effectively closes off the porte-cochere and creates a false impression of how that building is viewed.

After much discussion, Henry Foy said we need to send the report on for comment to the State. Mr. Griffith said the State will comment on whether or not it is a good candidate for local designation. Chairman Owens agreed that the report should be sent to the State, because it is ultimately the Board of Aldermen's decision after the Historic Preservation Commission has made a decision.

Chairman Owens then asked the Board to consider the motion on the table: To forward the local designation report to the State Historic Preservation Office for comments. The motion carried unanimously.

### **52 Walnut Street, Dr. Thomas Stringfield House**

Mr. McDarris reported on the property at 52 Walnut was used as a rest home from 1965 to 2000 with twenty-five residents and associated staff twenty four hours a day, seven days a week since 1965; therefore it received significantly much more use than 28 Walnut Street. Much less is known about the historic significance of this house than 28 Walnut Street.

Ann Melton made a motion to approve recommending 52 Walnut Street, the Dr. Thomas Stringfield House, to forward to the State Historic Preservation Office for comments on local landmark designation. Sandra Owen seconded. After some discussion, the motion carried unanimously.

2012 Gertrude S. Carraway Award of Merit from Preservation North Carolina for the renovation of the Waynesville Municipal Building, 16 South Main Street

Mr. Benson reported the Town of Waynesville was selected to receive a 2012 Gertrude S. Carraway Award of Merit from Preservation North Carolina for the renovation of the Waynesville Municipal Building.

*The award will be presented to Town Manager Marcy Onieal as part of Preservation North Carolina's Annual Conference in Asheville on Friday, September 21. Both the awards ceremony and luncheon will take place at the Venue, 21 North Market Street.*

Mr. Benson mentioned to members if they would like to attend, to contact Town Manager Marcy Onieal for an invitation.

Snapshot Project

Peter Sterling announced the Snapshot Project was nominated for State-wide recognition by the North Carolina Society of Historians. Members congratulated Peter. Ann Melton informed guests McDarris and Griffith the Snapshot Project is currently on display at the Gateway Club. The photos are from former Mayor and current Commission Member Henry Foy's collection.

Other Business

There was much discussion, in closing, on how having to adhere strictly to the guidelines in place for renovating/restoring historic properties in Waynesville may be a deterrent in preserving historic properties and may ultimately lead to the properties' demise rather than their restoration.

Chairman Owens announced she believes the owners of Blue Ridge Motor Court, across from the new Waynesville Fire Station, are going to apply for national register and local landmark status.

Adjournment

With no other business, the Waynesville Historic Preservation Commission adjourned at 3:58 p.m.

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Ginny Boyer, Secretary

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Nikki Owens, Chairman