



REGULAR MEETING
HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
TOWN HALL
NOVEMBER 7, 2012
WEDNESDAY, 2:00 PM

Waynesville's Historic Preservation Commission held a regular meeting on Wednesday, November 7, 2012 at 2:00 pm. Members present were Chairman Nikki Owens, Vice-Chairman Bette Sprecher, Sandra Owens and Shawn Leatherwood. Also present were Town Planner Paul Benson and Secretary Ginny Boyer. Absent: Ann Melton, Henry Foy and Peter Sterling.

Approval of Minutes

Vice-Chairman Bette Sprecher made a motion to approve the minutes of the September 5 regular meeting; Shawn Leatherwood seconded. All were in favor to accept the minutes as presented. *The October regular meeting was canceled.*

Public Hearing to consider designating 28 Walnut Street a local historic landmark

Chairman Nikki Owens opened the public hearing, asking for public comment on the consideration of designating 28 Walnut Street, the Dr. Samuel Stringfield House, a local historic landmark. Planning Director Benson made it clear there will be another public hearing at the upcoming Board of Aldermen meeting. With no public comment, Chairman Owens closed the public hearing.

Chairman Owens then opened the hearing for discussion among commission members. Vice-Chairman Sprecher said she is thrilled Mr. McDarris has restored the property, the job done was beautiful, she is very pleased, there are not many old houses left. Sandra Owen said she feels fortunate the owner wanted to save the properties; it is great for the whole Town.

After much discussion among members, Shawn Leatherwood made a motion for the Waynesville Historic Preservation Commission to "recommend the Town Board of Aldermen designate 28 Walnut Street a local historic landmark, as-is, with reflective film on the windows, noting that reflective film is an existing condition, in conflict with our guidelines and will not be approved in the future (the means to make a building more energy efficient does not override the architectural integrity per the guidelines), preserving the interior architectural elements of the common spaces including original stairs, handrail, balustrade, other wood trim and wood floors". Vice-Chairman Bette Sprecher seconded and all were in favor.

Public Hearing to consider designating 52 Walnut Street a local historic landmark

Chairman Owens opened the public hearing on the consideration of designating 52 Walnut Street, the Dr. Thomas Stringfield House, a local historic landmark. Owner McDarris affirmed there is some reflective window film on this property as well. With no public comment, Chairman Owens closed the public hearing.

Chairman Owens opened the public hearing for discussion among Commission members. After some discussion, Chairman Owens asked owner McDarris what he considered to be important interior components in need of mention. Mr. McDarris said the interior components with architectural integrity are the original stairs, handrail, balustrade and wood floors. Mr. McDarris mentioned Building Inspector Jason Rogers should be commended for his work on this project; he didn't have to be as flexible as he was. Shawn Leatherwood made a motion to "recommend the Town Board of Aldermen designate 28 Walnut Street a local historic landmark, as-is, with reflective film on the windows, noting that reflective film is an existing condition, in conflict with our guidelines and will not be approved in the future (the means to make a building more energy efficient does not override the architectural integrity per the guidelines), preserving the interior architectural elements of the common spaces including original stairs, handrail, balustrade, other wood trim and wood floors". Vice-Chairman Bette Sprecher seconded and all were in favor.

Mr. McDarris asked when he could expect the Board of Aldermen/public hearing to be scheduled. Mr. Benson said it would be scheduled for the earliest possible meeting, but to keep in mind time needed to be allotted for notification/legal ads. Once the properties are designated, the Town is required to notify the Haywood County tax collector and the properties will automatically carry a tax deferral.

Other Business

--Waynesville Design Guidelines--

Planning Director Paul Benson announced three proposals have been received for the Historic Guidelines Project and all look good. Along with copies of the proposals, Mr. Benson distributed a Staff Report to the Historic Preservation Commission (*attached*). After some discussion among members, Mr. Benson asked Commission members to please review the proposals and direct comments and recommendations his way by Wednesday, November 14th. He will make sure that the three absent members receive the three proposals in time for comment. Proposals were received from: HMW Preservation of Durham, NC; Southeastern Preservation Services of Asheville, NC; Thomason & Associates of Nashville, TN. Mr. Benson said his opinion is to go with Thomason & Associates of Nashville, TN, who he feels stands "head and shoulders above the others."

--On future reviews of Local Landmark applications—

Shawn Leatherwood hopes that when the next application for historic landmark designation reaches the Historic Preservation Commission that commission members look carefully through the guidelines (*Town of Waynesville Historic Preservation Commission Development Guidelines for Historic Landmarks & Districts*). He feels commission members are doing a disservice if not

familiar with the guidelines. Mr. Benson suggested that the process for review of future local landmark applications could be improved upon. Commission members could form a subcommittee to identify issues before a formal meeting is held. Members agreed time is needed, after the question and answer session, for review of guidelines and discussion. Mr. Benson also mentioned that a field visit would be beneficial.

Adjournment

With no further business, Bette Sprecher moved to adjourn the meeting; Shawn Leatherwood seconded. All were in favor and the meeting adjourned at 3:21 p.m.

Ginny Boyer, Secretary

Nikki Owens, Chairman