

REGULAR MEETING MINUTES
HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
TOWN HALL
AUGUST 7, 2013
WEDNESDAY 2 PM



Those present:
Chairman Henry Foy
Vice-Chairman Bette Sprecher
Sandra Owen
Peter Sterling
Ann Melton

Also present:
Town Planner Paul Benson
Secretary Ginny Boyer

Absent:
Shawn Leatherwood
Nikki Owens

Minutes of June 5, 2013 and July 3, 2013

On the June 5 minutes, third page, under the heading Review of Thomason & Associates Draft Guidelines, Sandra Owen mentioned one correction, an addition to her statement: “Sandra Owen feels the guidelines will encourage pride of ownership *in older homes and buildings*“.

Ann Melton made a motion to approve the minutes of the June 5 meeting with the one correction; Bette Sprecher seconded and all approved.

On the July minutes, Chairman Foy had one correction under Rock Walls: Chairman Foy said Green Hill Cemetery was established in 1876 and he believes improvements to the road, and quite possibly the building of the wall occurred well ~~before~~ that”. Before should be changed to *after*.

Bette Sprecher moved to approve the July minutes with the one correction. This was seconded by Peter Sterling. All approved.

Historic Design Guidelines (adoption or further revisions and/or public input)

Peter Sterling asked why the document is called design *review* guidelines and suggested leaving the word review out of the title. Mr. Benson explained the Historic Preservation Commission will use the document to review Certificate of Appropriateness applications that come into the Planning office.

Mr. Benson went on to report that changes can be made to the document as the document is in an editable version, but Phil Thomason's contract is complete. Mr. Thomason has received his final payment and his involvement is over. The State has signed off on the project. Mr. Benson asked commissioners to read the document and be ready to adopt the guidelines at the next meeting.

Mr. Sterling also suggested clarification was needed in the first sentence of the document:

The *Waynesville Design Review Guidelines* were developed to provide applicants of *Certificate of Appropriateness* and the Historic Preservation Commission with clear and detailed standards to guide rehabilitation and new construction within the city.

Chairman Foy agreed to removing *review* from the title and specifying the reference to applicants on the first page. Mr. Benson reiterated "this is the document you will be using" that are applicable only to the fourteen historic local landmark properties. (*As of yet, there are no local historic districts in Waynesville, only National Historic Districts: Frog Level, Main Street and Spread Out*).

Peter Sterling said the Design Guidelines are "really first class".

Appointment of Richard Kent Stewart (term expiration of Ann Melton)

Chairman Foy reported this item would be stricken as Mr. Richard Kent Stewart lives outside the Town of Waynesville and therefore is ineligible to serve on the Historic Preservation Commission. Ann Melton, who was never removed from the Board, continues to serve.

Paul Benson mentioned how the commission has never had a backlog of people wanting to be on the Historic Preservation Commission, but in his opinion this does not necessitate making the board larger in number and he recommends leaving membership at seven. He also mentioned members are charged with a certain level of expertise and must maintain a certain level of expertise. It is mandated by State law to have four years of experience in the field of preservation. Mr. Benson added that if someone wants to serve, keep them in mind along with staying alert to openings coming up, the next one being Peter Sterling's and we know "we want to keep him around".

Other Business—Sign Ordinance

Planning Board has been reviewing the current sign ordinance and has formed a subcommittee to come up with a draft. May have sign committee including businesses, merchants. This is still being studied by the Planning Board. Currently no off-premise signs are allowed.

Other Business--Love Lane

A draft Love Lane resolution was provided to all members for review. Chairman Foy recommended adopting the draft resolution while making it clear "the Historic Preservation Commission does not dictate to the Board of Aldermen". Ann Melton, author of the resolution,

plans to contact Town Manager Marcy Onieal so the resolution may be brought before the Board of Aldermen.

Other Business—Greenhill Cemetery and Stone Walls

Town Planner Paul Benson said he would call Annie McDonald, the State Historic Preservation Office’s Preservation Specialist regarding designating the cemetery. Chairman Henry Foy said the HPC need to work on the history of the cemetery. Paul Benson added that could be attained if the HPC would get a national register nomination.

As for the wall specifically, Town Planner Paul Benson reported the town board would have to agree to make the wall a local landmark for its protection. Jonathan Woodard, District Engineer, doesn’t know who owns it; nobody wants to take ownership but both Town and State have done work on it. Logic dictates the wall was built along with the road, lost in antiquity. If it collapses, the State will do whatever is expedient to keep the road clear, not going to do an academic restoration. Mr. Benson reiterated the state has looked at improvements to the road and in a 20 year span, the feasibility study shows no widening of the road. Vice-Chairman Bette Sprecher said to have the Town own it would be the remedy.

Jennifer Cathey seemed to think it could be designated local, national register. Chairman Foy said if the State has to build the wall, they will do it to their standards; he hopes to designate the wall as historical.

Sandra Owen mentioned all of the walls need to be designated all over the town, not just one wall. Chairman Foy hopes to have all town walls sketched on the Sanborn maps. He appreciates all of Peter Sterling’s work.

Chairman Foy mentioned a map was needed of all Town of Waynesville walls, preferably using the latest Sanborn maps. Mr. Foy hopes to have copies made of the maps, reduced in size to 8 1/2 x 11 or 11 x 17 with the walls drawn on with a heavy line. Ultimately this needs to be a matter of record so the walls will not be torn down indiscriminately.

Adjourn

With no further business, Vice-Chairman Sprecher made a motion to adjourn the meeting: this was seconded by Peter Sterling.

Ginny Boyer, Secretary

Henry Foy, Chairman