

REGULAR MEETING

HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
MUNICIPAL BUILDING  
16 SOUTH MAIN STREET  
NOVEMBER 5, 2014



Those present:

Chairman Bette Sprecher  
Sandra Owen  
Joanna Swanson  
Glenn Duerr  
Ron Sullivan

Also present:

Secretary Ginny Boyer  
Planning Director Paul Benson

Absent:

Vice-Chairman Ann Melton  
Henry Foy  
Peter Sterling

1. Minutes of the October 1, 2014 regular meeting.

**Joanna Swanson made a motion to approve the minutes from the October 1, 2014 regular meeting; Ron Sullivan seconded and all were in favor.**

2. *Handbook for Historic Preservation Commissions in North Carolina*: Discussion of Preface, Chapters 1 and 2.

Since there are new members to the commission, the floor was open for questions and discussion related to the Preface and Chapters 1 and 2 of the *Handbook for Historic Preservation Commissions in North Carolina*. Town Planner Paul Benson clarified members' questions concerning the following:

**Terms:** There is no limit on the number of terms a member can serve. Under State law and local ordinance, the limit of one term is four years.

**Certificate of Appropriateness:** Dependent upon the scope of a project, a COA may be issued. If the project will not alter the structure or change the look of the front façade, (for example, a fence) staff level approval is all that will be necessary. If the project will alter the structure or change the look of the front façade, (for example, a front porch) a COA is necessary for review by town staff and the Historic Preservation Commission at a regularly scheduled meeting.

**Imminent Domain:** Imminent domain is used only for a public purpose, transportation and utilities for example, and compensation must be provided.

**Advisory or Regulatory:** The Historic Preservation Commission is an advisory board, the job of which is to recommend properties for local landmark designation. The Board of Aldermen has never failed to adopt a landmark recommended by the commission. The Historic Preservation Commission is regulatory in the sense that it must approve changes to local landmarks based upon Waynesville's Design Review Guidelines. If those decisions are appealed, the decision would go to the Board of Adjustment who would simply ask if the commission followed its own guidelines.

**Inventory:** In 1996 an inventory was done by Madison Alexander Associates in which districts and properties with historic significance were identified. This should be done every ten years. This would be considered a grant project the state may consider. Districts and homes built in the 40s and 50s may be considered historic now.

**Districts and landmarks:** Waynesville has only individual local landmark properties; there are no local historic districts. The historic districts Waynesville does have, Spread Out, Main Street and Frog Level, are all *national* historic districts. National historic districts are designated by the State of North Carolina through the State Historic Preservation Office.

A local district designation would require adoption of a zoning ordinance which would mandate compliance with the Design Guidelines. There would likely need to be strong support for designation among affected property owners before the Board of Aldermen would be willing to enact such a high level of design regulation. There is no tax break for a local historic district, only for local landmarks within that district.

**Education program:** A current inventory of all properties that may be worthy of local landmark designation needs to be compiled. Paul Benson will ask for a grant since Waynesville is a CLG (Certified Local Government—without being a CLG, Waynesville would not get grants). The latest inventory was compiled by Madison Alexander Associates in 1996. A list of current local landmarks can be found on page 103 of Thomason & Associate's Design Review Guidelines.

Commissioners discussed having a spring workshop like the one conducted at Haywood County Public Library in 2009. Glenn Duerr mentioned he is here as a commissioner (and his property Windover Inn is a local landmark) due to that educational process in which homeowners of potential local landmarks were invited. He said Mr. Benson was a great resource.

**Guidelines for attendance:** Commissioners are not to miss more than three consecutive meetings or 75% of the meetings in one calendar year. Of course there are special circumstances to consider and it is up to the discretion of the Commission whether or not a commissioner should be replaced.

**Vacancy on board:** The commission is a nine-member commission. There is currently one vacancy. With the potential Lake Junaluska annexation, there has not been a move to fill this vacancy in hopes of filling the seat with a resident from Lake Junaluska.

3. December and January meetings

In lieu of December's regular meeting, commissioners decided to have a luncheon at the Waynesville Country Club Inn, Wednesday, December 3, 2014 at 1 pm.

For the January meeting, commissioners are to read Chapters 3 and 4 of the Handbook for Historic Preservation Commissions in North Carolina and come prepared for discussion and questions.

4. Adjourn

With no further business, Ron Sullivan moved to adjourn the meeting; this was seconded by Glenn Duerr. All were in favor and the meeting adjourned at 2:51 p.m.

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Ginny Boyer, Secretary

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Bette Sprecher, Chairman