

TOWN OF WAYNESVILLE

Historic Preservation Commission

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Chairman

Sandra Owen

Board Members

Ann Melton (Vice)

Joanna Swanson

Coley Bartholomew

Bette Sprecher

Glenn Duerr

Ronald Sullivan

Alex McKay

Tanna Timbes

Development Services

Director

Elizabeth Teague

REGULAR MEETING HISTORIC PRESERVATION COMMISSION TOWN OF WAYNESVILLE TOWN HALL 9 SOUTH MAIN STREET August 3, 2016

Members present:

Alex McKay

Ann Melton

Ron Sullivan

Tanna Timbes

Bette Sprecher

Absent:

Joanna Swanson

Sandra Owen

Coley Bartholomew

Glenn Duerr

Also present:

Development Services Director, Elizabeth Teague

Deputy Clerk, Eddie Ward

Shannon Morgan, Assistant Fire Chief

Sherry Morgan

A. CALL TO ORDER:

1. Welcome and announcements

Vice Chairman Ann Melton called the meeting to order at 2:03 pm, and welcomed everyone.

2. Adoption of Minutes

A motion was made by Commission Member Alex McKay, seconded by Commission Member Bette Sprecher to approve the minutes of the July 6, 2016 minutes as presented. The motion passed unanimously.

B. COMMUNICATIONS FROM STAFF:

Ms. Elizabeth Teague, Development Services Director, said she had sent an email to each Commission Member regarding the North Carolina Historic Preservation Commission Training. The training will be held at Bennett College in Greensboro North Carolina on September 28th through the 30th. She explained to the Commission that they are a certified Local Government Commission which means they are eligible for certain grants. In order to maintain that status, Commission Members are required to have training, and the annual conference will count towards that training. She asked if anyone was interested in going, and if so she would check into getting a van for transportation to the conference for one day on Thursday September 29th.

Another item Ms. Teague presented to the Commission was an invitation for the Commission to join Mr. and Mrs. Peter Sterling at their home for tea after the next Commission meeting. Mr. Sterling was a long-time serving Commission Member (2005 – 2016) on the Historic Preservation Commission until his recent resignation in June 2016. Because of that invitation, the next meeting will be held on September 7, 2015 at 3:00 p.m. instead of 2:00 p.m. Ms. Teague said A to Z signs was in the process of making a plaque for Mr. Sterling in honor of his long term service to the Commission. The Commission will present the plaque to him at that time.

C. BUSINESS ITEMS:

1. Public Hearing to consider an application for a Certificate of Appropriateness at 437 Boundary Street.

The Hannah-Graham house, located at 437 Boundary Street in Waynesville, is a contributing property to the Spread Out District which is listed on the National Register of Historic Places. It is considered a Folk-Victorian I-House. Mr. Shannon Morgan and Ms. Sherry Lewis presently own the house.

This project was first introduced at the July 2016 Historic Preservation Commission meeting at which time the commission considered the design for the proposed garage/carriage house. Today the Commission must consider the proposal for an addition of two bedrooms and a bath on the ground floor in the rear of the house, and a breezeway connecting the addition structure to the garage/carriage house which was approved last month. Also the owners would like to replace the roof of the main building to match the addition, and a wrought iron fence, gate, and a privacy fence.

Vice Chairman Ann Melton opened the Public Hearing and reviewed the Quasi-Judicial Protocols with the Commission Members. Witnesses were sworn in by Deputy Clerk Eddie Ward.

Shannon Morgan
76 Evergreen Farm Circle
Waynesville, NC 28786

Sherry Lewis
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Mr. Morgan said he and Ms. Lewis was before the Commission to follow up on the addition to the house, the privacy fence and an iron gate that would be placed on the property in the future. He said the iron gate and privacy fence that is presently there on the Beech Street side of the house, was purchased at Lowes and was temporary. The cost to install a wrought iron fence is approximately \$500.00 per eight foot piece to match the original fence in front of the house. He intends to continue the fence from the corner of Boundary Street and Beech Street to the back corner of the house. This will be approximately 89 feet of the iron fence which will enable the house to be seen through the fence. Due to the cost of the wrought iron, Mr. Morgan stated that the fencing will be bought as his finances allow. The remaining 100 feet will have a privacy fence to block the house from being seen from the Beech Street side because of a conflict with neighbors pertaining to drug activity. The privacy fence will be placed on the back lot line to replace a chain link fence that does not blend with the history of the house. Mr. Morgan explained to the Commission that the privacy fence would be pressure treated and will be painted the same color as the house and will be six feet in height.

Vice Chairman Melton explained to the Commission that the fencing, breeze way, and addition to the house would be discussed separately, starting with the addition. She asked the Commission if they had any questions or discussion about the 46 foot addition consisting of bedrooms to the rear of the house.

Commission Member Sprecher asked if the addition could be seen from the street. Mr. Morgan answered that the addition could only be seen from the side street, which is Beech Street. He said that the addition was the same width as the existing house, with a walkway from the house. He explained to the members that the house would not be overpowered by the addition. The approximate square footage of the addition and the previously approved garage is 3,756. The two story house is 6,000 square feet.

The addition is a single story structure with a roofline that is well below the roofline of the existing house. He said the roofline will be approximately 3 feet under the top point of the existing roofline.

Ms. Lewis told the Commission that they wanted to make this house their permanent residence, and this was the reason for the addition of bedrooms so they would not have to go upstairs to their bedroom. She said the house had also been upgraded with a new gas furnace.

Vice Chairman Melton asked that each Commission consider the following findings of fact in approving or disapproving the Certificate of Appropriateness at 437 Boundary Street. Development Services Director Elizabeth pointed out that in the agenda packet, Mr. Morgan has provided the evidence of the dimensional requirements, and architectural details that he will be duplicating.

Vice Chairman Melton presented the Findings of Fact for consideration of the addition.

Findings of Fact – In reference to the addition to the House

- 1. The architectural detail, entrances and doors, foundation, light fixtures, roof style (which includes roofline, color, pitch, windows of the proposed structure) should mimic and match those of the historic primary building.*
- 2. The scale of the 46 foot structure will not overwhelm the original structure in a way that detracts from the historic nature of the building.*
- 3. This building will look and function as an outbuilding, so the design should be complimentary to the dwelling architectural style and should be obviously secondary and not visually overwhelm or compete with the historic building on the property.*
- 4. There should be design motifs on this building that reference the historic building. The design motifs from the eaves of the house will be duplicated and added to this building.*
- 5. Paint color, and masonry patterns should match the original building.*
- 6. The siding used will match that of the house in shapes, style, profile, and texture of the wood siding.*

With no further questions about the addition, Ms. Melton asked Mr. Morgan about the breezeway addition to the property. Mr. Morgan explained the breezeway would come out from the backdoor of the addition. Vice Chairman Melton asked Mr. Morgan if there will be actual walls along the breezeway. Ms. Lewis said the breezeway would be a covered and enclosed 4 feet by 8 feet hallway connecting the pantry of the existing structure to the new addition.

When asked by the Commission how long Mr. Morgan and Ms. Lewis had been working on these plans, Mr. Morgan said about 6 years. They said they felt very blessed to have the opportunity to own this historic place on Boundary Street, and something good would come from the work they are doing.

Vice Chairman Melton presented the finding of facts for consideration of the breezeway.

Findings of Fact – In reference to the breezeway

- 1. The architectural details, foundations, light fixtures, roof style of the proposed structure should mimic and match the historic primary building.*
- 2. These breezeway will look and function as outbuildings, so the design should be complimentary to the dwelling's architectural style and should be obviously secondary and not visually overwhelm or compete with the historic building on the property.*

3. *There should be design motifs on the breezeway that reference the historic building. The design motifs from the eaves of the house will be duplicated and added to this structure.*
4. *Paint color, and masonry patterns should match the original building.*
5. *The siding used will match that of the house in shapes, style, profile, and texture of the wood siding.*

The Commission had no further questions or discussion concerning the breezeway.

Vice Chairman Melton asked Mr. Morgan about the chain link fence along the property line in back of the house. Mr. Morgan said the chain link fence is five feet high currently, and he wanted to replace it with a hundred feet of six foot high privacy fence. He stated the fence would be painted to match the house.

Vice Chairman Melton said she had an objection to the hundred feet of privacy fencing because it would block the view of the beautiful house. Ms. Lewis explained that they wanted the fence in order to have privacy. She said that on occasion there is a lot of traffic coming and going to a particular house in the area, and once installed, the fence would remain in place for future privacy. Mr. Morgan told the Commission that on the posts of the fence he intended to place copper caps in order to improve the appearance.

Commission Member Tanna Timbes said she did not believe there was a lot of people on the street or a lot of traffic coming in the opposite direction from Beech Street to see the back of the house. She told Mr. Morgan she admired them for restoring the house.

Ms. Lewis asked the Commission if the existing privacy fence could be left there until all sections of the wrought iron is in place because of the cost of the iron.

Vice Chairman Melton asked the Commission for a vote on the hundred feet of six foot high privacy fence.

Vice Chairman Melton asked for a show of hands of those in favor of the wrought iron fence going to the end of the house, and the six foot privacy fence replacing the chain link fence, and the existing privacy fence remaining in place until all sections of the wrought iron fence can be installed. The vote was four in favor of the fence (Commission Members Bette Sprecher, Tanna Timbes, Ron Sullivan, and Alex McKay.) Vice Chairman Ann Melton was against placing the privacy fencing on the property.

Vice Chairman Melton added that the paint color of the fence will match that of the original building.

Ms. Teague reminded everyone again that all the information about the site plan explaining the materials to be used and the locations of the fence, had been given to them in the agenda packet.

Vice Chairman Melton asked the Commission if they had any more questions or discussion for the applicants, or Ms. Teague, in order to make a determination about whether this project is appropriate to the National Register District.

Commission Member Alex McKay told Mr. Morgan and Ms. Lewis that they have done an excellent job with the restoration of the house and he understood the need for the privacy fence.

Commission Member Sprecher told Mr. Morgan that her grandfather built the Hannah-Graham house, and she is very pleased that they have taken an interest and restoring the house. Mr. Morgan asked Ms. Sprecher if she had old pictures of the house, or her grandfather that could be displayed in the house.

The Historic Preservation Commission voted by consensus to approve the Findings of Fact and the Certificate of appropriateness for the addition of the bedrooms, breezeway, wrought iron fence, and privacy fence at 437 Boundary Street, Waynesville. The vote was unanimous.

2. Update on Cemetery Tour planning

Ms. Teague told the Commission she had informed the Downtown Waynesville Association about the Cemetery Tour that will be held on October 8, 2016, and everyone is looking forward to the event. The tour will be in conjunction with the Church Street Festival that is held on the same day. A rain date has been set for October 15, 2016. The tour is scheduled to start at 4:00 p.m., and groups of approximately 20 people will alternately be taken through the cemetery. Group 1 will be guided by Coley Bartholomew, Group 2 will be guided by Ann Melton, and Group 3 will be guided by Sandra Owen. Volunteers will be on hand to organize and direct the groups.

Ms. Teague said the Downtown Waynesville Association will have a table at the Church Street Festival at the top of Miller Street. They have offered to have information about the tour on that table. Plans are for a shuttle to run from the Wall Street alley to the cemetery. Town Staff will be driving the van as well as being at the cemetery for crowd control. A request for the Police Volunteers has been sent to the Director of the Police Volunteers, and hopefully they will be able to help out.

There will be a new cast of characters for this tour. The characters schedules are:

Jon Feichter as Robert E Lee's Bugle Boy.

Mayor Brown as William Thomas Holland

Leroy Roberson as the Gentlemen who is buried in his car

Julia Freeman as Mrs. Allen, the lady who received Government
rations for her dog "Jackie"

Wells Greeley as Robert Love

Alex McKay as the man murdered on Main Street

There was discussion about other characters that could possibly be portrayed. There will also be a press release for the newspapers, and possibly some booklets made to be given out at the cemetery.

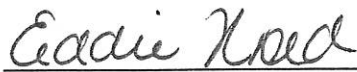
D. CALL ON THE AUDIENCE

No comments

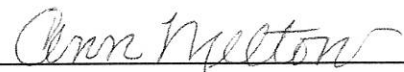
E. ADJOURN

The next meeting is scheduled for September 7, 2016, 3:00 p.m. (Note change in time)

With no further business, Commission Member Bette Sprecher made a motion, seconded by Commission Member Ron Sullivan, to adjourn the meeting at 3:01 p.m. The motion passed unanimously.



Eddie Ward, Deputy Clerk



Ann Melton, Vice Chairman