



# TOWN OF WAYNESVILLE

## Historic Preservation Commission

9 South Main Street  
Waynesville, NC 28786

**Chairman**

Sandra Owen (Chairman)

**Board Members**

Ann Melton

Coley Bartholomew

Bette Sprecher

Glenn Duerr

Alex McKay (Vice)

Jeff Childers

Virgil Messer

Bill Revis

**Development Services**

**Director**

Elizabeth Teague

### Special Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786

**Monday, October 10, 2017, 2:00pm**

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The WAYNESVILLE HISTORIC PRESERVATION COMMISSION held a special called meeting on October 10, 2017 at 2:00 pm in the Board Room of the Town Hall, 9 South Main Street, Waynesville, NC. The purpose of this meeting was to hold a public hearing for a Certificate of Appropriateness (COA).

### A. CALL TO ORDER:

#### 1. Welcome/Calendar/Announcements

Mrs. Sandra Owen, Chairman, welcomed everyone and called the meeting to order at 2:08 pm.

The following members were present:

**Members Present:**

Sandra Owen - Chairman

Alex McKay – Vice Chairman

Ann Melton

Glen Duerr

Jeff Childers

Virgil Messer

Bill Revis

Bette Sprecher

**Absent:**

Coley Bartholomew

**Also Present:**

Development Services Director, Elizabeth Teague  
Byron Hickox, Land Development Administrator  
Jill Howell-Shook, Administrative Assistant  
Nate Webster, ARCA – House Designer, representing Joel Reese  
Cindy Webster, ARCA – House Designer  
Mike Webster, Webster Home, Inc. – Builder  
Joyce Queen, Property Owner – 125 Maple Street

Joel Reece and his wife, Dale Reece, the owners of the property at 108 Maple Street were not present at the hearing due to a medical emergency. They are requesting a Certificate of Appropriateness to build a new residence on this property. This property will be a new residential construction within the Spread Out Historic District.

**B. BUSINESS ITEMS:**

1. Quasi-Judicial Hearing – Certificate of Appropriateness – 108 Maple Street (PIN 8615-59-1620) New residential construction within the Spread Out District.

Chairman Sandra Owen read the procedures governing a quasi-judicial hearing and asked that all adhere to these rules and regulations. Ms. Owen reminded everyone that the burden for presenting evidence remains with the applicant(s). A 4-5 member vote is needed for a COA.

Those who intended to speak at the hearing were sworn in to testify.

- Elizabeth Teague, Development Services Director
- Byron Hickox, Land Development Administrator
- Nate Webster, House Designer
- Mike Webster, Webster Homes, Inc. - Builder

Chairman Owen polled the members to see if there were any ethical considerations or conflicts of interest that should be disclosed prior to beginning the first hearing. There being none, Chairman Owen opened the public hearing and advised attendees to adhere to the Protocol for Hearings on Variance Applications. She then asked staff to give their presentation.

Mr. Byron Hickox entered into evidence the following:

- 1) Proper Notice Given: Notice for this hearing was mailed to the local property owners within 100 feet of the property, 108 Maple Street. In addition, notice was given to the media for publication on September 27, 2017 and September 29, 2017, and the site was posted the week of September 25, 2017.
- 2) “New Dwelling” Design Review Guidelines of a new construction in historic districts.

- 3) Historic District Map of the Spread Out District Places
- 4) Pictures enclosed of structures in the same neighborhood, all on Maple Street.
- 5) A Continuation Sheet of the National Register of Historic Places in the Spread-Out Historic District of Waynesville, NC. Contains two (2) properties with the contributing and non-contributing structure associated with the properties.
- 6) ARCA Design Floor Plans of the Reece-to-be-Built residence at 108 Maple Street.
- 7) A Description of the Exterior Materials to be used for the residence at 108 Maple Street.
- 8) Staff Report submitted to the Historic Preservation Commission.
- 9) Certificate of Appropriateness Form and application.

Mr. Hickox reviewed the staff report for the Board and the public. The Town received an application for a Certificate of Appropriateness, pursuant to Section 15.1.1 of the Waynesville Land Development Standards, for the site address of 108 Maple Street on behalf of Joel and Dale Reece. The PIN Number is 8615-59-1620.

The proposed activity is the construction of a new single-family dwelling on the vacant lot at 108 Maple Street. The design incorporates inspiration from the former home as well as from the surrounding neighborhood. The original stone retaining wall along the front of the property will be preserved. This will be a Major Work Project and the date of the Historic Preservation Commission's decision will be October 10, 2017.

A Certificate of Appropriateness (COA) is required to be issued by the HPC prior to the issuance of a permit or other permit granted for the purpose of the constructing, altering, moving, or demolishing structures within a historic district. As new construction, this project is considered a "Major Work." To issue a COA, the HPC must review the information and identify specific "findings of fact" that indicate that the proposed construction is consistent with the Historic District and will not take away from the architectural integrity of the Spread Out Historic District.

The original house located on this property (constructed circa 1910) was listed as a Contributing Building to the Spread Out Historic District (See Section 7, page 20 of the National Register Nomination) and was described as a Craftsman-influenced house. However, upon the death of the previous owner, the house fell into disrepair and was demolished. The applicant was raised in the original house and wants the design of the new house to reflect the original as well as the other Maple Street homes. The original stone retaining wall along the front of the property will be preserved as part of the overall design.

In making its decision, the Historic Preservation Commission should determine whether the proposed project meets the following standards for new dwellings within historic districts, found on page 68 of the Design Review Guidelines:

1. The height of new buildings should be compatible with that of adjacent buildings;
2. Materials used in new buildings should be compatible with that of adjacent buildings;
3. The setback of new buildings should match that of adjacent buildings;
4. New buildings should be compatible with adjacent buildings in terms of width, scale, and proportions;
5. New buildings should be compatible with adjacent buildings in terms of roof form; and
6. New buildings should maintain the orientation toward the major street.

Mr. Hickox referred the Commission members to the elevations and plans provided by the applicant and then reviewed the design against the guidelines above and showing photographs of neighboring properties. Staff recommends that the Commission should approve the Certificate of Appropriateness for the proposed new dwelling at 108 Maple Street (PIN 8615-59-1620).

Chairman Owen then asked for the applicant to present. Mr. Nate Webster, designer for the applicants, stated that the existing residence formerly at 108 Maple Street had fallen into disrepair and had been torn down. Mr. Dale Reece, who had lived there as boy, would like to build a home that was similar to his boyhood home. Since the new home would be in the Historic District, Mr. and Mrs. Reece would like for the new residence to be consistent to the other residences. The Historic Commission asked various questions of the designer, Nate Webster.

Commission Member Bill Revis asked about whether the setbacks would be the same as the original ones. Ms. Teague stated that the proposed residential building would have to be compliant to the Town's zoning standards. There was discussion on the setbacks for the district and the fact that the proposed house would be in alignment and of the same setback as other houses along the block.

Commission Member Ann Melton asked if this new dwelling would be a single floor. Mr. Nate Webster stated there would only be vaulted space above the single floor. Additionally, the house is on a slope so that it is single story on one side of the lot, but will have a finished basement on the side of the of where the land slopes.

Mr. Revis asked if any of the existing trees on the lot be spared. Mr. Nate Webster stated that only one (1) silver maple would need to be removed. An arborist was consulted on this matter and the tree is diseased. Mr. Webster added that it was their intention to save the existing trees to the extent possible but that the maple would have to come down.

Mr. Webster indicated that a carport would be in the back of the home. There would be two driveways using the pre-existing curb-cuts onto Maple Street.

Commission Member Virgil Messer added if the existing foundation would be used. Mr. Nate Webster added that the former foundation was faulty and was the primary reason for the original home's demolition. The new structure would be built on a new foundation

Ms. Ann Melton asked if there would be a natural slope or would a cut-back be needed. Mr. Nate Webster added that they are planning a retaining wall that would be on the lower end of the lot. There was Commission discussing regarding the stone wall already that exists at the front edge of the lot. Mr. Webster stated that they were planning on leaving the existing wall, steps and driveway cuts as they are now and would not be changing them. The new retaining wall would be built out of stone that would match the existing wall. Ms. Ann Melton stated that it was important to preserve the historical stone wall out in front of the property and that the new stone retaining wall should be constructed of river stone to match the already existing wall along Maple Street. Mr. Nate Webster he would inspect and restore the existing rock wall and that river rock will be used to repair the wall where necessary.

Commission Member Jeff Childers asked about the clipped gable roof shown in the design. He asked staff if the clip gables would be consistent with the design guidelines. Mr. Hickox showed a picture of a similar roofline from down the street. Ms. Teague indicated that clipped-roof lines were acceptable within the design guidelines.

Ms. Ann Melton asked if the front door would be centered in front of the steps. Mr. Webster referred the Commission to the proposed building elevations. There was discussion regarding the type of materials used. Mr. Webster indicated that they would be using a fiber-board siding that appears to be wood-grained siding. Ms. Teague pointed out in the Design Guidelines that alternative materials may be used and that products such as hearty-plank and fiber board are acceptable as long as they look like typical wood siding. The Board considered pictures of the material provided by Mr. Webster.

Ms. Sandra Owen asked if anyone from the public had comments or additional questions of either the staff or the applicant. There being none, she closed the public hearing so that the Board could discuss the COA application.

## 2. Public Hearing closed for Board deliberation.

Chairman Sandra Owen called attention to draft findings of fact that were provided by the Town, based on the staff report. She reviewed the proposed findings of fact for discussion:

1. The Historic Preservation Commission has jurisdiction over this matter pursuant to NC G.S. 160A-360 of the Review Design Guidelines for establishing or designating a historic preservation district.



2. Proper notice of this meeting and hearing of this Special Meeting of the Historic Preservation was provided as required by the Town ordinances and the state law.

3. Applicant owns the property at 108 Maple Street in the Spread Out Historic District of the Town of Waynesville. This property is identified on the tax maps of Haywood County as being PIN # 8615-59-1620.

4. The height of the proposed new dwelling is compatible with that of adjacent buildings in terms of width, scale, and proportions.

5. The proposed new dwelling is compatible with adjacent buildings in terms of roof-line, form and materials.

6. The proposed new dwelling maintains the orientation toward the major street. It does orient its front toward Maple Street, as do the other buildings along the street.

The Commission discussed their desire to ensure that the applicant preserve and protect the existing stone wall and to build the proposed retaining wall to match the stone in the existing rock wall.

*Commission member Bette Sprecher made a motion, seconded by Commission Member Ann Melton to make this a condition of the COA.*

### 3. Certificate of Appropriateness Vote

*With no evidence of objections, Commission Member Ann Melton made a motion, seconded by Commission Member Bette Sprecher to grant the COA for the new residential construction within the Spread Out Historic District, by owner Joel and Dale Reece, located at 108 Maple Street. The motion carried unanimously.*

### **C. Greenhill Cemetery Tour Finalization of Plans:**

Chairman Owen asked the Commission to review any last minutes needs for the up-coming Cemetery Tour.

Ann Melton reported that there will be three tour guides for the Greenhill Cemetery Tour. These guides will be:

- Commission Member Ann Melton
- Elizabeth Teague
- Commission Member Virgil Messer

Elizabeth Teague can also be a guide if needed. Ms. Melton indicated that groups should be divided up into 15-20 people.

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Ms. Sandra Owen and Mr. Alex McKay will pick up brown books entitled, Historic Waynesville, A Self-Guided Tour, to sell at the Greenhill Cemetery Tour.

Ms. Ann Melton will bring a table to use and Mr. Alex McKay will bring a rocking chair for Commission Member Bette Sprecher to use in her role.

Ms. Ann Melton will also be in charge of telling actors/actresses where to stand.

Commission Member Bill Revis will tie ribbons on the relative gravestones.

If there is rain, the tour will be called off by noon. Mr. Byron Hickox will make the decision and will then call Mr. McKay. Alex will then send out a group text. The rain date is October 21, 2017.

Ms. Elizabeth Teague will be in charge of the money box/zip pouch.

The shuttle van will run every twenty (20) minutes. Mr. Tom Maguire will drive the shuttle van.

The van will start transporting people at 3:15pm and will be parked at the American Legion.

#### D. ADJOURN

*With no further business, Vice Chair Alex McKay, made a motion to adjourn and it was seconded by Commission Member William Revis. The motion carried unanimously and the meeting adjourned at 3:33pm.*

*The next regularly scheduled meeting will be held on November 1, 2017 at 2:00*

X Sandra Owen

X Jill Howell-Shook

PM.

Sandra Owen, Chairman

Jill Howell-Shook, Administrative Assistant