



TOWN OF WAYNESVILLE

Historic Preservation Commission

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

Sandra Owen, Chairman
Alex McKay, Vice-Chairman
Ann Melton
Linda Ann Lee
Abigail Carver
Glenn Duerr
Jeff Childers
Bill Revis
Lorna Sterling

Development Services

Director

Elizabeth Teague

Regular Meeting

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

Wednesday, June 3rd, 2020 2:00 pm

The WAYNESVILLE HISTORIC PRESERVATION COMMISSION held a regular meeting on Wednesday, June 3rd, 2020 at 2:00 p.m. in the mezzanine of Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER:

1. Welcome/Calendar/Announcements

Ms. Sandra Owen, Chairman, welcomed everyone and called the meeting to order at 2:02 p.m. She asked if there were any announcements and there were none.

The following members were present:

Sandra Owen
Alex McKay
Linda Ann Lee
Glenn Duerr
Jeff Childers
Bill Revis
Lorna Sterling

The following members were absent:

Ann Melton
Abigail Carver

The following staff members were present:

Byron Hickox, Land Use Administrator
Esther Coulter, Administrative Assistant

Historic Preservation Commission Minutes
Regular Meeting
June 3rd, 2020

Because of the often-unique design requirements and the expected prominence of certain Civic/Monument buildings, the process for review and approval shall be different than those of the other building types listed in this section. It requires that additional standards, as set forth below, be met, but relaxes some of the standards found in the applicable land development district. Approval of all Civic/Monument Buildings shall be vested solely with the Historic Preservation Commission in accordance with Chapter 15.

In making its decision, the Historic Preservation Commission should determine whether the proposed building meets the following design standards for civic/monument buildings:

- A. **Design and Construction Excellence:** Such buildings should be constructed as permanent additions to the long-term vibrancy of the town and should serve to exemplify the very best architectural designs and building practices.
- B. **Site Prominence:** Designers should consider methods in which to place such buildings above the grade of the surrounding buildings as a means to provide site prominence. Methods to consider include the incorporation of a raised entry from the primary street frontage (while still accommodating NC Accessibility Code requirements) and/or the setback of such buildings to create a formal landscaped area or plaza. Where possible, such buildings shall form a terminating vista down a street or across a civic space.
- C. **Formal Design Expected:** The formal nature of the building should be demonstrated in the architectural design and the detailing. Depending on the expressed architectural style of the building the following elements should be considered for inclusion:
 - Pronounced window lintels/sills/muntin's/etc.
 - Columns (no vinyl or metal clad) with a capitol and a base.
 - A water table made up of large, quality masonry units (such as cut or hewn stone) or made of smaller masonry units that extend beyond the face of the façade in order to clearly delineate the water table.
 - Vertically oriented windows of at least 2:1 ratio.
 - Relief in the façade must occur on many levels (the depth of the relief cannot be limited to one or two patterns repeated).
 - Cornice lines with significant depth and multiple levels of relief.
 - Very well-designed entry way, including doors at the main entry that are monumental (taller, larger, heavier, more ornately designed, etc. than normal).

Nate Webster – Architect for ARCA Design

The business owner wants to expand seating capacity on the deck and make it more useable and accessible to the public. The deck is currently only accessible through the kitchen, which prevents use by the public. This addition will allow the deck to be accessed from the dining room. The deck will be similar to what is there. The wood frame will be replaced with metal framing with vertical black cable. The opening on the back currently has T-111 siding and is badly weathered. It has a Hollow metal door on the right side

The proposal is to remove the door and replace it with a simple glass door with an aluminum frame to match the metal on railing and then to brick and paint where the T-111 siding is.

Nate stated he went back and reviewed the minutes from a former case and the concerns were more code based. Because of that they went back and revised their design from vertical picket $\frac{3}{4}$ inch to the metal. The vertical cable would be more contemporary and make it less visually impairing. Therefore, making it more compatible with the Historic part of the building.

Land Use Administrator Byron Hickox clarified that the vertical orientation of the cable railing allows greater visibility and is less visually distracting.

Jeff Childers asked about the square footage. Nate calculated 640 square feet.

Bill Revis asked about seating capacity. Nate said it is up for determination, but it would increase from the current capacity.

Sandra Owen asked about the square footage of the current deck. Nate stated that it is 350 square feet.

Lorna Sterling stated that it met all the criteria. Jeff Childers agreed.

Alex McKay asked why they had chosen to go with the cable, rather than the wood. Nate stated the railing will be less noticeable.

Land Use Administrator Byron Hickox said in reference to the previous project (Boojum) that the distance from the street to the deck is much further than in this proposal. He said he has seen other photos of vertical cable railing and they seem to blend into nothing.

Linda Ann Lee stated that the design is a good choice.

Sandra Owen asked if the aluminum door fits the building.

Land Use Administrator Byron Hickox clarified that the door is black, and it will blend in with the rest of the building.

Jeff Childers asked whether the current door is wood. Nate confirmed that it is.

Sandra Owen stated that the aluminum door just wouldn't fit. Nate agreed.

Historic Preservation Commission Minutes

Regular Meeting

June 3rd, 2020

Alex McKay stated they need to update guidelines.

Land Use Administrator Byron Hickox suggested to get a sub-committee and go thru guidelines and make them more specific, then recommend the changes to the Board of Alderman for approval.

The commission determined to set aside 30 minutes at the end of regular meetings to discuss the Design Guidelines.

4. Green Hill Cemetery Tour

By the next meeting (July) everyone has to give one name for tour. They have July and August to decide to list historic characters and Actors 4-5 people at least 2 decedents for characters.

Jeff Childers asked about the Sulphur Springs Park and Byron said that a good job was done cutting down trees, raking leaves, and trimming bushes. Jonathan Yates indicated that an arborist would check the health of the remaining trees. Town Engineer Preston Gregg prepared a preliminary quote for establishing a parking area.

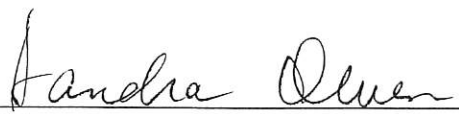
The speaker series was discussed. Byron stated that he had spoken to Thomas Waltz, agreed to be the speaker on the first Thursday of May 2021.


Additional speaker topics were suggested:

- Haywood county role in WWII
- How Hazelwood contributed to WWII
- The Train depot

C. ADJOURN

With no further business, Commission member Jeff Childers made a motion, seconded by Commission Lorna Sterling to adjourn at 3:42 p.m. The motion carried unanimously (8-0).


Sandra Owen, Chairman


Esther Coulter, Administrative Assistant