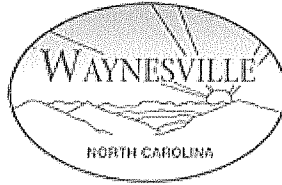


## **AGENDA**

HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
TOWN HALL  
DECEMBER 5, 2012  
WEDNESDAY, 2:00 PM

### Call to order:

1. Approval of Minutes, November 7, 2012
2. Update on status of historic landmark designations, Stringfield houses—Paul Benson
3. Update on Waynesville Design Guidelines—interview session  
Philip Thomason of Thomason & Associates at 2:30 p.m.  
Heather Wagner of HMW Preservation at 3:00 p.m.
4. Special Recognition for Commission members Peter Sterling, Ann Melton and Henry Foy  
(article from the Mountaineer attached, dated October 31, 2012)
5. Other Business
6. Adjourn



Draft minutes

REGULAR MEETING  
HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
TOWN HALL  
NOVEMBER 7, 2012  
WEDNESDAY, 2:00 PM

Waynesville's Historic Preservation Commission held a regular meeting on Wednesday, November 7, 2012 at 2:00 pm. Members present were Chairman Nikki Owens, Vice-Chairman Bette Sprecher, Sandra Owens and Shawn Leatherwood. Also present were Town Planner Paul Benson and Secretary Ginny Boyer. Absent: Ann Melton, Henry Foy and Peter Sterling.

#### Approval of Minutes

Vice-Chairman Bette Sprecher made a motion to approve the minutes of the September 5 regular meeting; Shawn Leatherwood seconded. All were in favor to accept the minutes as presented. *The October regular meeting was canceled.*

#### Public Hearing to consider designating 28 Walnut Street a local historic landmark

Chairman Nikki Owens opened the public hearing, asking for public comment on the consideration of designating 28 Walnut Street, the Dr. Samuel Stringfield House, a local historic landmark. Planning Director Benson made it clear there will be another public hearing at the upcoming Board of Aldermen meeting. With no public comment, Chairman Owens closed the public hearing.

Chairman Owens then opened the hearing for discussion among commission members. Vice-Chairman Sprecher said she is thrilled Mr. McDarris has restored the property, the job done was beautiful, she is very pleased, there are not many old houses left. Sandra Owen said she feels fortunate the owner wanted to save the properties; it is great for the whole Town.

After much discussion among members, Shawn Leatherwood made a motion for the Waynesville Historic Preservation Commission to "recommend the Town Board of Aldermen designate 28 Walnut Street a local historic landmark, as-is, with reflective film on the windows, noting that reflective film is an existing condition, in conflict with our guidelines and will not be approved in the future (the means to make a building more energy efficient does not override the architectural integrity per the guidelines), preserving the interior architectural elements of the common spaces including original stairs, handrail, balustrade, other wood trim and wood floors". Vice-Chairman Bette Sprecher seconded and all were in favor.

## Public Hearing to consider designating 52 Walnut Street a local historic landmark

Chairman Owens opened the public hearing on the consideration of designating 52 Walnut Street, the Dr. Thomas Stringfield House, a local historic landmark. Owner McDarris affirmed there is some reflective window film on this property as well. With no public comment, Chairman Owens closed the public hearing.

Chairman Owens opened the public hearing for discussion among Commission members. After some discussion, Chairman Owens asked owner McDarris what he considered to be important interior components in need of mention. Mr. McDarris said the interior components with architectural integrity are the original stairs, handrail, balustrade and wood floors. Mr. McDarris mentioned Building Inspector Jason Rogers should be commended for his work on this project; he didn't have to be as flexible as he was. Shawn Leatherwood made a motion to "recommend the Town Board of Aldermen designate 28 Walnut Street a local historic landmark, as-is, with reflective film on the windows, noting that reflective film is an existing condition, in conflict with our guidelines and will not be approved in the future (the means to make a building more energy efficient does not override the architectural integrity per the guidelines), preserving the interior architectural elements of the common spaces including original stairs, handrail, balustrade, other wood trim and wood floors". Vice-Chairman Bette Sprecher seconded and all were in favor.

Mr. McDarris asked when he could expect the Board of Aldermen/public hearing to be scheduled. Mr. Benson said it would be scheduled for the earliest possible meeting, but to keep in mind time needed to be allotted for notification/legal ads. Once the properties are designated, the Town is required to notify the Haywood County tax collector and the properties will automatically carry a tax deferral.

## Other Business

### **--Waynesville Design Guidelines--**

Planning Director Paul Benson announced three proposals have been received for the Historic Guidelines Project and all look good. Along with copies of the proposals, Mr. Benson distributed a Staff Report to the Historic Preservation Commission (*attached*). After some discussion among members, Mr. Benson asked Commission members to please review the proposals and direct comments and recommendations his way by Wednesday, November 14<sup>th</sup>. He will make sure that the three absent members receive the three proposals in time for comment. Proposals were received from: HMW Preservation of Durham, NC; Southeastern Preservation Services of Asheville, NC; Thomason & Associates of Nashville, TN. Mr. Benson said his opinion is to go with Thomason & Associates of Nashville, TN, who he feels stands "head and shoulders above the others."

### **--On future reviews of Local Landmark applications--**

Shawn Leatherwood hopes that when the next application for historic landmark designation reaches the Historic Preservation Commission that commission members look carefully through the guidelines (*Town of Waynesville Historic Preservation Commission Development Guidelines*

*for Historic Landmarks & Districts*). He feels commission members are doing a disservice if not familiar with the guidelines. Mr. Benson suggested that the process for review of future local landmark applications could be improved upon. Commission members could form a subcommittee to identify issues before a formal meeting is held. Members agreed time is needed, after the question and answer session, for review of guidelines and discussion. Mr. Benson also mentioned that a field visit would be beneficial.

#### Adjournment

With no further business, Bette Sprecher moved to adjourn the meeting; Shawn Leatherwood seconded. All were in favor and the meeting adjourned at 3:21 p.m.

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Ginny Boyer, Secretary

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Nikki Owens, Chairman

Staff Report to Historic Preservation Commission

Subject: Proposals for Historic Guidelines Project

Date: November 7, 2012

In response to our Request for Proposals we received 3 responses from:

1. HMW Preservation of Durham, NC
2. Southeastern Preservation Services of Asheville, NC
3. Thomason & Associates of Nashville, TN

Summary of each proposal:

1. HMW Preservation
  - a. Qualifications: Heather Wagner, Masters in Interior Architecture and 5 years of experience. Julie Smith, Masters in Historic Preservation and Architectural History. Ms. Wagner serves on the Durham Historic Preservation Commission. Neither cites experience with guideline preparation.
  - b. Process: archival research, windshield survey, small group interviews, 2 public meetings: goal setting and draft review, 2 HPC meetings, Board of Aldermen meeting.
  - c. Document: to use photos and illustrations.
2. Southeastern Preservation Services
  - a. Qualifications: Sybil Argintar, extensive experience, including the Downtown and Frog Level National Register Nominations, but no guidelines preparation experience cited; Jane and Rich Mathews of Mathews Architecture, extensive preservation planning experience, only example of design guideline experience Albemarle Park district Asheville.
  - b. Process: meet with staff and Commission, field survey of resources, community kickoff meeting full day workshop, detailed field work, draft guidelines, second community meeting full day format, present draft guidelines, present final guidelines.
  - c. Document: no information
3. Thomason & Associates
  - a. Qualifications: Philip Thomason, M.A. History, extensive guidelines experience 50 cited, Andra Martens, M.A. History, experience in a variety of preservation activities
  - b. Process: review existing materials, outline design characteristics, prepare guidelines; two workshops: evening introduction to project, all day for presentation of draft guidelines.
  - c. Document: 100 drawings and/or photographs.

See reverse for Staff comments

Staff Comments:

Thomason & Associates are clearly the most qualified firm in terms of experience in preparation of guidelines. However they may have a set program in mind and may be less flexible to local goals.

Southeastern Preservation Services has a track record of work in Waynesville, but not much direct experience with guidelines preparation. The partnership with the Mathews Architectures strengthens the qualification for a guidelines project. Little information is provided about the format of the actual document, however.

HMW Preservation is clearly a younger firm with a good variety of experience, but no direct experience with guidelines or in western NC.

Based on review of these proposals staff recommends Thomason & Associates.

# Haywood honored at historians awards

EVELYN COLTMAN  
Special to The Mountaineer

The North Carolina Society of Historians held its annual awards banquet on October 20, in Mooresville, at the Hilton Garden Inn. Awards were presented in several categories relating to local, regional, or state-wide historical people, events or places.

The categories included museums, newspaper articles and magazine articles, books relating to history, family history, religious history, historical fiction, genealogical/historical/folklore society publications, publishers, newsletters, journals, multimedia, and Historian of the Year.

Haywood County was well represented at the annual awards program. Attending from Haywood County were Evelyn Coltman, Richard Coltman, Ann Melton Malinda Messer, Lee Starnes, Peter Sterling, Lorna Sterling, Nancy Watkins and the Rev. Roy Watkins.

Fourteen individuals from Haywood County garnered six awards that included eleven entries at the annual celebration. Out of 524 eligible entries, there were 130 winners in 2012.

• Paul Green Multi Media Award: Ted Carr;

Doug Chambers, Evelyn Coltman, Malinda Messer, and the Historic Preservation Committee of Bethel Rural Community Organization for the DVD, "Walking in the Footsteps of Those Who Came before Us."

• Paul Green Multi Media Award: Buddy Melton, Milan Miller, and Mark Winchester for their "Songs from Jackson County and Songs from Haywood County."

• The Evelina D. Miller Museum Award: The Southeastern Jurisdictional Heritage Center of Lake Junaluska, Nancy Watkins, director.

• The Willie Parker Peace History Book Award: "Views from the Past — Main Street Waynesville, 1896-1931" by Ann Melton and Henry Foy, "The Early History of Love Lane, The Love Family of Haywood County, The Early History of Woolsey Heights" "The Millionaire's Row," "The Early History of Frog Level" — all by Ann



Lee Starnes photo

**ACCOLADES FOR HAYWOOD** — Pictured are winners at the N.C. Society of Historians Awards Dinner, from left, Nancy Watkins, Malinda Messer, Evelyn Coltman, Lorna Sterling, Peter Sterling and Ann Melton.

## Melton.

• The Willie Parker Peace History Book Award: "Images of America: Waynesville" by Michael Beadle and Peter Yurko.

• The Paul Jehu Barringer Jr. and Sr. Award of Excellence: Peter V. Sterling for his Haywood Snapshot Project.

In addition, another book with Haywood connections won an award:

• The Robert Bruce

Cooke Family History Book Award: Forks of the Pigeon, Memoirs by Jim Pressley, a Bethel native, who wrote about his family and his growing up years in Bethel.

The N.C. Society of Historians was established in 1941 to collect, preserve and perpetuating North Carolina's history and to recognize those who fulfill the society's objectives.

## Fairgrounds benefit auction is Nov. 3

The second annual fairgrounds benefit auction will be held at 6 p.m. Saturday, Nov. 3, at the Haywood County Fairgrounds. Donated items for the auction will be accepted beginning at 1 p.m., with the auction itself scheduled to begin at 6 p.m. Items of every description may be donated. Ed Johnson, of Hot Springs will be the auctioneer.

Concessions will be available. For information, call 456-3575. For pick-up or delivery of donated items, call Richard Messer at 400-1528.

October 31, 2012 The Mountaineer