



## **AGENDA**

HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
TOWN HALL  
MAY 1, 2013  
WEDNESDAY, 2:00 PM

Call to order:

1. Approval of Minutes: March 6, 2013 (April's meeting was cancelled)
2. Election of Officers
3. Review of Draft Guidelines, Thomason & Associates
4. Other Business
5. Adjournment

*The next meeting of the Historic Preservation Commission will be  
Wednesday, June 5, 2013*

REGULAR MINUTES  
HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
TOWN HALL  
MARCH 6, 2013  
WEDNESDAY 2 PM



Waynesville's Historic Preservation Commission had a regular meeting on March 6, 2013. Those present: Vice-Chairman Bette Sprecher, Shawn Leatherwood, Peter Sterling, Henry Foy and Sandra Owen. Also present: Town Planner Paul Benson, Administrative Assistant Ginny Boyer and Jennifer Cathey of the State Historic Preservation Office were also present. Absent: Chairman Nikki Owens and Ann Melton. The meeting was called to order at 2:05 p.m.

Approval of Minutes: February 6, 2013

Henry Foy made a motion to accept the minutes of the February 6, 2013 meeting; Peter Sterling seconded. The minutes were approved as presented.

Waynesville Design Guidelines and Public Workshops this evening— Mr. Philip Thomason of Thomason & Associates

Mr. Thomason reported that Thomason & Associates is well under way in preparing Waynesville's design guidelines. He has visited all National Historic Districts, taking photographs and collecting data from: 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, Millionaire's Row; and The Early History of Frog Level by Ann Melton.

Public meetings will be held this evening: 5:00 p.m. for all those interested in commercial areas such as Frog Level and Main Street National Historic Districts and 7:00 p.m. for those interested in residential areas such as Spread Out National Historic District.

Upon asking commissioners what other streets they considered to have historic architecture, or those that might consider National Register designation or historic overlay, commissioners offered Welch Street, Pigeon Street, Church Street, Love Lane and Woolsey Heights. Town Planner Paul Benson mentioned that all property owners in Love Lane got notice of the meeting and a Love Lane boundary has already been established.

Peter Sterling mentioned Meadow Street as being an area worthy of a visit by Mr. Thomason as it is a different kind of historic area than Main Street, this area being a well-known African-American community and home to a widely appreciated blacksmith. According to Henry Foy, Goodyear Street, a small street in the neighborhood off of Meadow, was named for Charles Goodyear who built a home there in the early 1890s. Mr. Thomason plans to visit the above-mentioned areas.

Mr. Foy also wanted Mr. Thomason's opinion on a string of (once) red brick buildings in the downtown area of the 1940s. Some building facades have been changed through the years to yellow brick. When considering rehabilitation of these buildings, what advice would Mr. Thomason offer property owners? Mr. Thomason suggested always looking at things on a case-by-case basis, but because of the time period, the State Parks Service may, when reviewing certain cases, see the yellow brick as an evolution of the building and recommend it should remain. Peter Sterling added that when looking at historical features it is important to recognize it is an organic process; we are not looking for a moment in time. Mr. Thomason added that most historic preservation commissions recognize historic architecture evolves and is not to be considered a museum piece, although some commissions have a certain emphasis with one theme.

Town Planner Paul Benson asked for infill purposes, what period should be mimicked? Mr. Thomason answered that the original appearance should be brought back as much as possible. Jennifer Cathey agreed that on a commercial or residential façade that has been altered, if you do decide to return to the original appearance, you may want to go back to photographs of the property as it once was. If photographs are unavailable, a compatible rehabilitation of age, style and design would be acceptable, one traditional in its configuration and appearance.

Mr. Henry Foy added that the Citizens Bank and Trust Building at 74 North Main Street once had a terra cotta cornice. After the cornice fell off, the owner contacted Mr. Foy who sent a picture of what it once looked like. As it turns out, to rebuild the terra cotta cornice would have cost \$300,000. Mr. Thomason said in cases like these, the same materials may be used or less costly alternatives such as reinforced concrete. Keep in mind: are you going to be able to tell the difference from the street?

Peter Sterling mentioned two important factors: 1) to be preservation sensitive, getting the community in a preservation mode 2) to be preservation savvy, knowing what materials to use, meet criteria, be knowledgeable about what you are undertaking. Mr. Thomason agreed it is important to be sensitive to what new materials are available. Do they have the right design, longevity and breathability for historic structures? Consider short term savings versus long term gain. Try to find solutions that will preserve and maintain but meet the property owner's needs also. Mr. Thomason added the guidelines will not be shalls and shall nots, rather shoulds and should nots.

Jennifer Cathey of the State Historic Preservation office added that preservation tax credits are a way for property owners to recoup cost of appropriate maintenance of a historic structure and very handy if you have both kinds of historic designation.

Mr. Thomason is currently working on the draft design guidelines which should be ready for review in early May, 2013.

#### Other Business

Jennifer Cathey mentioned the need to talk to property owners about available tax credits. She offered to do walkthroughs of buildings to explain how preservation tax credits could apply.

There are currently state and federal tax credits for rehabilitation of historic properties but state credits will expire January 1, 2015. If these tax credits expire it will be a blow to the preservation community. Ms. Cathey asked those in the preservation community to help in the effort to see tax credits extended or renewed. Vice-Chairman Bette Sprecher asked if Mr. Benson would draft a letter for the Historic Preservation Commission. Shawn Leatherwood requested a letter from individuals on the commission as well. Mr. Benson agreed to draft both versions.

### Adjourn

With no further business, Shawn Leatherwood made a motion to adjourn the meeting which was seconded by Peter Sterling. All approved.

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Ginny Boyer, Secretary

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Nikki Owens, Chairman