

AGENDA REGULAR MEETING

HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
CONFERENCE ROOM 16 SOUTH MAIN STREET
APRIL 1, 2015
WEDNESDAY, 2 PM

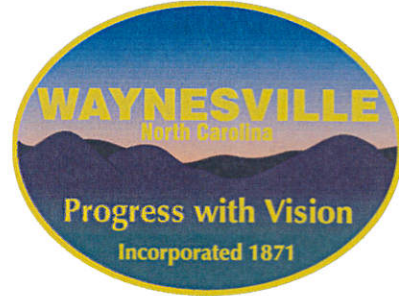
Call to order:

1. Regular Meeting Minutes of March 4, 2015
2. Application from Coley Bartholomew: accept, decline or hold
3. Election of Officers: Chairman and Vice-Chairman
4. Chapters 7 & 8 of the *Handbook for Historic Preservation Commissions in North Carolina*
5. Resolution # 05-15: Resolution to Reinstate the Historic Rehabilitation Tax Credit
6. Other Business
7. Adjourn

The next meeting of the Historic Preservation Commission will be Wednesday, May 6, 2015 at 2pm

REGULAR MEETING

HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
MUNICIPAL BUILDING
16 SOUTH MAIN STREET
MARCH 4, 2015



Those present:

Chairman Bette Sprecher
Vice-Chairman Ann Melton
Peter Sterling
Ron Sullivan
Glenn Duerr
Sandra Owen

Also present:

Town Planner Paul Benson
Secretary Ginny Boyer

Absent:

Joanna Swanson
Henry Foy

1. Regular Meeting Minutes of February 4, 2015

There were no comments concerning or changes to the minutes of February 4, 2015.
Unanimously, members approved the minutes as presented.

2. Applicant Coley Bartholomew, welcome

Introductions were made among commissioners. Ms. Bartholomew, the new applicant to the Historic Preservation Commission, has a special interest in Green Hill Cemetery and presently works with school age youth in the 4H program at the Cooperative Extension office. No action was taken.

3. Notice: Election of Officers will be held at April meeting

Although the election will officially be held at the April meeting, commissioners discussed who might be willing to fill the positions of Chairman and Vice-Chairman. Bette Sprecher nominated Sandra Owen for Chairman and Glenn Duerr for Vice-Chairman. While both agreed to fill the positions, there was no action taken. Election of Officers will be held at April's meeting.

4. Chapters 5 & 6 of the *Handbook for Historic Preservation Commissions in North Carolina*

Chapter 5: *Inventory of Local Historical Resources* was discussed as it relates to the proposed annexation of Lake Junaluska. While the latest area-wide inventory of Waynesville was reported in 1996 and Waynesville is due for an updated inventory, members discussed waiting until after the decision of Lake Junaluska's proposed annexation is finalized. According to Town Planner Paul Benson, the State Historic Preservation Office's number one priority is to do architectural inventories and areas that haven't been inventoried are a very high priority, but with the process being a very formalized one and Green Hill Cemetery in the current grant cycle, to apply for another grant in the same grant cycle as Green Hill Cemetery, would be "signing Green Hill's death certificate, no pun intended." Commissioners plan to apply for an inventory grant for the next grant cycle. Effective July of 2016, we will know to include Lake Junaluska or not in an area-wide inventory.

Chapter 6: *Designation of Historic Landmarks* was discussed and will be helpful to turn to if the commission receives an application for local landmark designation as it outlines the procedure for designation of landmarks. Town Planner Benson reiterated the property must meet two criteria: significance and integrity. If a property reaches local landmark status through this process, an ordinance is ultimately adopted by the Board of Aldermen and the owner is eligible for a tax deferral (half taxes) at the town and county level.

Mr. Benson asked members to remember that local landmark designation is regulatory while national landmark designation is honorary.

There was discussion about the possibility of designating the monument of the last shot fired on Sulphur Springs Road as a local landmark although everything around it has been subdivided into private lots. It was mentioned details on the monument might be investigated to find out what property it is located on and who constructed the monument and its date of origin.

There was a continued discussion on vinyl siding as it relates to potential historic landmarks. Peter Sterling has been in touch with vinyl siding manufacturers who felt assured they could reproduce a quality siding and were enthusiastic about being able to meet standards and maintain a structure's integrity. Mr. Sterling, who considers himself to be the most liberal on the topic, would like to move forward on accepting alternatives for local landmark status and letting the public know, in writing, the criteria involved. He asked that the commission look at the issue from the citizen's point of view and consider the environmental and aesthetic impact of siding choices. Mr. Sterling wants people to understand that the presence of siding does not automatically disqualify a property from being considered local landmark eligible. Glenn Duerr and Peter Sterling plan to research the criteria involved when considering a vinyl-sided home for local landmark designation.

Commissioners agreed to take things on a case-by-case basis with the Design Guidelines and the State Historic Preservation Office as excellent resources.

5. Town of Waynesville Strategic Partner Funding Requirements

The FY 15016 Application for Strategic Partner Funding from the Town of Waynesville was received by all members so they would understand the requirements for funding of projects or in-kind assistance related to Waynesville's Historic Preservation Commission. No action was taken.

6. Other Business

As a follow-up, Chairman Sprecher inquired about the sample resolution to restore historic tax credits (if it had been presented to the Board of Aldermen). Mr. Benson said the meeting at which this agenda item was to be presented had been cancelled and he supposes it will be included at the board's next scheduled meeting. He will update the board once there is news on this item.

Chairman Sprecher asked commissioners to continue with their study of *Handbook for Historic Preservation Commissions in North Carolina*, chapters 7 and 8.

7. Adjourn

Chairman Sprecher asked if she had a motion to adjourn. Ann Melton made a motion to adjourn the meeting; Sandra Owen seconded and all were in favor.

Ginny Boyer, Secretary

Bette Sprecher, Chairman

RESOLUTION # 05-15

**RESOLUTION TO
REINSTATE THE HISTORIC REHABILITATION TAX CREDIT**

WHEREAS, the historic rehabilitation tax credit was used by cities and towns of all sizes in North Carolina to generate jobs and economic activities in their communities; and

WHEREAS, according to the April 2013 economic and fiscal impact analysis of the North Carolina Rehabilitation Tax Credit program prepared by the N.C. Department of Commerce, the credit contributes an annual average of \$124.5 million to the state gross domestic product and approximately 2,190 jobs; and

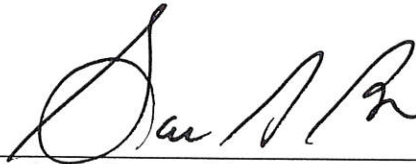
WHEREAS, according to the N.C. League of Municipalities, the North Carolina State Historic Preservation Office estimated that since the 1998 expansion of the historic rehab credits, 2,321 projects utilizing the historic rehab credits have invested nearly \$1.5 billion in the state; and

WHEREAS, the historic rehab credit encouraged private investments in local communities and encouraged the reuse of existing buildings, which saved taxpayer money through reducing the need to expand public services and infrastructure.

BE IT FURTHER RESOLVED that the Board of Aldermen of the Town of Waynesville, believing that the reinstatement of the Historic Rehabilitation Tax Credit is in the public interest, supports the efforts of Governor Pat McCrory and N.C. Representative Jon Hardister to reinstate the Historic Rehabilitation Tax Credit during the next session of the General Assembly, and requests that a copy of this resolution be delivered to the Governor, President Pro Tem of the Senate and the Speaker of the N.C. House, and members of both Houses of the General Assembly.

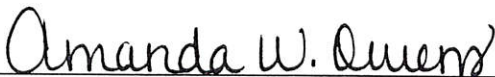
Adopted this the 24th day of March, 2015.

TOWN OF WAYNESVILLE



Gavin A. Brown, Mayor

ATTEST:



Amanda W. Owens, Town Clerk

