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## **AGENDA REGULAR MEETING**

**HISTORIC PRESERVATION COMMISSION  
TOWN HALL, 9 SOUTH MAIN STREET  
JULY 1, 2020  
WEDNESDAY – 2:00 PM**

### **A. CALL TO ORDER:**

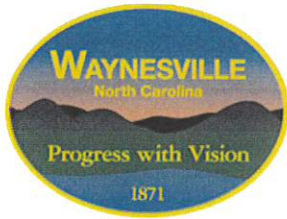
1. Welcome/Announcements
2. Adoption of Minutes
  - **Motion:** *Adopt June 2020 meeting minutes as presented (or as corrected)*

### **B. BUSINESS ITEMS:**

1. Green Hill Cemetery Tour
2. Discussion of Design Review Guidelines

### **C. OTHER BUSINESS**

**D. ADJOURN** – *The next meeting of the HPC will be held on August 5, 2020.*



## **TOWN OF WAYNESVILLE Historic Preservation Commission**

9 South Main Street

Waynesville, NC 28786

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**Development Services**

**Director**

Elizabeth Teague

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

### **Regular Meeting**

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

**Wednesday, June 3rd, 2020 2:00 pm**

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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

The following staff members were present:

Byron Hickox, Land Use Administrator  
Esther Coulter, Administrative Assistant

2. Adoption of Minutes from the June 3rd, 2020 Meeting

*Commission Member Bill Revis made a motion, seconded by Commission Member Jeff Childers, to approve the minutes of the June 3rd, 2020 meeting as presented. The motion passed unanimously (6-0).*

**B. BUSINESS ITEMS:**

1. Review of Civic/Monument Building – Shining Rock Classical Academy

**Neil Tate Tech Architect  
Representing BC Construction & Shinning Rock**

Shining Rock will be located off 276 with the entrance off Russ Ave. They will have one way onto campus and one way off campus, being accessed by a signal light. The drop off and pick up will be in front of the building.

The project will be done in 2 phases. Phase 1 will consist of a 2-story building K-8. All roads around property and Staff parking lot. The building will be angled so 2 sides can be seen from Russ Ave. The K-8 building is 48,000 sq ft with 32 classrooms, K-3 will occupy the 1<sup>st</sup> floor and 4-8 will occupy the 2<sup>nd</sup> floor. It will have a full gym to utilize for sports and public events.

Phase 2 of the project will be the 2<sup>nd</sup> building for the high school and parking for the high schoolers.

Neil Tate mentioned the front of the building will look like the front of Town Hall. All of the buildings will match design and color. He had examples to look at of paint and material. The wall will be 8-inch-thick that can with stand wind and weather like a tornado. He also mentioned the material will last 100 years or more. They also have a full landscape Plan.

**C. BACKGROUND**

Shining Rock Classical Academy is proposing to establish a school at this location. The main school building is being proposed as a civic/monument building type. The Land Development Standards describes civic/monument buildings as follows:

The Civic/Monument Building serves as a landmark and a public gathering place. The use of this designation is limited to public buildings (e.g., schools, fire stations, and town halls), and semi-public buildings (e.g., hospitals and religious institutions). The Civic/Monument Building can be urban in form, occupying all four yards or may be set back to define a sense of prominence or to accommodate the needs of its users.

Concerning the review process for civic/monument buildings, the LDS states:

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 hew 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).

- A tower element of some nature.

D. **High Quality Materials:** The predominate material palette of Waynesville includes standard brick, stacked stone, stone or stone masonry units, native stone, and exposed heavy timber. Other acceptable exterior primary wall materials for such buildings include glass (to facilitate the views of the mountains), lap siding (cementitious fiber board), stucco, exterior insulation finishing systems (EIFS), and stone/stone masonry units. Decorative concrete masonry units (CMU) may be used as a secondary building material. No vinyl or metal siding shall be attached to any side of a monument building that is visible from a public street.

### Staff Comments

- A. Based on the materials, architecture, scale, and overall design of the proposed building, it appears to meet this standard.
- B. The building is situated atop a prominent hill, with its main façade oriented toward Dellwood Road and Lake Junaluska, which serves as a gateway into Waynesville.
- C. Several of the recommended architectural elements are included in the building's design, including pronounced window lintels and sills, columns with base and capital elements, a stone water table, vertically oriented windows, façade relief, cornice lines, a well-defined entry, and a tower element.
- D. Based on the building's inclusion of brick, stone, stucco, CMUs, and EIFS on the façade, it appears to meet this standard.

After the members looked at the designs and plans. Questions were asked about well-defined tower entry way with steel doors, window, columns. More clarification was made of where the site is.

*The Historic Preservation Commission determined the proposed building meets the following design standards for civic/monument building. Commission Member Alex McKay made a motion, seconded by Commission Member Bill Revis, to approve the motion of the June 3rd, 2020 meeting as presented. The motion passed unanimously (6-0).*

### C. ADJOURN

*With no further business, Commission Member Alex McKay made a motion, seconded by Commission Member Bill Revis to adjourn at 2:40 p.m. The motion carried unanimously (6-0).*



**Consideration of an Application for a Certificate of Appropriateness  
June 3, 2020**

**2. Quasi-Judicial**

Sandra Owens opened the meeting at 2:44 saying this is a Quasi-Judicial Hearing which is a public hearing to Consider a Certificate of Appropriateness. 111 North Main Street, Located within the Main Street Historic District for demolition of an existing deck and construction of a new deck.

**Nate Webster Architect for ARCA Design**

Owner wants to expand seating capacity on the deck and make it useable and accessibility. Which is currently not the case, due to the current layout. They need to extend a deck at floor level so they can route people thru the dining room to get to the deck and not thru the kitchen. 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 rue the door. Replace it with a simple glass door with 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 it makes it less visually impairing. Therefore, making it more compatible with the Historic part of the building.

Land Use Administrator Byron Hickox clarified it was better to see thru from a distance then more prominent like the wood pickets. It makes it easier for the people on the deck to look out. It blends in and you don't notice it as much so you and see more of the building from the road.

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

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

Sandra Owen asked what is square foot of current deck? Nate stated existing is 350 square feet.

Lorine Sterling stated that it met all the criteria. Jeff Revis agreed.

Alex McKay asked why they had chosen to go with the cable, rather than the wood. Nate stated the railing was less noticeable and to keep the historic part of the building.

Land Use Administrator Byron Hickox said in reference with the previous project the distance from the street to the deck is much further than being arm's length from the street. He said he has seen other photos of vertical cable railing and they seem to blend into nothing.

Linda Ann Lee states good choice.

Sandra Owens 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 the what the current door he believed its wood. Nate confirmed that.

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

Alex McKay stated that it can change the entire look of the building.

Sandra Owen stated that her concern was with the longevity of the cable, how strong it is and safe for children.

Alex McKay stated that from a historic aspect he does not like the cable. He stated there is a need to set more defined guidelines.

Sandra Owen stated that the view from the street makes sense.

Nate stated there were more concerns with the horizontal then the vertical and considerably longer lasting then the 2x2 wood. They are also better in price.

Lorina Sterling states the original building have been modified in nature. They are not set in amber. They represent changes that will accrue over time. I think as long as we capture those changes, we move forward, so we have a track record. I think we have to absorb what 2021 will require in building and allow that to happen 100years from now as long as there is record that it happened and why. It would represent the time. Then we have done our job. Its all in the record of how it was kept.

Sandra Owen asked if anyone else with to speak? She closed the hearing at 3:08.

The Historic Preservation Commission determined that the proposed project meets the following standard for commercial building additions within the historic district.

*Commission Member Jeff Childers made a motion, seconded by Commission Member Bill Revis The motion carried unanimously (6-0).*

### **C. ADJOURN**

*With no further business, Commission Member Jeff Childers made a motion, seconded by Commission Member Bill Revis to adjourn at 3:10 p.m. The motion carried unanimously (6-0).*

#### **3. South Main Street DOT**

Land Use Administrator Byron Hickox told the board member they had a sub-committee meeting during the Covid-19 shut down. He said DOT really needed to move forward with the project. The committee held a virtual meeting with Sandra Owen, Jeff Childers, Bill Revis, and the DOT.

The DOT presented their final version of the mini round about at Virginia, S Main, and Country Club. The three members concluded that the DOT could move forward.

Land Use Administrator Byron Hickox stated the mini round about services a small footprint., It will eliminate telephone poles with lines overhead signal light. It will be more of a residential feel.

Some members expressed they have concerns with a lot of property being taken. Mr. Hickox stated he would contact the people that it effects the most and let them know of the final decision.

Some members want to photo the wall area and archive them for history.

Lorna Sterling states that when making major changes there needed to be a process going forward. Bill agreed.

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.

They discussed about meeting for 30 minutes after regular meetings to just work on guidelines. Be prepared with notes of changes.

#### **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 they done a good job cutting down trees, racking leaves, trimmed bushes. Need to get other trees checked by an arborist. Preston gave quote for parking.

Also asked Byron about speakers' series. They have 2 out of 4. Thomas Waltz is 1<sup>st</sup> Thursday May 2021. Bob Plot maybe. Then do 2 in the fall or following spring.

Ideas were given:

Haywood county roll in WWII.

How Hazelwood contribute 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).*

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Sandra Owen, Chairman

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Esther Coulter, Administrative Assistant