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AGENDA REGULAR MEETING

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

A. CALL TO ORDER:

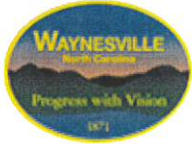
1. Welcome/Announcements
2. Adoption of Minutes
 - **Motion:** *Adopt August 2020 meeting minutes as presented (or as corrected)*

B. BUSINESS ITEMS:

1. Discussion of Potential Local Historic Districts
2. Discussion of Design Review Guidelines

C. OTHER BUSINESS

D. ADJOURN – *The next meeting of the HPC will be held on October 7, 2020.*



TOWN OF WAYNESVILLE

Historic Preservation Commission

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Waynesville, NC 28786

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Development Services
Director
Elizabeth Teague

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

Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786
Wednesday, August 5th, 2020 2:00 pm

The **WAYNESVILLE HISTORIC PRESERVATION COMMISSION** held its regular meeting on Wednesday, August 5th, 2020 at 2:00 p.m. in the Board Room of the Town Hall, 9 South Main Street, Waynesville, NC.

CALL TO ORDER:

Ms. Sandra Owen, Chairman, welcomed everyone and called the meeting to order at 2:03 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
Jeff Childers
Bill Revis
Lorna Sterling

The following members were absent:

Ann Melton
Abigail Carver
Merritt Tongen

The following staff members were present:

Byron Hickox, Land Use Administrator
Esther Coulter, Administrative Assistant

Chairman Sandra Owens asked for a motion to adopt the minutes from the July 1, 2020 meeting.

A motion was made by Commission Member Lorna Sterling, seconded by Commission Member Bill Revis to approve the minutes of the July 1st, 2020 meeting as presented. The motion passed unanimously (6-0).

Historic Preservation Commission Minutes
Regular Meeting
August 5th, 2020

BUSINESS ITEMS:

1. Consideration of the Dr. J. Charles Way House as a Local Landmark

Land Use Administrator Byron Hickox went to the podium and stated that Mr. Nichols and Mr. Smathers had contacted him regarding the process for designating the Way House a Local Landmark. Mr. Hickox stated that the first step in Local Landmark designation is for the HPC to adopt an ordinance supporting the designation of a particular property. Mr. Hickox passed out copies of such an ordinance that he had drafted.

A motion was made by Commission Member Bill Revis made, seconded by Commission Member Alex McKay to consider the Dr. J. Charles Way House as a Local Landmark. The motion passed unanimously (6-0).

2. Consideration of the Masonic Hall as a Local Landmark

Mr. Hickox stated that the owner emailed him over the weekend and indicated that he wanted to wait to begin the Local Landmark designation process.

3. Discussion of Design Review Guidelines

Mr. Hickox told the board that he had been looking into the Design Guidelines and could not find explicit language directed the town to issue Certificates of Appropriateness for National Register properties. He then contacted Annie McDonald of SHPO to inquire further. She stated in no uncertain terms that the town should not issue Certificates of Appropriateness for National Register properties. Ms. McDonald told him that Certificates of Appropriateness should only be required for major and minor works on Local Landmarks and Local Landmark Districts. Mr. Hickox called Ms. McDonald and Kristi Brantley so that they could elaborate and answer questions that the board may have.

Ms. McDonald started by restating that the HPC and town staff are only able to review exterior alterations on properties that are designated by ordinance as a local landmark. She said Waynesville does not have any locally designated historic districts but has a number of local landmarks.

The primary benefit of Local Landmark designation for a property owner is a 50% reduction in property taxes. If the property is de-designated, then the property owner is responsible for three years of back taxes.

Ms. McDonald told the HPC about a book called the Politics of Historic Districts, by Bill Schmickle. She advised them to read this book if they are considering the creation of any Local Historic Districts. The book gives excellent advice on how to approach and discuss the issue with elected officials, property owners, and other interested parties.

There was consensus among HPC members to consider this new information and discuss the issue further at the September 2020 meeting.

ADJOURN

With no further business, a motion was made by Commission member Alex McKay, seconded by Commission Bill Revis to adjourn at 4:08 p.m. The motion carried unanimously (6-0).

Sandra Owen, Chairman

Esther Coulter, Administrative Assistant

DRAFT