AGENDA
REGULAR MEETING

HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
MUNICIPAL BUILDING CONFERENCE ROOM
JUNE 4, 2014
WEDNESDAY 2 PM

Call to order:

1. Regular Meeting Minutes of May 7, 2014

2. Greenhill Cemetery

    - update from Ann Melton regarding potential designation

    - sample template for tour brochure, call for categories

3. Love Lane

    - Sign

    - Siding issue

4. Board members

    - Current

    - Prospective

5. Landmark Design Standards, draft by Paul Benson

The next regular meeting of the Historic Preservation Commission is scheduled for Wednesday, July 2, 2014

REGULAR MINUTES
HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE

TAP ROOM AT WAYNESVILLE INN
MAY 7, 2014

Those present:
Chairman Bette Sprecher
Vice-Chairman Ann Melton
Henry Foy
Peter Sterling
Sandra Owen

Also present:
Town Planner Paul Benson (last regular meeting before retirement)
Secretary Ginny Boyer
Lorna Sterling

Absent:
Nikki Owens
Shawn Leatherwood

1. Regular Meeting Minutes of April 2, 2014

Vice-Chairman Ann Melton made a motion to approve the minutes of the April 2 regular meeting as presented; Henry Foy seconded and all were in favor.

2. Love Lane Sign—Ann Melton

Vice-chairman Melton presented commissioners with a draft sign drawing she would like to have crafted and posted at the entrance to the Love Lane neighborhood:

Love Lane
Waynesville's Oldest Residential Street
Circa 1870

There were three dimensions offered: 30x20; 36x24; and 40x27. Ms. Melton hopes to have the sign installed atop a rock pillar on the back of Stonegate Office Park, commercial building property at the corner of Dellwood and Love Lane so it will be visible upon entering Love Lane (placement details have not been worked). After discussion, members chose the largest dimensions, 40x27 for visibility. Town Planning Director Paul Benson agreed the sign dimensions are acceptable according to town standards. The Town of Waynesville's Board of Aldermen has approved funding of the sign.

Henry Foy made a motion to accept the Love Lane sign as presented specifically with wording: *Love Lane Waynesville's Oldest Residential Street circa 1870* and dimensions: 40x27. Peter Sterling seconded and all were in favor.

3. Strand Theater Sign—Paul Benson

Lorraine Conard requests the Historic Preservation Commission approve, for 180 days, the temporary informational banner sign on her Main Street building, The Strand. Currently, Ms. Conard is in violation of the sign ordinance and without HPC approval will be issued a citation. Ms. Conard plans to request a permit for a more permanent marquee sign, illuminated with changeable letters topped by large STRAND lettering, with specifications forthcoming.

Vice-Chairman Ann Melton made a motion to grant owner Lorraine Conard 180 days with the temporary banner informational sign. Henry Foy seconded and all were in favor.

4. Other Business

Membership

- Commissioners Nikki Owens and Shawn Leatherwood—

Chairman Sprecher announced Shawn Leatherwood sent in his letter of resignation. Nikki Owens has failed to meet attendance requirements and will not return phone calls. Mr. Benson and others were confused because Ms. Owens expressed to him that she wanted to continue to serve Mr. Benson said the commission can make a motion the position is vacant and ask the Board of Aldermen to make an appointment. Sandra Owen offered to contact Ms. Owens in person. Members agreed to table the issue one month.

- Nominations for Historic Preservation Commission—

Peter Sterling nominated three people for service to the Historic Preservation Commission: Ron Sullivan, Lee Starnes and Ron Huelster. Paul Benson reported there is currently an application on file from Mr. Glenn Duerr, owner of Windover Inn Bed & Breakfast which will go before the Board of Aldermen at their regular meeting on June 17th. Marguerite Russ Metcalf was also mentioned as a potential candidate.

Love Lane Designation

Discussion about the feasibility of Love Lane as a local historic district continued. Love Lane does not meet approval by the State as a National Historic District due to several properties with vinyl and aluminum siding. Therefore, local historic district status is being explored. Since the State will not fund research for local historic district designation and the cost for a professional report can be $10,000, members discussed their views: "grandfathering in" properties with aluminum/vinyl siding and pursuing local district status; considering properties

on a case-by-case basis as local landmarks; concern over the legalities that might ensue if siding is acceptable for some homes; and how siding is simply unacceptable for historic properties.

Mr. Benson expressed his directional stance--Since Main Street is already a National Historic District with thorough research mostly complete, it may be more feasible to pursue local historic district designation for Main Street.

Greenhill Cemetery—Ann Melton

Vice-Chairman Ann Melton read an email from the State Historic Preservation Office's Preservation Specialist Annie McDonald in response to Ms. Melton's recent study list application regarding Greenhill Cemetery's potential designation:

I just wanted to let you know that I received the Study List application for the Green Hill Cemetery on Friday, May 2nd. I'll be presenting it to the other National Register staff at our Staff Review meeting on Thursday, June 5th, followed by a formal presentation to the National Register Advisory Committee on Thursday, May 12th.

If I have any questions about the application, I'll be in touch with you over the next month.

Best Regards,
Annie.

New books by Ann Melton

Saw Mill Towns of Haywood County—contact Ann Melton if you wish to purchase this book.

Boarding Houses—this is currently in the works, with the help of Henry Foy.

5. Adjourn—With no further business, Bette Sprecher adjourned the meeting.

This being the last meeting with Town Planner Paul Benson before his retirement, he said he has enjoyed working with everyone and encouraged them to continue their "great mission to save the history of Waynesville".

Ginny Boyer, Secretary

Bette Sprecher, Chairman

DRAFT

GREENHILL

CEMETERY

Table of Contents

Map and History

Categories of Interest:

- The Love Family
- Wars
  - Revolutionary War
  - Spanish-American War
  - Civil War
  - World War II
  - Cold War
  - Vietnam War
- Craftsmanship
- Waynesville's Early Families
- Waynesville's Early Merchants
- Politicians
- Award Winners
- The Hopeless
- Infants and Children
- Oddities
- Waynesville's Historic Preservation Commission
- Sources

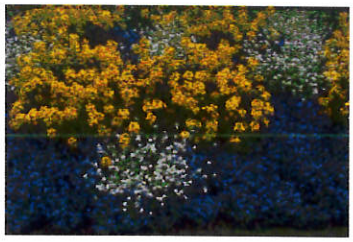
GREENHILL
AWARD WINNERS

Byron Barr (stage name Gig Young)

Academy Award winning movie actor Byron E. Barr (stage name Gig Young) (November 4, 1913-October 1, 1978) won Best Supporting Actor in 1969 for They Shoot Horses Don't They? and was nominated twice more. One of Young's five wives was Elizabeth Montgomery of Bewitched fame. His last wife, a 31 year old German actress, he shot before turning the gun on himself.

Caroline Ray Miller

Pulitzer prize-winning author Caroline Ray Miller, author of Lamb in His Bosom (1934) lies beneath a towering cedar on the lower southeast skirt of the hill. Ms. Miller died in 1992.



Waynesville Historic Preservation Commission (HPC) – Landmark Designation Standards

Landmark designation may apply to individual buildings, structures, sites, areas, or objects which are studied by the Commission and judged to have historical, architectural, archaeological, or cultural value. **Historic district** designation is a type of zoning that applies to entire neighborhoods or other areas that include many historic properties. This zoning provides controls on the appearance of existing and proposed buildings.

North Carolina law requires that before recommending designation of a historic landmark to the Board of Aldermen, the HPC must find that the property under consideration meets two criteria: first, that it has ***special significance*** in terms of its historical, prehistorical, architectural, or cultural importance, and, second, that it retains ***integrity*** of design, setting, workmanship, materials, feeling and/or association.

Standards for Special Significance

1. Be at least 50 years old, and meet one of the following:

2. Have an association with an important historic person

3. Represent an architecturally distinctive style

Standards for "Integrity"

1. Structure retains original siding and windows.

2. Structure is sited on its original location

3. Architectural elements that define its architectural style have not been removed

4. The front façade is original (porches have not been enclosed; additions made after the period of significance are set back or are preferably not visible).

Standards for Historic Districts

1. A majority of the structures within the district meet the special significance and integrity criteria above for a distinct period of significance.

2. District boundaries are drawn to include the greatest concentration of contributing properties while excluding adjacent noncontributing properties.

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