

Consider the environment ♦ Conserve resources ♦ Print only when necessary

The Town of Waynesville provides accessible facilities, programs and services for all people, in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or accommodation for this meeting, please contact the Administrative Assistant at: (828) 456-8647, cbaker@waynesvillenc.gov

AGENDA REGULAR MEETING

**HISTORIC PRESERVATION COMMISSION
TOWN HALL, 9 SOUTH MAIN STREET
JUNE 3, 2020
WEDNESDAY – 2:00 PM**

A. CALL TO ORDER:

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

B. BUSINESS ITEMS:

1. Review of Civic/Monument Building – Shining Rock Classical Academy
2. Quasi-Judicial Hearing – Application for Certificate of Appropriateness
311 North Main Street – Birchwood Hall
3. South Main Street DOT Project
4. Green Hill Cemetery Tour

C. OTHER BUSINESS

D. ADJOURN – *The next meeting of the HPC will be held on July 1, 2020.*



TOWN OF WAYNESVILLE Historic Preservation Commission

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

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, March 4th, 2020 2:00 PM

The WAYNESVILLE HISTORIC PRESERVATION COMMISSION held its regular meeting on Wednesday, March 4th, 2020 at 2:00 PM in the mezzanine of Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER:

1. Welcome/Calendar/Announcements

Chair Sandra Owen welcomed everyone and called the meeting to order at 2:02 PM.

The following members were present:

Sandra Owen
Alex McKay
Linda Ann Lee
Ann Melton
Glenn Duerr
Jeff Childers
Bill Revis
Lorna Sterling

The following members were absent:

Abigail Carver

The following staff members were present:

Byron Hickox, Land Use Administrator

2. Adoption of Minutes from the February 5, 2020 Meeting

Sandra Owen recommended two minor changes to the minutes. Glenn Duerr made a motion, seconded by Alex McKay, to approve the minutes of the February 5, 2020 meeting as corrected. The motion passed unanimously (8-0).

B. BUSINESS ITEMS:

1. Historic Preservation Fund Grant Application

Byron Hickox advised the HPC that the State Historic Preservation Office is accepting applications for Historic Preservation Fund Grants with a deadline of May 15th. The commission agreed that the town desperately needs to update its Study List. Byron stated that, based on a discussion with Annie McDonald, the best way to focus the grant request is to concentrate on areas of the town that are likely to be impacted by development and transportation projects in the near future. The commission gave unanimous consensus that Byron proceed with preparing the grant application accordingly.

2. NCDOT South Main Street Project

Byron advised the commission that NCDOT was still in the process of redesigning the South Main Street/Virginia Avenue/Country Club Drive intersection and will the present the redesign to the commission at a future meeting.

3. Sulphur Springs Park

Byron informed the commission that the Development Services Department would request a yet-to-be-determined amount in the 2020-2021 budget to pay for various costs associated with the renovation of the Sulphur Springs Spring House. He also informed the commission that town staff had removed the leaf litter around the spring house and had pruned and removed some trees on the park property.

4. Haywood Ramblings Speaker Series

Byron reminded the commission of the following day's speaker series event featuring Kathy Ross.

C. OTHER BUSINESS

There was no other business.

D. ADJOURN

With no further business, Glenn Duerr made a motion, seconded by Lorna Sterling, to adjourn at 3:15 PM. The motion carried unanimously (8-0).

Sandra Owen, Chairman

Byron Hickox, Land Use Administrator

DRAFT

**Historic Preservation Commission Staff Report
Review of a Civic/Monument Building
June 3, 2020**

Agenda Item: Review of a Civic/Monument Building submitted by
Shining Rock Classical Academy

Location: Russ Avenue & Jule Noland Drive, PIN 8616-48-1684

Zoning: Dellwood Medium Density Residential District

Project: Construction of a School Building

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/muntins/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.

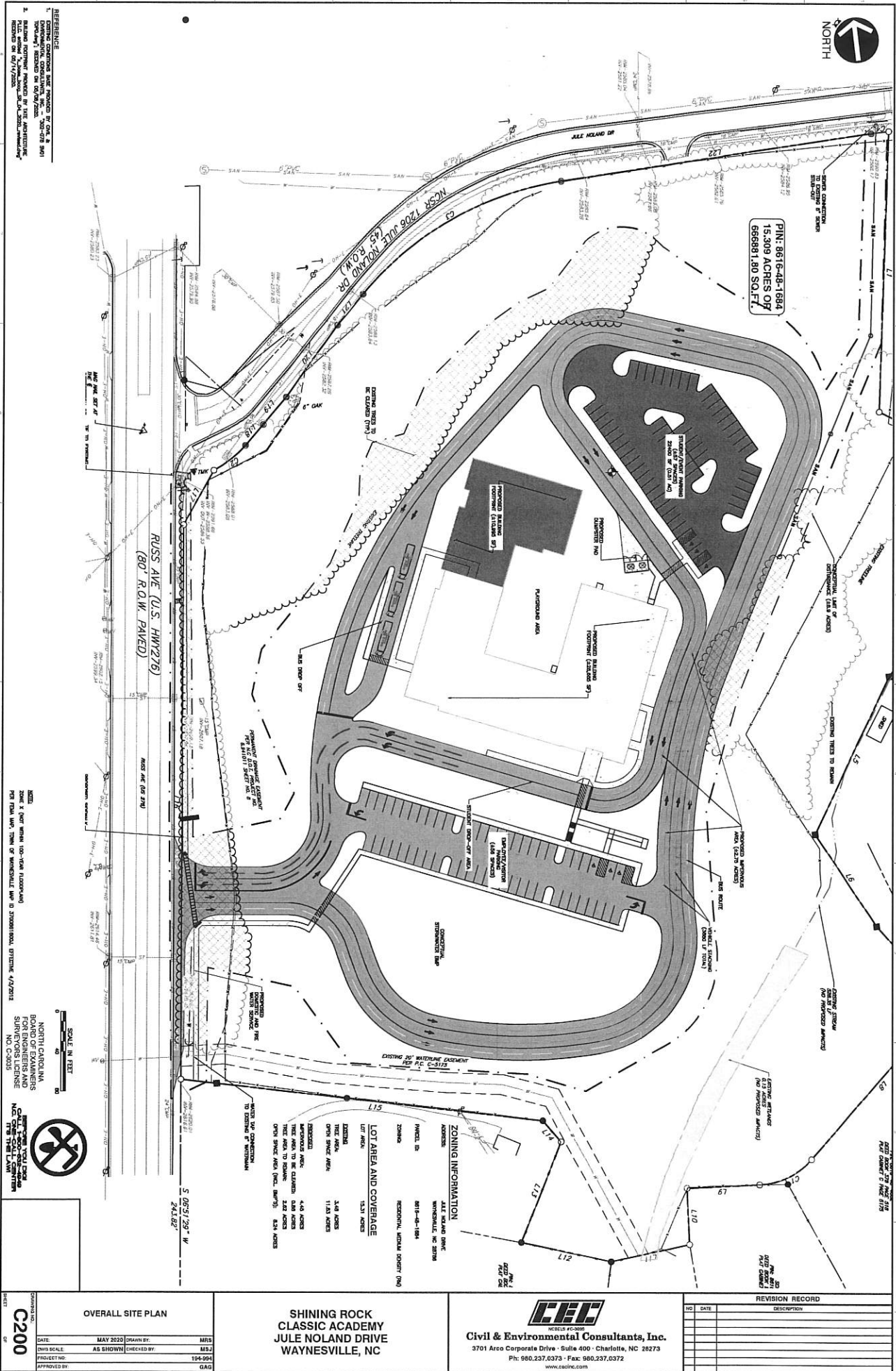
Staff Comments

- 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.

REFERENCE

1. EXISTING CONDITIONS BLUE PRINTED BY CH2 & ENVIRONMENTAL CONSULTANTS, INC. - 302-678 3901 TOWNSHIP. RECEIVED ON 06/05/2000.
2. BUILDING FOOTPRINT PROVIDED BY TALE ARCHITECTURE P.L.L.C. ATTACHED TO 2000-2001-0001-0001-0001 RECEIVED ON 06/14/2000.

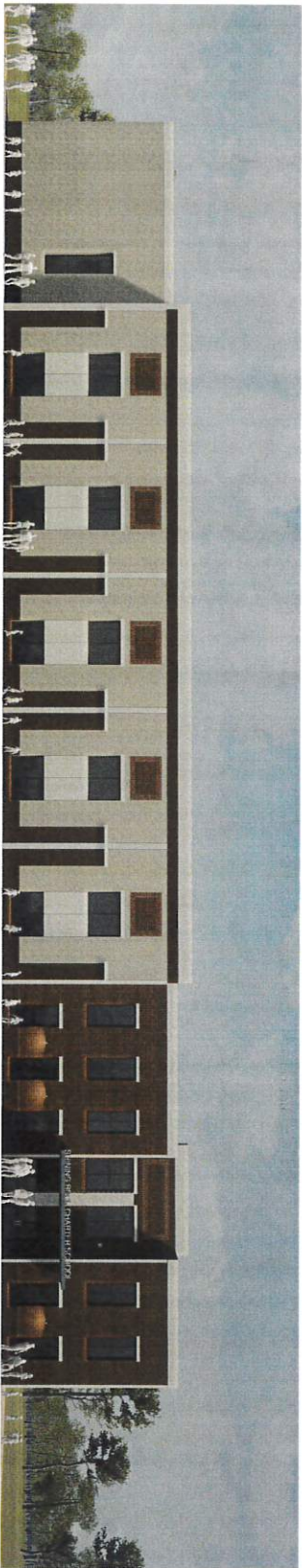


SHEET OF C200 DRAWING NO.	OVERALL SITE PLAN		
	DATE	MAY 2020	DRAWN BY:
	DWG SCALE	AS SHOWN	CHECKED BY:
	PROJECT NO:		104-094
	APPROVED BY:		GAG

**SHINING ROCK
CLASSIC ACADEMY
JULE NOLAND DRIVE
WAYNESVILLE, NC**


NCBELS #C-0095
Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive • Suite 400 • Charlotte, NC 28273
Ph: 980.237.6373 • Fax: 980.237.6372
www.cecinc.com

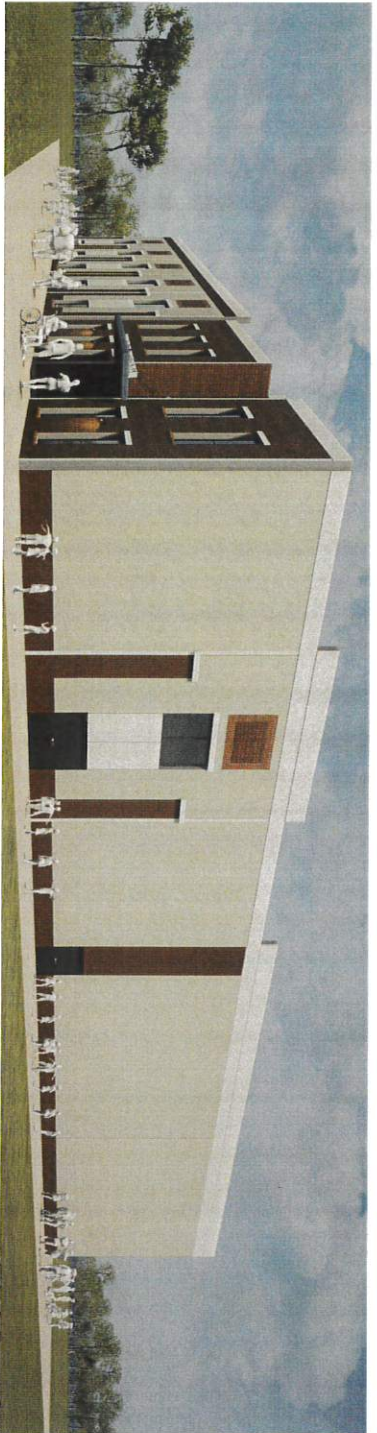
[illegible]



AD200.2.2 - Front



AD200.2.1 - Left Front



AD200.2.0 - Right Front

BCCG
 BC CONSTRUCTION GROUP
 10151 E. Grand River Ave., Suite B
 Brighton, NC 27801
 www.bccg.com

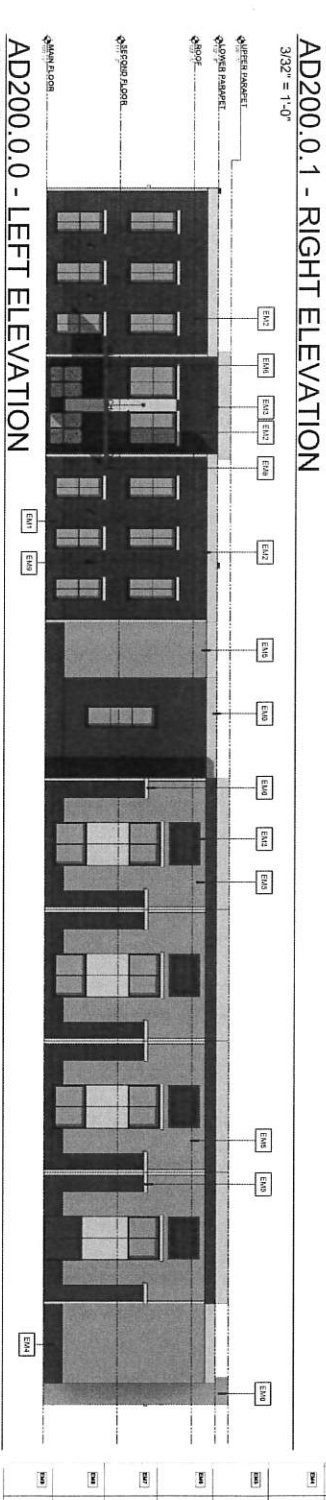
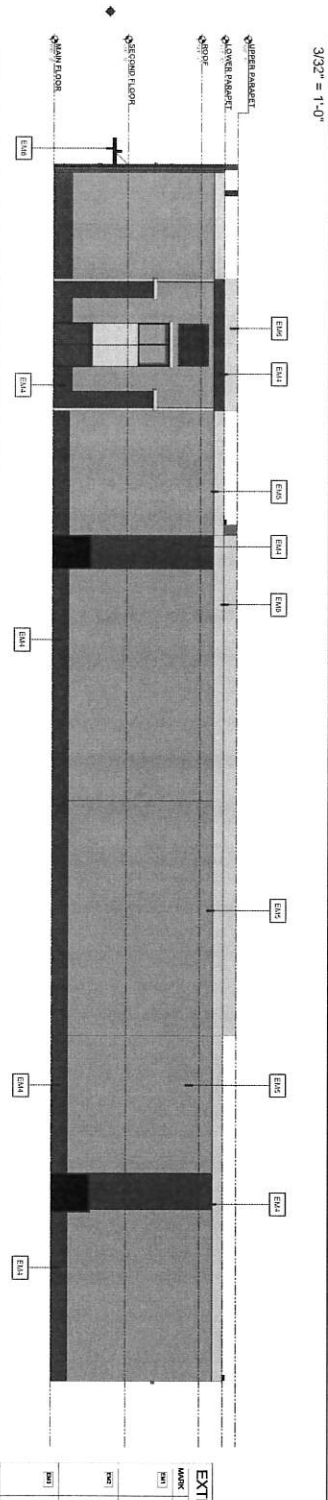
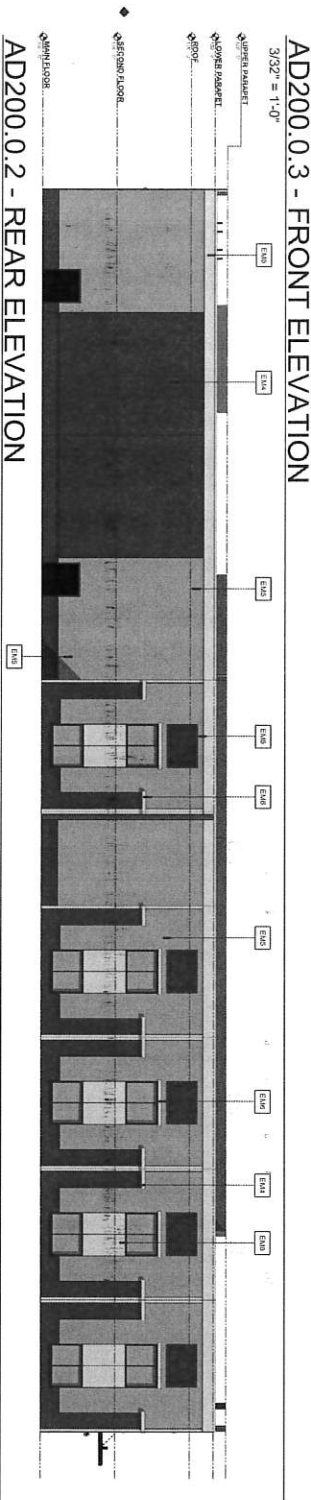
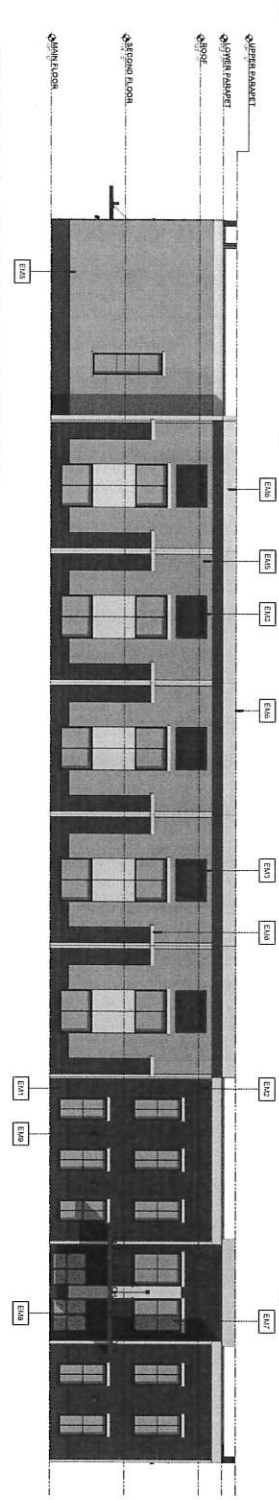


late architecture plc
 p.o. box 1784
 karnersville, nc 27855
 336.413.0601
 nml@latearchitecture.com

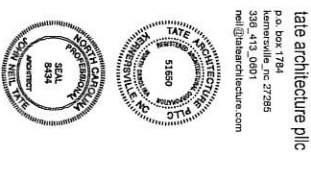


BC Construction Group
 Performance Charter Dev. LLC
 Shining Rock
 Classical Academy
 Phase_1
 Waynesville_NC

DESCRIPTION:	
01 TO 200	Shining Rock Front
Issue Date:	04.15.2000
Job Number:	2000.1
Drawn By:	MMA/PT
Checked By:	JAT
Drawing Title:	AD200.2.0



EXTERIOR MATERIAL LEGEND	
MARK	MATERIAL
101	Exterior Wall (1st Floor)
102	Exterior Wall (2nd Floor)
103	Exterior Wall (3rd Floor)
104	Exterior Wall (4th Floor)
105	Exterior Wall (5th Floor)
106	Exterior Wall (6th Floor)
107	Exterior Wall (7th Floor)
108	Exterior Wall (8th Floor)
109	Exterior Wall (9th Floor)
110	Exterior Wall (10th Floor)
111	Exterior Wall (11th Floor)
112	Exterior Wall (12th Floor)
113	Exterior Wall (13th Floor)
114	Exterior Wall (14th Floor)
115	Exterior Wall (15th Floor)
116	Exterior Wall (16th Floor)
117	Exterior Wall (17th Floor)
118	Exterior Wall (18th Floor)
119	Exterior Wall (19th Floor)
120	Exterior Wall (20th Floor)



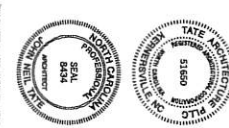
BC Construction Group
Performance Charter Dev. LLC
Shining Rock
Classical Academy
Phase_1
Waynesville_NC

DESCRIPTION:
[Blank space for description]

DATE: 04.15.2020
BY: [Blank space]
CHECKED BY: [Blank space]
DRAWING NO: AD200.0.0



tate architecture pllc
p.o. box 1784
kennersville_nc 27285
336_413_0601
net@tatearchllc.com



the authors of the present study. The authors of the present study have shown that the use of a 100% oxygen atmosphere in the polymerization of β -CD with 2,2,2-trifluoroethyl acrylate (TFEA) is not required for the formation of the polymer. The authors of the present study have shown that the use of a 100% oxygen atmosphere in the polymerization of β -CD with 2,2,2-trifluoroethyl acrylate (TFEA) is not required for the formation of the polymer. The authors of the present study have shown that the use of a 100% oxygen atmosphere in the polymerization of β -CD with 2,2,2-trifluoroethyl acrylate (TFEA) is not required for the formation of the polymer.

BC Construction Group
Performance Charter Dev. LLC
Shining Rock
Classical Academy
Phase_1
Waynesville_NC

[illegible]

Architectural section drawing of a building. The drawing shows a cross-section with a flat roof, a second floor, and a main floor. The roof is labeled 'ROOF'. The second floor is labeled 'SECOND FLOOR'. The main floor is labeled 'MAIN FLOOR'. On the right side, there are labels for 'EAST' and 'WEST' orientations, and a scale bar indicating '0' to '10' units.

DISCLOSURE:	
Approved for Payment	
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	
Issue Date: 01/15/2020 Job Number: 2003-1 Created By: MMS/NTF Checked By: JNT	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Drawing Title: AD200.1.0	

Historic Preservation Commission Staff Report
Consideration of an Application for a Certificate of Appropriateness
June 3, 2020

Agenda Item: Public Hearing to Consider a Certificate of Appropriateness

Location: 111 North Main Street, PIN 8615-37-3600
Located within the Main Street Historic District

Zoning: Central Business District

Project: Demolition of an existing deck and construction of a new deck

Background

A Certificate of Appropriateness (COA) is required to be issued by the HPC prior to the issuance of a building permit or other permit granted for the purposes of the constructing, altering, moving, or demolishing structures within a historic district. As partial demolition and new construction, this project is considered a “Major Work.” To issue a COA, the HPC must review the information and identify specific findings of fact that indicate that the proposed construction is consistent with the Historic District and will not take away from the architectural integrity of the Main Street Historic District.

The building located at this address was constructed circa 1918 and is listed as a Contributing Building to the Main Street Historic District. The building is described in the National Register nomination as follows:

One-story brick Commercial Style building with a tall parapet wall, and a deck and ramp added at the rear. To the north side of the building, at the current entry, was originally an open alley which was infilled sometime after 1945. Transom windows above the storefront area are intact, with operable windows. Some modification of the original storefront has taken place, including replacement of the kickplates and new display windows replacing the central entry door, but the basic configuration is intact. Glass block is located above each of three fixed pane windows. Currently in use as a restaurant. Smith’s Drug was located here from the 1940s through the 1990s.

In making its decision, the Historic Preservation Commission should determine whether the proposed project meets the following standards for commercial building additions within historic districts, found on page 40 of the Design Review Guidelines:

1. Take care that an addition does not cause damage to or removal of historic walls, roofs, and features from historic buildings. Use existing openings to connect the addition to the existing building.

2. From the primary street, an addition should have little or no visibility.
3. Additions should be compatible with the original building in scale, proportion, rhythm, and materials.
4. The design of an addition should be distinguishable from the historic building; it should be smaller and simpler in design.
5. Additions should be contemporary in design, but compatible with adjacent buildings.
6. Roofline additions should not be visible from the street.
7. Roofline additions should use similar roof forms to the buildings to which they are attached.
8. Make sure that a roofline addition does not cause the removal of character-defining materials and features.

Nathanael Webster, of ARCA Design, has submitted this application and is available to present the plans to the Historic Preservation Commission at the hearing.

This Hearing has been duly notified with two legal notices published in The Mountaineer and with notices mailed to landowners within 100 feet of the subject property.

Staff Comments

1. While this project proposes to fill in two existing windows (neither are currently transparent and one has been partially filled in with wood), it retains the frame and shape of the windows. A new opening is proposed on the side of the building to allow customers to access the new deck. The purpose of the deck's construction is to provide outdoor customer seating. The existing opening on the rear of the building connects to the kitchen and could therefore not be used for public passage or access.
2. The addition is not visible from the primary street.
3. There is little reference to the rear of the building in the National Register nomination. The proposed deck is wood and metal, which is congruous with the existing deck. The scale and proportion of the proposed deck is compatible with the building.
4. The design of the deck is distinguishable from the existing building and is simpler in design.
5. The deck is contemporary in design and compatible with adjacent buildings.
6. This is not a roofline addition. 7. This is not a roofline addition. 8. This is not a roofline addition.



TOWN OF WAYNESVILLE
Development Services Department
PO Box 100
9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

TOWN OF WAYNESVILLE CERTIFICATE OF APPROPRIATENESS

Pursuant to Section 15.11 of the Town of Waynesville Land Development Standards, the following activity is hereby approved for the property known as:

Birchwood Hall Southern Kitchen 8615-37-3600
Name of Landmark or Property *PIN*

111 N Main Street, Waynesville, NC 28786
Site Address

WOJO Properties, LLC 828-575-7061
Property Owner Name (print) *Contact Phone #*

Approved as a: Minor Work _____ Major Work _____

If a Major Work, date of Historic Preservation Approval: _____

Description of activity (attach description, drawings, specifications as necessary):

The owner wishes to demolish the existing deck and construct a new, larger deck
which will have a direct access from the existing dining room. The deck will be wood-
framed pending engineer approval with black cable railing installed in a vertical orientation.

Conditions of approval (attach sheets as necessary):

Issued by: _____
Staff Signature *Date*



TOWN OF WAYNESVILLE
Development Services Department
PO Box 100
9 South Main Street, Suite 110
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492

Application Cover Sheet For Quasi-Judicial Proceedings

This form must be accompanied by all information required pursuant to the Land Development Standards Chapter 15. All drawings and site plans to be considered shall be to scale and sealed by a qualified design professional. Hearing will not be scheduled until application materials are deemed complete by the Administrator.

Project Name: Birchwood Hall Deck Addition

Property Location: 111 North Main St. PIN: 8615-37-3600

Property Owner(s): Wojo Properties LLC

Owner Mailing Address: 1000 Central Ave, Suite 200, St. Petersburg, FL Telephone: _____

Name of Applicant (if different from Owner) Nick Peek
If applicant is different from owner, than authorization form must accompany this application.

Applicant Address: 36 Bluff Cove Rd, Weaverville

Email: _____ Telephone: 775-0046

Type of Permit/Process Type: _____ **Site Plan/Design Review (Major)** *Planning Board*
_____ **Major Subdivision** *Planning Board*
_____ **Special Use Permit** *Planning Board*
☒ **Certificate of Appropriateness (Major)** *HPC*
_____ **Appeal of an Administrative Decision** *ZBA*
_____ **Variance** *ZBA*

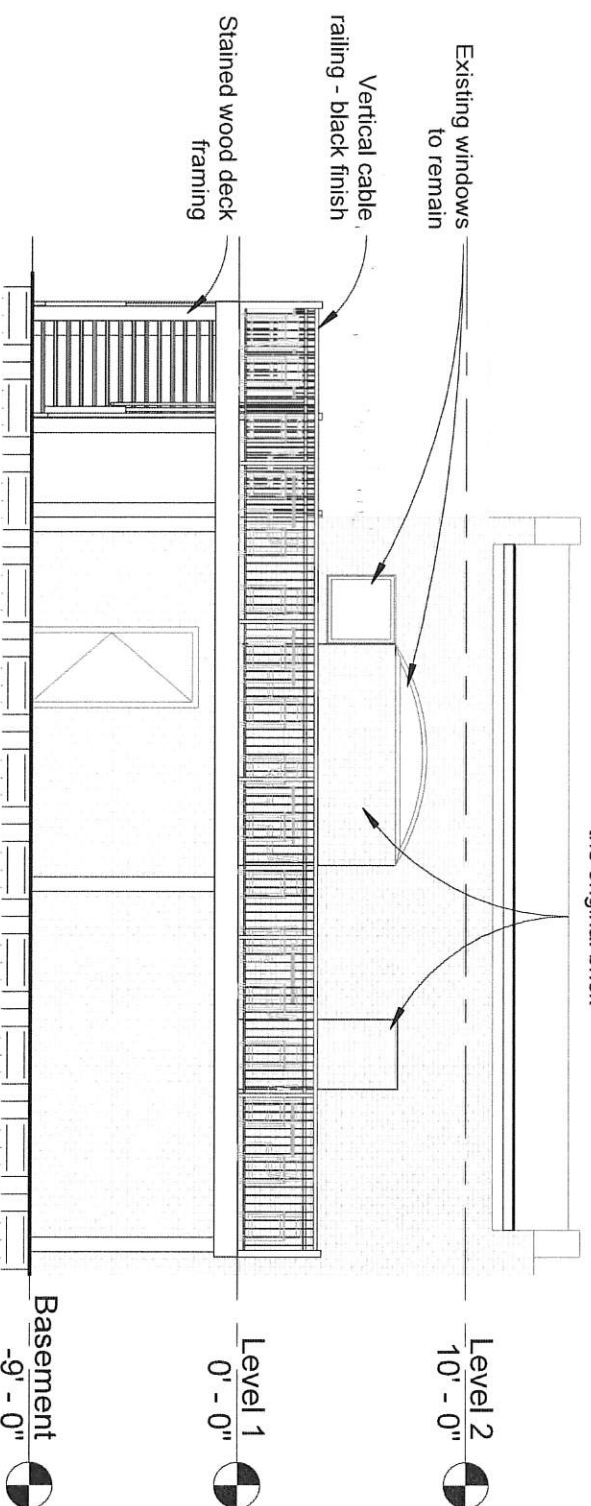
Office Use Only:

Date Application Received: 5/13/20

Date of Scheduled Hearing: 6/3/20

Fee: \$25⁰⁰

Infill existing openings with
congruous, compatible brick -
Paint to match Main St.
facade and differentiate from
the original brick

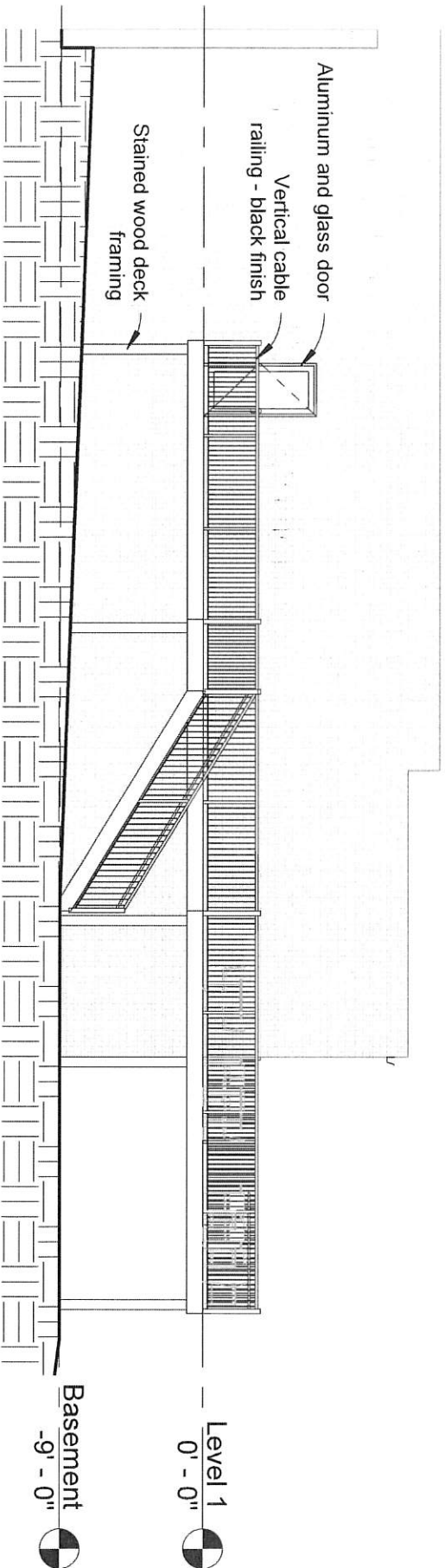


Dynamic Development

5/27/2020 12:00:29 PM

111 N Main Deck Addition

West Elevation

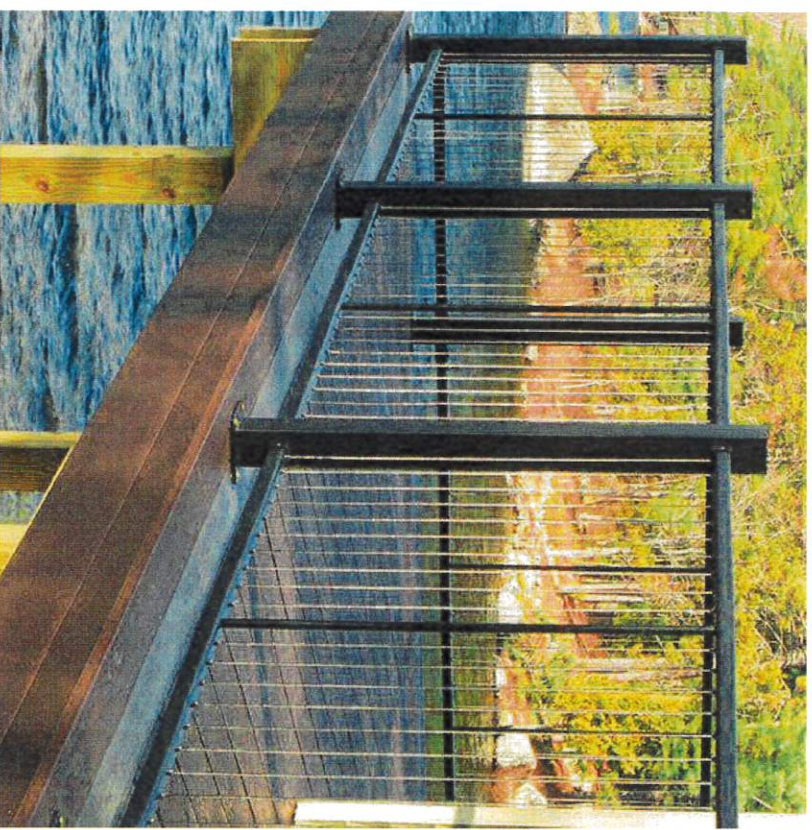


Dynamic Development

5/27/2020 12:00:20 PM

111 N Main Deck Addition

North Elevation



-Vertical cable railing minimizes the visual impact on the historical building and views from the deck.

Dynamic Development

5/27/2020 12:00:40 PM

ARCA
DESIGN

111 N Main Deck Addition

Railing Examples

Byron Hickox

From: Jean McClure <jmclure@themountaineer.com>
Sent: Monday, May 18, 2020 10:14 AM
To: Byron Hickox
Subject: Re: Legal Ad

Scheduled as requested.

Thanks!

On Thu, May 14, 2020 at 9:01 PM Byron Hickox <bhickox@waynesvillenc.gov> wrote:

Hi Jean-

Please post this notice in the Mountaineer on May 20 and 27. Thank you!

Town of Waynesville

CERTIFICATE OF APPROPRIATENESS HEARING

The Town of Waynesville Historic Preservation Commission will hold a public hearing on **Wednesday, June 3, 2020 at 2:00 PM** in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, for a Certificate of Appropriateness Hearing regarding the addition of a deck at 111 North Main Street (PIN 8615-37-3600), which is located within the Main Street National Register Historic District.

For more information please contact Byron Hickox at (828) 452-0401, or by mail at 9 South Main Street, Suite 110, Waynesville, NC 28786.

Thanks,

Byron

--
Jean McClure
Office Manager
Mountaineer Publishing Company, Inc.



TOWN OF WAYNESVILLE

Historic Preservation Commission

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Chairman

Sandra Owen

Commission Members

Alex McKay

Glenn Duerr

Abigail Carver

Ann Melton

Jeff Childers

William Revis

Linda Ann Lee

Lorna Sterling

Development Services

Director

Elizabeth Teague

May 22, 2020

Town of Waynesville Historic Preservation Commission

The Town of Waynesville Historic Preservation Commission will hold a public hearing on Wednesday, June 3, 2020 at 2:00 PM in the Town Hall Board Room, located at 9 South Main Street, Waynesville, to consider a request for a Certificate of Appropriateness for the proposed construction of a deck attached to the structure located at 111 North Main Street (PIN 8615-37-3600), which is located in a National Register Historic District.

For more information, please contact Byron Hickox at 828-452-0401, by email at bhickox@waynesvillenc.gov, or by mail at 9 South Main Street, Suite 110, Waynesville, NC 28786.

Byron Hickox
Land Development Administrator
Town of Waynesville

MORRIS, WILLIAM H MORRIS, DENISE C
PO BOX 114
WAYNESVILLE, NC 28786-0114

WAYNESVILLE TOWN OF
PO BOX C 100
WAYNESVILLE, NC 28786

ARC HR5MSSE001 LLC
2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

DEROSSO, BART J/TR BART J DEROSSO
TRUST
3131 SCARLET OAK PL
N FT MYERS, FL 33903-7151

CSN INVESTMENTS LLC
601 STEVENSON COVE RD
WAYNESVILLE, NC 28785

REECE, C JEFFERSON JR
224 GRIMBALL DR
WAYNESVILLE, NC 28786

DEROSSO, BART J/TR DEROSSO, DEBRA
ANN/TR
3131 SCARLET OAK PL
NORTH FORT MYERS, FL 33903

MUSE BROTHERS CONSTRUCTION CO INC
730 WOODFIELD DR
WAYNESVILLE, NC 28786-4762

REECE, CAROLINE JUDITH
C/O MS CAROLINE AQUINO
4197 WREN LN
THE PLAINS, VA 20198

WAYNESVILLE TOWN OF
PO BOX C 100
WAYNESVILLE, NC 28786

J CURE PROPERTIES LLC
48 BROADVIEW AVE
ASHEVILLE, NC 28803

REECE, CHARLES JEFFERSON
224 GRIMBALL DR
WAYNESVILLE, NC 28786

HAYWOOD EQUITY GROUP LTD PTNRP
PO BOX 458
GASTONIA, NC 28053

KEITH, JOHN WILLIAM JR KEITH, CARRIE
SCHULZ
98 N MAIN ST
WAYNESVILLE, NC 28786

GINGKO PROPERTIES LLC A NC LLC
19 AMHERST ST
PORTLAND, ME 04103-3114

STOVALL, GEORGE DEWEY JR STOVALL,
MARY HELEN
PO DRAWER 689
WAYNESVILLE, NC 28786

WELCH, JAMES T
329 COUNTRY CLUB DR
WAYNESVILLE, NC 28786

100 FAIRVIEW ROAD LLC A NC LLC
100 FAIRVIEW RD
ASHEVILLE, NC 28803

ARC HR5MSSE001 LLC
2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

REECE, CHARLES JEFFERSON
224 GRIMBALL DR
WAYNESVILLE, NC 28786

CLINE, T R HAYWOOD EQUITY GROUP LTD
PTNRP
PO BOX 458
GASTONIA, NC 28053