

REGULAR MEETING  
TOWN OF WAYNESVILLE  
HISTORIC PRESERVATION COMMISSION  
APRIL 5, 2000  
WEDNESDAY - 2:00 P.M.  
TOWN HALL

The Waynesville Historic Preservation Commission (HPC) held a regular meeting on Wednesday, April 5, 2000. Members present were Bob Breese, Alex Lesueur, Helen Malina, Sandra Owen and Ruth Chacto. Others present were Planning and Zoning Manager John Swift and Secretary Phyllis McClure. Chairman Helen Malina called the meeting to order at 2:17 p.m.

Approval of Minutes of October 6, 1999

Bob Breese moved, seconded by Alex Lesueur to approve the minutes of the October 6, 1999 meeting as presented. The motion carried unanimously.

Public Hearing - Historic Landmarks List - S. Ronnie James - 500 Depot Street

Ronnie James thanked the Board for working with him and his wife Carol on this project on Depot Street. He said that they are close to completion at this time, but they still have some outside work to do. He said that they have applied for historic designation for the building, formerly 500 Depot Street and the new number for 911 Addressing is 313 Depot Street.

Mr. James said during the renovation they found a lot of wormy chestnut which they were able to preserve. A lot of flooring had to be rebuilt, but overall the structure was solid.

Carol James added that the restroom had to be enlarged to be handicapped accessible and the front entrance doors were too narrow. They did manage to salvage a larger version of the same type doors which were from 1917.

Ronnie James presented a drawing labeled as "Exhibit 1" of a proposed fence with a gate. He said that an oil tank would be located behind the fence for their heating source. Mr. James presented "Exhibit 2" which is a flower box between the building and the bridge in an area which leads to the creek, to keep customers and others from falling into the creek. "Exhibit 3" was a proposed drawing of a 4' x 20' sign to be placed on the flat facade on the front of the building. The original light fixture has been rewired and will be placed above the sign.

Carol James said that they planned to trim the large tree located where the proposed flower bed is to be placed. She said that one limb almost touches the top of the building, which is close to the place that they plan to install a pot bellied stove. They plan to paint the fence around the building, using either the color of the building or the trim.

Bob Breese said that Ronnie and Carol James have done a beautiful job restoring this structure, adding that it looked like it did originally. The only thing they needed to add was an arrangement of fruits and vegetables at the front of the building. Carol James said they planned to do this. She

added that they have tried to find a picture of the building and that they planned to open in May.

John Swift said that John Gerber with FEMA will need to clear the fence since the property is located in the floodway. Mr. Swift will investigate.

Helen Malina suggested that the color of the fence be matched with the trim on the building in keeping with the historic structure. Ms. Malina said that she was delighted that this building was rescued. Sandra Owen said that a lot of people would have said that it could not be salvaged, and this is a good example of what can be done. Helen Malina asked about safety issues with the fence, adding that the property owners should be protected for liability issues. John Swift said that he would need to check with the Town's Attorney. Ron Fleenor said that he went into the building yesterday and it was beautiful. Helen Malina said it was commendable that the same type doors were used in the front and that sometimes the Building Codes require that changes such as this be made. Board Members agreed that this is a good example for some other properties in the Frog Level area to see what can be done and possibly encourage them to improve the commercial properties and get them "up and running". Bob Breese added that Frog Level at one time was one of the busiest places in Waynesville and it would be wonderful to see it revitalized.

Bob Breese moved, seconded by Alex Lesueur, to recommend to the Board of Aldermen that the structure located at 313 Depot Street be designated as a local historic landmark. The motion carried unanimously.

#### Report on Williamson Building on Walnut Street

John Swift said that he and Jack Morgan met with Mr. Stanley Williamson approximately 3 - 4 weeks ago. Mr. Williamson plans to restore the building as closely as possible to its original condition. He is also interested in placing the building on the Local Landmarks Listing. Mr. Williamson has indicated that he hopes to have the work completed by Fall 2000. A request for the building to be placed on the Local Landmarks Listing may come before the Historic Preservation Commission shortly afterwards.

#### Way Inn Located on South Main Street - Neon Sign

John Swift reported that he had spoken with Ken Stahl and Ross Kilpatrick who lease the building located on South Main Street regarding eliminating the neon sign located on the front of the building. The Polo Restaurant (which has since closed), placed the neon sign at this location, but the restaurant operators indicated that they did not intend to remove the sign. Mr. Swift said that he also spoke with John Horton regarding removal of the building from the listing of historic structures. Mr. Horton felt that the sign being located on the front of the building did not do enough to the property to remove it from the historic listing.

Sandra Owen moved, seconded by Ron Fleenor, that Helen Malina, Chairman of the Historic Preservation Commission, draft a letter to the property owner, Jack Nichols, requesting that he ask any future tenants to honor the historic significance of the building and avoid the placement of neon signage on the building, since this is not in keeping with the historic building. The motion carried unanimously.

The Commission discussed neon signs in the downtown area, with concern that there could be an

epidemic of neon signs in the area.

Ron Fleenor moved, seconded by Alex Lesueur, to strongly recommend to the Planning Board at their meeting on April 17, that an amendment be adopted to the sign ordinance to prohibit neon signs from the external boundaries of buildings in the downtown area, but that neon signs should be allowed in the window area. The motion carried unanimously.

Sandra Owen moved, seconded by Ruth Chacto, to amend the motion to request that neon tubing also be allowed on the exterior boundaries of buildings. The motion to amend the original motion carried unanimously.

#### Monthly Meetings - Request by Chairman Helen Malina

Helen Malina pointed out that the Commission has not conducted a meeting since October 1999. John Swift said that the By-Laws require that the Commission meet quarterly. Mr. Swift said hopefully there will be more Town Staff in Planning next year which will free him up to do more with the Historic Preservation Commission.

Ruth Chacto moved, seconded by Alex Lesueur, that the Commission meet once monthly. The motion carried unanimously.

#### Request for Funds for Historic Preservation Commission - Brochure

Helen Malina asked that a request for funds for the Historic Preservation Commission be forwarded to the Board of Aldermen. John Swift said that there should be some money left in his budget to cover some items for the Commission. Sandra Owen requested that money be available to cover the costs of a brochure, possibly \$750 - \$1,000. The Commission said that they would like to see this brochure placed in locations such as Real Estate Offices and the Haywood County Chamber of Commerce. Commission Members also asked that money be set aside to enable them to attend conferences. John Swift said that there was approximately \$2,000 in the Planning Budget that can be used for the Commission's brochure.

Helen Malina asked the Commission Members to bring ideas for the brochure, such as photographs, a paragraph, etc., to the next meeting scheduled for May 3.

#### Adjournment

It was a consensus of the Commission, with no further business, to adjourn the meeting at 3:30 p.m.

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Helen Malina  
Chairman

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Phyllis R. McClure  
Secretary