

REGULAR MEETING  
TOWN OF WAYNESVILLE  
HISTORIC PRESERVATION COMMISSION  
MAY 7, 2003  
WEDNESDAY, 2:00 P.M.  
TOWN HALL

The Waynesville Historic Preservation Commission held a regular meeting on Wednesday, May 7, 2003. Members present were Ron Fleenor, Warren Gresham, Shawn Leatherwood, Bette Sprecher, Sandra Owen and Bob Breese. Others present were Planner Andrew Powell and Town Clerk Phyllis McClure. Acting Chairman Ron Fleenor called the meeting to order at 2:07 p.m.

Approval of Minutes of February 5, 2003

Bette Sprecher moved, seconded by Shawn Leatherwood, to approve the minutes of the February 5, 2003 meeting as presented. The motion carried unanimously.

Public Hearing for Public Comments on Proposed Nomination of the Frog Level Historic District on the National Register Historic District

The Frog Level area bounded by Commerce and Boundary Streets on the south, Water Street and Richland Creek on the north, rear property lines of Depot Street buildings on the east, and 80 Commerce Street on the west has asked for nomination on the National Register Historic District.

Acting Chairman Ron Fleenor opened the public hearing. The following persons spoke:

Sybil Bowers said she has looked at the area, prepared a study list and prepared the nomination of the Frog Level area. This public hearing is the final step before the application is forwarded to Raleigh for their recommendation and then to Washington. Ms. Bowers said the nomination application meets the national criteria. She gave a summary of the Frog Level Historic District in Waynesville. This area is northwest of Main Street, downhill from the county courthouse and occupies a low lying area centered around Richland Creek and the railroad tracks. While some businesses located along Main Street pre-dated the arrival of the railroad, most of Main Street developed concurrently with Frog Level once the train arrived in 1884. Both areas expanded during roughly the same period of significance, but historically the Frog Level businesses were much more closely associated with the railroad industry in terms of serving as warehouses and wholesale center. The first stopping place for tourists arriving in Waynesville was in Frog Level, with livery businesses located there serving to carry visitors up the hill to the various inns and boarding houses.

Ms. Bowers said the area consists of approximately five (5) acres and contains sixteen contributing buildings, one structure which is a bridge and three non-contributing buildings which were built within the period of significance but have been extensively altered through the application of modern materials completely covering the historic facades. There are also two vacant lots within

the district boundaries.

(Note: Bob Breese joined the meeting at this time.)

Tony Van Winkle, with the Western Office of Archives and History, said the Frog Level area qualifies for the National Historic Register. There must be architectural or design character, the potential to yield important archeological information, and must look the way it did historically around 1949. The National Historic Register affords a certain degree of limited protection with State and Federal Income Tax Credits available for those property owners. Mr. Van Winkle said that more information could be provided by John Horton if needed. He said the next meeting of the National Advisory Committee is scheduled for June 12.

Cathy Smith, representing Giles Chemical Corporation, asked how this designation would affect the operations of their business and if their building was included in this area. The Commission Members said that Giles Chemical Corporation is not included in the proposed district and would not be affected in any way. Ms. Smith asked if they could tear down a building. Sybil Bowers said yes and explained that this process is much different than the local historic designation. Local designation can have restrictions.

Andrew Powell said a letter was received from Ron Watson with the NC Department of Transportation with concerns regarding a proposed two-lane road project connecting Dellwood Road with Smathers Street to be located behind Giles Chemical Corporation. Mr. Watson said if there is a historic district the proposed project must skirt the district if possible. Mr. Powell said the project would have a minimal impact on the historic district.

The public hearing was closed.

Sybil Bowers said Carol James, one of the property owners, did most of her labor beforehand, and she has gotten the impression that the property owners in the Frog Level area are in favor of this designation.

Ron Fleenor said he attended the meeting when John Horton explained the process and all the property owners were in favor after hearing what he had to say.

Warren Gresham moved, seconded by Bette Sprecher, to recommend favorably the placement of the Frog Level area on the National Register Historic Designation.

The Commission thanked Sybil Bowers and Tony Van Winkle for their presentations and all their work.

#### Review of Leatherwood House Located at 253 Leatherwood Road for Local Landmark Designation

Dave Rudolph, the owner of the house located at 253 Leatherwood Road, said the home was built in 1914. He has spent about \$70,000 repairing the home. The wiring has all been changed but there have been no structural changes. The home is a classic farmhouse constructed mainly of Chestnut. The kitchen floor had to be completely removed in order to reframe the back wall. All the tile and

adhesive has been removed revealing the hardwood floors underneath.

Ron Fleenor said the history is good but more research on Mr. Leatherwood should be included in the application. The architectural significance of the house should also be expanded. Shawn Leatherwood said he may be able to help since Mr. Leatherwood was his great uncle. He will ask some family members if they have some history which could be included in the application.

#### Report on Williamson House

Shawn Leatherwood said he has received some E-Mails from Stanley Williamson. George Williamson has hired Tim Welch to do the work on the house. Mr. Welch picked up drawings that he had done previously. Shawn said his estimates to restore the outside of the house were approximately \$300,000. Andrew Powell said the Board of Aldermen discussed this issue at their meeting on April 22. At that time an appeal hearing was held and the Board of Aldermen affirmed the order issued by Code Enforcement Officer Jason Rogers that the structure be demolished by May 19, 2003.

#### Adjournment

With no further business, Bette Sprecher moved, seconded by Shawn Leatherwood, to adjourn the meeting at 3:34 p.m. The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Ron Fleenor  
Acting Chairman