

REGULAR MEETING  
TOWN OF WAYNESVILLE  
HISTORIC PRESERVATION COMMISSION  
FEBRUARY 4, 2004  
WEDNESDAY - 2:00 P.M.  
TOWN HALL

The Waynesville Historic Preservation Commission held a regular meeting on Wednesday, February 4, 2004. Members present were Bob Breese, Laura Soltis, Ron Fleenor, Bette Sprecher, Sandra Owen and Shawn Leatherwood. Others present were Planner Paul Benson and Town Clerk Phyllis McClure. Chairman Ron Fleenor called the meeting to order at 2:07 p.m.

Approval of Minutes of November 5 and November 19, 2003

Laura Soltis moved, seconded by Bette Sprecher, to approve the minutes of the November 5 and November 19, 2003 meetings as presented. The motion carried unanimously.

Review and Recommendation of the Main Street National District Application

Ron Huelster, Downtown Waynesville Association Director, said he has reviewed and fully endorses the Main Street National District Application. He has spoken with Planning and Zoning Director John Swift and Town Manager Lee Galloway. Mr. Huelster said he would like for the application to be forwarded to the State Study Commission for adoption. The District is bounded roughly by Depot Street and the Haywood County Courthouse on the north, Wall Street on the east, Academy Street on the south and Montgomery Street on the west and involves approximately 20.02 acres. 48 contributing buildings and 24 non contributing buildings.

The Commission had comments about the following items:

#29, the Freeman Building. This building will be torn down in the near future. The building is constructed of terra cotta block and could not be rehabilitated without being torn down.

#61, should read Vicky (not Wicki).

#68, This building was torn down about 3 years ago and is now a parking lot.

#67, The owners of this two story building plan to renovate it in the near future. It is a non contributing building.

Bette Sprecher moved, seconded by Bob Breese, to accept the Main Street National District Application and recommend that it be forwarded to the State for placement on the study list. The motion carried unanimously.

Ron Fleenor said once the application gets on the National Registry it protects Main Street from changes by NC Department of Transportation. Paul Benson added that this is even true when the application is on the study list.

Bob Breese said he could remember in 1933 when there were ostrich races down Main Street.

Ron Huelster added that the Main Street Historic Designation does not dictate what property owners can do with their buildings.

#### Tax Forms for Historic Properties

Ron Fleenor said once a property has been designated as a Local Historic Landmark, Town Clerk Phyllis McClure delivers a copy of the ordinance to the Haywood County Land Records, Tax Assessor and Register of Deeds for recording. Mr. Fleenor found out that some of the properties were not receiving the 50% tax exemption and took copies of all those properties which have received Local Historic Landmark Designation to the Haywood County Tax Assessor's Office. Applications are needed for property tax exemption; however, no one knew about the form. The current tax assessor did some research and found that these forms are needed. She then mailed copies to all those property owners whose properties had received local historic landmark designation asking that they be filled out and returned. This is now part of the packet which will be given out by the Town Staff to all those property owners whose property receives local historic landmark designation and it will be their responsibility to fill the form out for the Haywood County Tax Assessor's Office.

#### Personal Property Tax Listings With Haywood County

Ron Fleenor said he would like to bring another matter to the attention of the Historic Preservation Commission and the Town. If an individual obtains a business license from the Town of Waynesville there is nothing telling them that they have to go to the Haywood County Tax Office and list their personal property. He felt that the Town should provide this information when a business license is issued.

#### Information Regarding Local Government Planning Grants

Paul Benson said there are Local Government Planning Grants available which will take the Main Street Historic District application to the next step. These funds will be available in April.

Mr. Benson provided a map showing several areas which were determined to be of historic significance when the Town was surveyed in 1996. These include the following areas: N. Walnut Street, Maple Street, Hazel Street, Boundary Street, South Walnut Street and Love Lane. Sybil Bowers felt like these would also qualify for grant monies. Some areas contain several buildings. Some of the Commission Members recalled years ago, a part of this area, with the exception of Love Lane, was referred to as "spread out", possibly because it is such a large flat area.

Mr. Benson also provided a list of all areas currently listed on the National Register, National Register Study List and Local Landmark Designations.

#### Historic Preservation Commission Vacancies

Paul Benson said there are three vacancies on the Historic Preservation Commission at the present

time. Although professionals are recommended for appointment, anyone with historic interest may be eligible. The Town may need to publicize these vacancies and if any Commission Members knows someone who may be eligible and interested in serving please let Town Staff know.

#### Waynesville Historical Society Changing to Haywood County Historical Society

Bette Sprecher said the Waynesville Historical Society is changing to the Haywood County Historical Society. She urged the Commission Members to join and support the Society. There was discussion about whether properties within the County could receive Local Historic Landmark Designation. Haywood County would need to appoint a Historic Preservation Commission. Paul Benson said Buncombe County and the City of Asheville work together in a joint effort regarding historic properties.

#### Preservation Tax Credit Workshop

Paul Benson said a Preservation Tax Credit Workshop will be held on February 19, 2004 in Concord, NC. Any Commission Members interested in attending should contact him.

#### Update on Williamson House

Shawn Leatherwood said work is continuing on the Williamson house. More inside work was required causing the project to take longer than expected.

#### Plaques for Local Historic Landmark Buildings

Ron Fleenor asked Town Staff to find out the status of the plaques for the local historic landmark buildings. Mr. Fleenor said the plaques were approved and supposed to have been ordered. Town Staff will look into the matter.

#### Historic Rock Walls

Bette Sprecher said Andrew Powell had been working on restoring some of the historic rock walls in Waynesville and she asked what the status is at this time. Town Staff will look into the matter.

#### Adjournment

With no further business, Bob Breese moved, seconded by Shawn Leatherwood, to adjourn the meeting at 2:52 p.m. The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Ron Fleenor  
Chairman