

REGULAR MEETING  
TOWN OF WAYNESVILLE  
HISTORIC PRESERVATION COMMISSION  
MARCH 5, 2008  
WEDNESDAY - 2:00 P.M.  
TOWN HALL

The Historic Preservation Commission held a regular meeting on Wednesday, March 5, 2008. Members present were Malinda Messer, Nikki Owens, Sandra Owen, Bette Sprecher, David Felmet, Herbert Nelson, Bob Kearney and Shawn Leatherwood. Peter Sterling was absent; he was out of town. Also present were Planning Director Paul Benson and Town Clerk Phyllis McClure. Chairman Bette Sprecher called the meeting to order at 2:00 p.m.

Update on Historic Properties Brochure

Bob Kearney has been working on the historic properties brochure and he presented some information to the Commission. Mr. Kearney suggested 60 lb. Paper, with ½ editorials and ½ advertisements. A draft should be ready at approximately 3:00 p.m. and he will distribute to the other members by e-mail when this draft is ready. The Mountaineer will publish the booklet and he plans to meet with a graphic designer. 5,000 copies will be printed and 200 copies will be given to the various advertisers for distribution. All these details can be worked out once the document is published. Draft copies of the text was distributed to the Commission Members.

Mr. Kearney said he and Land Development Administrator Byron Hickox visited historic properties and took photographs of seven or eight properties and visited with Dennis Frampton at Prospect Hill. He needs photographs of Towne Square (there is currently For Sale signs posted in their windows) and Panacea. He will rely on The Mountaineer to get historic photographs of the Haywood County Courthouse. He has compiled research on all thirteen properties, and he chose to include history of the families that lived in the houses.

David Felmet said “Justice” is misspelled on #3 regarding the McIntosh Building.

On #5 Mr. Kearney pointed out that the Local Landmark Designation for this property refers to the building as the “Grady Honeycutt Building” which he feels may be incorrect historically and a more appropriate name may be Messer/Carswell Building. There was also some question about #8 the Boone/Withers House. Mr. Kearney asked what is involved in naming the historic property. Another local landmark, the Miller/Williamson house could have the name Deneargard added. Nikki Owens said the name should be the name deeming historic significance. Malinda Messer said she has come up against this with the Cold Mountain Heritage Tour.

Paul Benson said the Board of Aldermen determine the name for Local Landmark Designation. For any new local landmarks, the Historic Preservation Commission can recommend the name. Herbert Nelson felt that it should include the name of the original builder and the name of the person that has the house restored. Malinda Messer said in the Cold Mountain Tour the name contains the name

of the builder and current owner, giving the historically significant name plus recognition to the person that rehabilitated the house.

#### Discussion Regarding Williamson House on Walnut Street

Commission members discussed the Williamson House on Walnut Street. This house received local landmark designation several years ago. The house and property was inherited by three brothers and the property remains in probate. At the time this designation was received the house was in a state of disrepair and scheduled to go through the demolition process. Once the owners received local landmark designation, work was begun to rehabilitate the house and several thousand dollars have been spent for this work. The work has since stopped and the property has once again begun to deteriorate.

The Commission felt that it may be time to consider requesting that the Board of Aldermen rescind the ordinance. If this is done the tax credit the property owners have received for the past three years would be lost and the owners would be responsible for this debt. Mr. Kearney suggested the possibility that the Williamson brothers might be willing to donate this property to the Town or the Historic Society for use as a museum. The property is in a good location for this purpose and by donating the property to a non profit the Williamsons could receive a tax write-off and the property could be preserved.

Bette Sprecher commended Bob Kearney for the work he has done on the historic properties brochure.

Nikki Owens asked about the house in Frog Level that was donated to the Frog Level Association. Bette Sprecher said the property may be under contract to be purchased. Paul Benson said there is a deed restriction that the property cannot be demolished, adding that there may be interest in having the property designated as a local landmark.

#### Adjournment

With no further business, David Felmet moved, seconded by Shawn Leatherwood, to adjourn the meeting at 2:51 p.m. The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Bette H. Sprecher  
Chairman