

REGULAR MEETING  
TOWN OF WAYNESVILLE  
HISTORIC PRESERVATION COMMISSION  
SEPTEMBER 3, 2008  
WEDNESDAY - 2:00 P.M.  
TOWN HALL

The Historic Preservation Commission held a regular meeting on Wednesday, September 3, 2008. Members present were Herbert Nelson, David Felmet, Bette Sprecher, Shawn Leatherwood, Bob Kearney, Peter Sterling and Sandra Owen. Absent were Nikki Owens (on maternity leave) and Malinda Messer (unknown). 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.

Approval of Minutes of July 2, 2008

Bette Sprecher said on Page 3 under the Haywood County Bicentennial celebration, the watermelons were donated by Christopher Farms and Felmet Auction. David Felmet said on page 1 under the Francis House, "low" bearing should be changed to "load" bearing. Herbert Nelson moved, seconded by David Felmet, to approve the minutes of the July 2, 2008 meeting as corrected. The motion carried unanimously.

Inventory Update Section Reports

- #1 Bob Kearney said there were four or five top prospects within his inventory area. Betty Henderson is restoring a three-story white house located at 95 Hazel Street. This house has original molding inside and Ms. Henderson is doing a wonderful job of restoring the property. Bob pointed out that none of the Hazel Street properties are listed on the inventory list, but there are several historic properties on this street. Paul Benson will check to see if everything was put on the inventory list. There are a number of properties that are more than fifty years that are in fairly historic condition, but they have vinyl siding. Bob spoke with the owners of three properties on Boundary Street. One is located at 437 Boundary Street, another at 369 Boundary Street, currently owned by Mary Lockey and formerly the Judge Francis house. Another located at 344 Boundary Street, a two-story brick house approximately seventy-five years old, formerly owned by Dr. Stretcher and currently owned by Carolyn Smith. The house at 52 Cherry Street is owned by the Whisenhunt family, has original molding and was rented until about five years ago. The family does not plan to sell the house. There is a home at the Cherry/Hazel Street intersection owned by Lyle Coffey. Preservation of North Carolina is an organization that buys houses and resells them to someone willing to preserve the property.
- #2 Herb Nelson - reported that there are three houses at Woolsey Heights that were problematic, teetering on decay. Herb said there are two churches in this area, Mount Olive and AME Zion that are not only in wonderful condition but have interesting history. AME Zion moved out of the First Baptist Church in Waynesville and began their own church. Preservation

Way has a wonderful historic home. The gentleman that now owns the property intends to renovate, but his money is currently tied up in property in California. The house at 143 East Street, currently a duplex, should be included and may be the oldest house on East Street. Herb said there are several other historic houses on East Street.

- #3 Shawn Leatherwood - reported that he should have his list completed by the next meeting.
- #4 David Felmet - reported that the Quinlin house is currently for sale. The Dick Boyd house at 44 Academy Street was built by his grandparents and the lumber to build the house was hauled from Campbell Creek in Maggie Valley. Dr. Virgil Messer's house at 124 Daisey Avenue is architecturally significant. Other properties with historic significance include Colonel Howell's house on Old Hickory Drive, the Stackpole house, properties at 105, 85 and 70 Lingermore Drive, the Sulphur Springs Springhouse, Smathers house and properties on Grimball Drive.
- #5 Peter Sterling - said he has been working in the Meadow Street area. St. John's Catholic Church is undergoing major renovations and has wonderful wood work. There are a number of houses in this area that are bungalow type houses and a number were built in the early 1900's. The residents in this area worked on the railroad. Peter was about half through his list and should be completed by the next meeting.
- #6 Bette Sprecher and Sandra Owen - reported that the Miller Street Plaza, which was built in the 1940's, had some historical significance. This building has served as a car dealership, later as Harrell's Cleaners and currently Imagination Craft Shop. An old grey boarded up building on Commerce Street is well protected because it was boarded up. The Village Antique building on Depot Street in Frog Level may have lost a lot of its historical significance because of many alterations. Other interesting properties include the Waynesville Candy Company, owned by George Dewey Stovall and the Burgin store. On Branner Avenue there are two wonderful houses owned by the Coffey family. Preservation of the Williamson house continues to be a concern, because even though a lot of the work to preserve the house has been done, an upstairs door remains open, allowing weather elements to enter the inside of the building.
- #7 Nikki Owens was out on maternity leave and unable to present her report.

#### Status of Williamson House on Walnut Street

Paul Benson said he has been reviewing the process to reverse the local landmark designation, but has not had a chance to put the information together. A letter regarding the Williamson house was written by Bob Kearney to Attorney Jack Kersten, representing the Williamson family, but to date has not received a response.

Bob Kearney said he would like for each member of the Historic Preservation Commission to promote historic designation of one property per year. Shawn Leatherwood said properties owners could be approached by the Commission as a group, stressing the architectural and historic significance of those properties.

David Felmet moved, seconded by Herbert Nelson, to set a deadline of November 1 to determine which of the historically significant properties in Waynesville are in danger and decide which property owners the Commission will approach to try to preserve those historic properties. The motion carried unanimously.

#### Historic Landmarks Brochure Status

Bob Kearney reported that he obtained a second bid from another printer for the Historic Landmarks Brochure and spoke with and has another meeting scheduled with Haywood Community College. The goal is to get two or three entities, including the Town of Waynesville, to share in the printing costs, which is \$3,000 to print 5,000 brochures. Bob said Haywood Community College may be a player to be named later to share in the costs of the brochure. Shawn Leatherwood said the Haywood County Tourism Development Authority may have monies available for this project and he suggested that they be contacted to request help with funding.

#### Dr. Virgil Messer, 124 Daisey Avenue

Dr. Virgil Messer attended the meeting to discuss seeking local landmark designation for his house at 124 Daisey Avenue. Dr. Messer said the house currently has aluminum siding and would not qualify for local landmark designation. The siding was put on several years ago to preserve the house. At that time he was paying \$4,000 every few years to have the house painted. He would like to remove the siding in the near future. The house was built by George Henry Smathers around 1893 and was later purchased by the Guateer family. Dr. Messer bought the property in 1976. The house is Queen Anne Victorian architecture, with an exquisite interior and is in original condition other than a small sun room that was built on the back portion of the house. About five years ago, a new roof was installed. The material for the new roof was purchased from a company in Texas and has the same pattern of the original metal shingle roof. Outbuildings on the property are in original condition. Dr. Messer said twelve to fifteen years ago he was in touch with a man from the State Archives Office in Asheville to discuss the process of historic designation. David Felmet said the house has a large amount of architectural significance and he expressed appreciation to Dr. Messer for considering this historic designation.

#### Other Items

Herbert Nelson asked what the Commission could do to help preserve the old Haywood County Hospital building. Shawn Leatherwood recently attended a meeting of the Haywood County Commissioners and they indicated that they did not intend to tear down the original portion of the building, and maybe not even the added portion. Commissioner Mary Ann Enloe said she would never vote to tear the building down.

Paul Benson said the Waynesville Board of Aldermen could designate the building a Local Landmark and if this is done he suggested that the Haywood County Commissioners be approached to let them know. Herbert Nelson felt that the process should be started and the Commissioners should be notified that the Historic Preservation Commission feels that this is something that they feel needs to be protected. Paul Benson said this designation could also cover the trees. Shawn Leatherwood felt that it was good to be on record to express the view as a commission.

David Felmet moved, seconded by Herbert Nelson, to ask Paul Benson to draft a letter to the Haywood County Commissioners expressing the concerns of the Commission and their interest in preserving the old portion of the Haywood County Hospital building, including the grounds and requesting that the Historic Preservation Commission be a member involved in any discussions regarding the uses of the building. The motion carried unanimously.

Adjournment

With no further business, Herbert Nelson moved, seconded by Peter Sterling, to adjourn the meeting at 3:20 p.m. The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Bette H. Sprecher  
Chairman