

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

The Historic Preservation Commission held a regular meeting on Wednesday, November 5, 2008. Members present were Bob Kearney, Herbert Nelson, David Felmet, Bette Sprecher, Sandra Owen and Malinda Messer. Absent were Nikki Owens (on maternity leave), Peter Sterling and Shawn Leatherwood (unknown). Also present were Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. Chairperson Bette Sprecher called the meeting to order at 2:00 p.m.

Approval of Minutes of October 1, 2008

Sandra Owen requested that on Page 1, Draft Letter Regarding Historic Haywood County Hospital, fourth paragraph, sentence one that “on the grounds” be replaced with “facing Main Street”. Herbert Nelson moved, seconded by David Felmet, that the minutes be approved as revised. The motion carried unanimously.

Presentation of Five (5) Properties in Priority Order for Local Historic Landmark Designation

District 1)	Bob Kearney
District 2)	Herbert Nelson
District 3)	Shawn Leatherwood
District 4)	David Felmet, Jr.
District 5)	Peter Sterling
District 6)	Sandra Owen and Bette Sprecher
District 7)	Nikki Owens

Bette Sprecher asked whether individual properties within a district (such as Frog Level) should seek designation as historic landmarks when the district has already been designated as a historic district. Malinda Messer stated they should in order to receive tax reductions. Paul Benson said the tax breaks should encourage more homeowners to do so.

Bette Sprecher inquired about the Coffey house on Water Street. Paul Benson said it is for sale. It was originally donated to the Frog Level Merchants Association.

District 1) - Bob Kearney:

437 Boundary Street - Hannah Graham house  
368 Boundary Street - Judge Roy Francis house  
394 Boundary Street - Dr. Stretcher  
52 Cherry Street - Homer West  
95 Hazel Street - once the Junaluska Guest House  
71 Hazel Street - Ruth Coffey Rogers is the owner

District 2) - Herbert Nelson:

- 94 East Street - Herron House
- 31 Thomas Park - Jones Temple AME Church
- 28 Mt. Olive Road - Mt. Olive Baptist Church
- 101 East Street - is now a duplex at the corner of East and Welch
- 433 East Assembly - Love Miller House
- 55 Hospital Street - Rhinehart Street

District 4) - David Felmet

- 124 Daisey Avenue - Gauiter House
- 768 South Main - Stackpole House
- Lingermore Lane - Welch houses (3)
- Balsam Drive - Bell House

Herbert Nelson asked about the designation of historical districts such as the Balsam Drive area which would include Ridgewood, Clifton and Daisey Avenue. Mr. Nelson pointed out the importance of getting the whole neighborhood involved as a district to encourage interest in preservation of these homes.

Sandra Owen asked about obtaining grant money to help with funding some of these projects. Mr. Benson replied that January 31<sup>st</sup> of each year is the deadline for requesting grant monies. The announcement of grant recipients is in March. He will apply for grant funding before January 31<sup>st</sup>.

District 6) Sandra Owen and Bette Sprecher:

- Queen Anne Cottage in Frog Level
- 182 and 200 Branner Avenue - both are Coffey family properties
- Waynesville Candy Company - Dewey Stovall
- 177 Walnut Street - Cleavewell Apartments

Bette Sprecher recommended that Love Lane might be considered as a historic district as well. Paul Benson suggested that grant funds might be sought for hiring a qualified professional to research and establish district boundaries. Mr. Benson also pointed out that grant funds are usually matching funds. There might be a problem with the Town providing matching funds due to current budget restraints.

Mr. Benson said if funding is not available the Commission might want to go ahead and encourage individuals to preserve their own properties rather than pursuing the establishment of districts at this time. Individual property owners can receive property tax deferrals but districts cannot. So it would be more advantageous to individuals if their own property were listed on the register than to be part of a historic district. He suggested that property owners be contacted by mail to notify them of a seminar.

Bette Sprecher asked about the seminar to be held in the spring. She felt that the Commission needs to begin planning now for some definite dates and invite homeowners to this seminar. This must be a voluntary effort.

Bob Kearney suggested we use someone who might know more about local properties than Ted Alexander. Mr. Kearney said he attended a workshop conducted by Mr. Alexander in which he referred only to large properties in other areas of the state. Perhaps local people might give testimonials of their experiences of becoming a landmark property owner.

Mr. Benson suggested that Sybil Bowers might be a good person to conduct such a seminar. He said he would check with her. Bette Sprecher suggested that April might be a good time.

Bob Kearney agreed that a seminar in April will allow members time to get addresses, contact property owners and collect history about the property.

Bette Sprecher asked that each member bring a written report to the next meeting to begin compiling a master file of potential historic properties.

Members then discussed attendance issues and the possibility of soliciting applications for new members for the Commission. Mr. Benson pointed out that some members probably have not met the attendance requirements.

David Felmet said he is willing to map out a potential Balsam Drive district to bring to the next meeting. Bette Sprecher and Sandra Owen will map potential properties for the Love Lane District.

Mr. Felmet reported that work is being done on the Williamson house on Walnut Street. Wiring and painting is being completed. The remainder of the inside work will be completed when a tenant is ready to move in.

### Adjournment

With no further business, David Felmet moved, seconded by Herbert Nelson to adjourn the meeting at 3:30 p.m.

---

Freida F. Rhinehart  
Deputy Town Clerk

---

Bette H. Sprecher  
Chairman