

REGULAR MEETING  
TOWN OF WAYNESVILLE  
HISTORIC PRESERVATION COMMISSION  
APRIL 4, 2001  
WEDNESDAY - 2:00 P.M.  
TOWN HALL

The Waynesville Historic Preservation Commission (HPC) held a regular meeting on Wednesday, April 4, 2001. Members present were Ruth Chacto, Sandra Owen, Bette Sprecher, Georgia Forney, Ron Fleenor, Alexander Lesueur, Bob Breese and Helen Malina. Others present were Planning and Zoning Manager John Swift, Assistant Planner Andrew Powell and Town Clerk Phyllis McClure. Acting Chairman Ron Fleenor called the meeting to order at 2:02 p.m.

Approval of Minutes of March 7, 2001

Bette Sprecher asked that the minutes be clarified on Page 2, last sentence as follows: "Bette Sprecher said that the Waynesville Historical Society will provide plaques and frames for the certificates; Helen Malina will have the certificates printed."

Bob Breese moved, seconded by Bette Sprecher that the minutes of the March 7, 2001 meeting be approved as amended. The motion carried unanimously.

Public Hearing - Request by Penny Morse to Place the Property at 74 North Main Street on the Local Landmarks List

Penny Morse requested that the property located at 74 North Main Street be placed on the Local Landmarks List. This property is currently listed on the National Historic Register. Ms. Morse presented plans for the building. She plans to restore the arch in the entranceway and expose the window. Entrances will also be located on the sides; one as a private entrance to the upstairs apartments and the other as an entrance to a book and tea shop. Ms. Sybil Bowers has reviewed the plans and did not see anything that would compromise the historic standing of the building. Ms. Morse said that the contractor for the project is Alan Roderick. Ron Fleenor pointed out that Mr. Roderick has done a lot of historic preservation work in the Asheville area.

Bob Breese said that this was one of the most beautiful, magnificent buildings built on Main Street in Waynesville. Mr. Breese said that there were marble tables and other beautiful features on the inside of the building. Mr. Sloan owned the bank building first and there were several different owners after that. The building had an elevator in the back which went up to the president's office.

Bette Sprecher moved, seconded by Ruth Chacto, to recommend that the property located at 74 North Main Street be placed on the local landmark list. The motion carried unanimously.

The Board of Aldermen will conduct a public hearing on this matter on Tuesday, May 8, 2001.

## New Business

### 176 North Main Street

John Swift introduced Jeff Hegarty. Mr. Hegarty attended the meeting on behalf of Susie Karr who is buying the building at 176 North Main Street where Craig's Gifts is now located. In going through the conditional use process there was discussion regarding some of the improvements being made and whether the building could be considered to be added to the local landmarks listing.

Mr. Hegarty said that plans were to remove the old metal paneling, sandblast the brick to restore to original or paint. The new owner will close on the sale next month. When Craig retires, they plan to convert the building into a three-story store with an elevator. In the meantime they plan to install an awning on the building. Most of the other buildings already have awnings.

Andrew Powell pointed out that there are chemical processes which can be used to remove the paint from the brick. Some methods are time consuming but can be used rather than sandblasting the brick. Sandra Owen said brick is damaged sometimes by sandblasting.

It was the consensus of the Board that this building should be considered as a local landmark. A subcommittee was appointed consisting of Ron Fleenor, Sandra Owen and Helen Malina to work with the new owner to hopefully avoid work which could make the building ineligible to be considered as a local landmark.

Bette Sprecher suggested that Mr. Hegarty call Bruce Briggs, Vice President of the Waynesville Historical Society to see if he could locate any old photographs which might show this building. Ron Fleenor suggested Garry Wagner, owner of the Blue Owl on Main Street for photographs and Sandra Owen suggested that Mr. Hegarty visit Whitman's Bakery to see the photographs they have on their walls. Ruth Chacto suggested calling the local newspaper and placing an ad asking that anyone with information regarding the building contact the owner.

## Old Business

### Historic Preservation Week

Bette Sprecher and Sandra Owen reported on Historic Preservation Week May 13 - 19, 2001. Bette said that all Waynesville school principals have been contacted. Letters and a list of landmarks collected by Helen Malina were distributed to all schools. Sandra has spoken with the Enterprise Mountaineer regarding printing the contest entry form for the students to use. Bette will be in contact with the plaque company in Canton. Helen said that the Haywood Youth Project (a member of the Haywood After School Program) will handle the refreshments and that Aspire is taking pictures of the local landmarks. Central Haywood Photography Class may help with the pictures.

### Historic Rock Walls

Bette Sprecher asked if there were grant monies available which might pay for repair to historic rock

walls such as the one at the Waynesville Post Office. John Swift said that the Campaign for Human Development may have grant money available. He suggested that Bette check with the Catholic Church for more information. Bette also pointed out that the rock wall belonging to Sam Queen going toward Greenhill Cemetery also needs repair.

### House at Daisey Avenue

Ron Fleenor reported on his visit to the house located on Daisey Avenue owned by Don and Ann Rothermel. Ron said that the house was built 100 years ago by John White. The Jackson sisters bought the house and then John and Reba Coates. The Coates left the house in 1987 and it remained vacant for quite some time. When Don and Ann Rothermel bought the house they removed the siding from the house because all of it could not be saved. It was replaced with cement board which looks like siding for the parts which were falling off.

A narrow porch was built at the back to create a wrap around porch. The front door was taken out and replaced with a larger door for more light.

John Swift suggested that the commission request comments from the Division of Archives and History. Mr. Swift can set up a meeting and a report can be given at the next meeting.

The Commission discussed considering the house for placement on the local landmarks designation. Since so many changes have been made, it may be a borderline decision. It was the consensus of the board that they rely on the recommendations of the Division of Archives and History for their decision. Bette Sprecher invited all the members to attend the May 17, 2001 meeting of the Waynesville Historical Society. Their speaker for that meeting will be someone from the Division of Archives and History.

### New Business

#### Asheville Conference

A conference will be held in Asheville, NC on June 15 and 16 (Friday and Saturday). The cost is \$55 per person and John Swift said the Town will cover this expense. Anyone interested will need to confirm their attendance at the next regular meeting. Bob Breese and Alexander Lesueur said they would be unable to attend.

#### Report on Frog Level Area

John Swift reported that the Town is now under contract for the study which can help to have the Frog Level area placed on the State Study List. Authority was given at the Board of Aldermen's Retreat to get bids for this purpose. It is hoped that this area can be revitalized with landscaping and that the Old Depot can be rebuilt.

#### Land Use Planning Charettes

John Swift said that on April 26 from 7:00 - 9:00 p.m. there will be a special charette at the former Hazelwood Town Hall for the Frog Level and Hazelwood areas.

Adjournment

With no further business, Ron Fleenor moved, seconded by Bob Breese, to adjourn the meeting at 3:17 p.m. The motion carried unanimously.

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Helen Malina  
Chairman

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Phyllis McClure  
Secretary