

REGULAR MEETING
TOWN OF WAYNESVILLE
HISTORIC PRESERVATION COMMISSION
MAY 5, 2004
WEDNESDAY - 2:00 P.M.
TOWN HALL

The Waynesville Historic Preservation Commission held a regular meeting on Wednesday, May 5, 2004. Members present were Marc Yops, David Felmet, Jr., Bob Breese, Laura Soltis, Bette Sprecher and Ron Fleenor. Others present were Planning and Zoning Manager John Swift and Town Clerk Phyllis McClure. Chairman Ron Fleenor called the meeting to order at 2:00 p.m.

Approval of Minutes of February 4, 2004

Bette Sprecher asked that Page 2, 2nd paragraph under Information Regarding Local Government Planning Grants be changed so that the next to last sentence reads: . . . a part of this area, with the exception of Love Lane, was referred to as “spread out”.

Laura Soltis moved, seconded by Bob Breese, to approve the minutes of the February 4, 2004 meeting as corrected. The motion carried unanimously.

Public Hearing - Landmark Listing for the Charles & Annie Quinlan House (Prospect Hill) - 274 South Main Street

Chairman Ron Fleenor opened the public hearing.

Dennis Frampton attended the meeting to present the request. Mr. Frampton said that he and his wife, Judith Frampton have owned the house for the past twelve years and are presently trying to get it listed on the National Registry. About four years worth of work have been put into the house, including heating, plumbing, electrical and installing bathrooms inside the house. The house has 72 windows and it has been a major job replacing broken window sashes. A former owner removed walls between the bedrooms. Luckily the former owner also kept all the paneled doors stored in the basement. Work on the inside of the house has been kept as closely to the original way it was as possible. There have been no changes on the outside at all.

Mr. Frampton said he has been challenged by a man in Virginia who says he can't use the name “Prospect Hill” because he already uses the name. Historically this area was called Prospect Hill and Mr. Frampton asked if anyone had any references he could use he would certainly appreciate it if they could be passed along to him. He would like to have some documentation in case he is challenged.

Bob Breese said this is one of the most historical properties in Waynesville. David Felmet, Jr., said Prospect Hill goes back to the late 1940's and early 1950's. Marc Yops said he has lived here since 1992 and has heard of Prospect Hill many times. Bette Sprecher asked if affidavits from the HPC Members could help.

HPC Members pointed out the following changes to be made to the report: Page 1, #1, change Gudger Street to Haywood Street (Gudger Street no longer exists). Page 2, #9, first paragraph add the *building* runs. Page 5, second paragraph change 1960's to 1980's. Commission Members could remember the "Inn on Prospect Hill" still being operated until the 1980's. Page 5, fourth paragraph change Pigeon Forge, Tennessee to Pigeon Ford, North Carolina (now Canton).

John Swift said the N.C. Division of Archives and History verbally told him that "The Charles and Annie Quinlan House is an extremely well preserved example of Queen Anne-Colonial Revival Architecture. The property is an excellent candidate for the local landmarks listing". The property is already on the State Study list and is eligible to be placed on the National Register of Historic Places.

No one else spoke; Chairman Fleenor closed the public hearing.

Marc Yops moved, seconded by Bette Sprecher, to recommend approval of the local landmark designation for the Charles & Annie Quinlan House (Prospect Hill) located at 274 South Main Street. The motion carried unanimously.

The Commission thanked Mr. Frampton for all the work he has done on the house.

Demolition Request - Don Rothermel House on Balsam Drive

Don Rothermel has a house on Balsam Drive which he has requested permission to tear down and replace with another house. Because of the age of the house his request came before Planning and Zoning Manager John Swift in order to get a demolition permit. If the Historic Preservation Commission feels that the house has historic significance, the demolition can be held up for 180 days.

Mr. Swift said the Commission must find historic significance in one of five areas. The reason for the 180 day delay is to give the Commission time to look for buyers, find a site for relocation, etc.

Ron Fleenor said the small house was built as a "mother-in-law" house. Commission Members asked if the house could have historic significance as a part of the nearby African American community. David Felmet said it is located close to Daisy and Bryson Streets, but was not a part of this area. Mr. Felmet has lived on this street since 1950.

Laura Soltis moved, seconded by David Felmet, Jr., that no historic significance could be determined and authorized Mr. Rothermel to raze the house as requested. The motion carried unanimously.

Old Business

Historic Rock Walls

John Swift said at the present time there is nothing being done on the rock walls. Some work had been done when Andrew Powell worked with the Town. Inmates from the NC Department of Corrections did some repair work on the walls. Marc Yops said the repair is sloppy and does not

tie in historically with the rock wall. Mr. Swift will work with Public Works Director Fred Baker and the Public Works Department about the possibility of having someone oversee redoing the work which has already been done. Mr. Swift asked Chairman Fleenor if he would write a letter and have the other members sign it requesting that this work be done. There was also some discussion regarding the rock wall at the Waynesville Post Office. Bette Sprecher said there is a new Postmaster now who may be able to get this work done. The former Post Master was not willing to cooperate with having repairs made to the wall.

Williamson House on Walnut Street

Laura Soltis asked what the status was on the work being done on the George Williamson house. David Felmet, Jr., said the reason the work stopped was because one of the brothers, George had been hospitalized with a viral infection which was thought could be fatal. He is now out of the hospital and it is thought that the work will now resume.

John Swift said he sent an e-mail to one of the brothers, Stanley Williamson, about 3 - 4 weeks ago with condolences regarding his brother's illness, but also with statements that the neighbors had complaints. According to Shawn Leatherwood, it is felt that there are still funds left to complete the work.

New Business

Grant for Downtown Area Historic District

John Swift said the Town has been notified that the grant was received regarding placement of the Downtown area on the National Register. It was placed on the Study List.

Discussion Regarding Combination of Haywood and Waynesville Historic Preservation Commissions

Bette Sprecher said she had discussed the possibility of combining the Haywood and Waynesville Historic Preservation Commissions. However, it has been discovered that Waynesville would lose its Certified Local Government (CLG) designation. Attorneys for both Haywood County and Waynesville would need to work out wording, otherwise Haywood County would be able to appoint the members of the Commission who would have control over not only the properties within Haywood County but also within the corporate limits of Waynesville. It was felt that keeping Waynesville's Historic Preservation Commission separate from one in Haywood County may be best, and it would be good for preserving historic properties in Haywood County for the County to create its own Historic Preservation Commission. It was noted that the Waynesville Historic Society recently expanded to become the Historic Society of Haywood County. No action was necessary.

Resignation of Chairman Ron Fleenor

Ron Fleenor presented a letter of resignation since he and his wife are planning to move to Colorado Springs, Colorado where their youngest daughter lives. Commission Members said he would certainly be missed, adding that Mr. Fleenor has been a wonderful Chairman. John Swift said Mr. Fleenor has always been a pusher to keep the HPC going. He has been one of the reasons that so many houses have been placed on the local landmark listing.

Laura Soltis moved, seconded by Bob Breese, to talk to Vice Chairman Shawn Leatherwood before new officers are elected. The motion carried unanimously.

Welcome to New Members

Commission Members welcomed newly appointed members Marc Yops and David Felmet, Jr. to today's meeting.

Adjournment

With no further business, Laura Soltis moved, seconded by David Felmet, Jr., to adjourn the meeting at 3:12 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Ron Fleenor
Chairman