

REGULAR MEETING
TOWN OF WAYNESVILLE
HISTORIC PRESERVATION COMMISSION
MARCH 2, 2005
WEDNESDAY - 2:00 P.M.
TOWN HALL

The Town of Waynesville Historic Preservation Commission held its regular meeting on Wednesday, March 2, 2005. Members present were John Binford, Malinda Messer, Bette Sprecher, Laura Soltis, David Felmet, Marc Yops and Sandra Owen. Others 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 February 2, 2005

David Felmet moved, seconded by Marc Yops, to approve the minutes of the February 2, 2005 meeting as presented. The motion carried unanimously.

Update on Williamson House - Walnut Street

Paul Benson said Welch Construction is back on the job restoring and reinstalling the siding. This is approximately a 12 - 15 month process.

Main Street Building - Cure

Paul Benson said Ms. Cure is going ahead with the original plan as approved by the Community Appearance Commission with some minor modifications.

Historic Rock Walls

Paul Benson said new information was not available regarding the restoration of historic rock walls in Waynesville. There are a large number of rock walls in Waynesville and he is looking for a more comprehensive way to handle the restoration of the rock walls. Bette Sprecher said Jerry Parks indicated that he would be glad to supervise work during the restoration of these rock walls. Marc Yops said Kathryn Greeley had some new rock walls built to tie in with existing walls and the work looks great. He suggested that Mr. Benson check with Ms. Greeley to see who did this work.

Many of the historic rock walls in Waynesville were built using creek rocks. There was a question whether this type of rock was still available or if there were restrictions about gathering creek rocks. No action was taken.

New Appointments to the Historic Preservation Commission

Two new appointments were made to the Historic Preservation Commission. John Binford was appointed to fill the vacancy formerly held by long time member Bob Breese. Peter Sterling was

appointed to fill the unexpired term of Earl Lanning. Mr. Binford was introduced to the Commission. Mr. Sterling was unable to attend today's meeting but will be at the next meeting.

Training Opportunities

Mark Yops said there was a publication available at WCU that he can copy for the Commission Members.

Historic Preservation Commission Brochures

Historic Preservation Brochures printed several years ago have outdated information on the back portion. About 1,800 copies are still available and at the last meeting there was discussion regarding what should be done so these can be distributed.

Town Clerk Phyllis McClure reported that she checked with the original printer of the brochures and found out that a label can be printed and placed on the back portion of the brochure to update the information. Estimates are as follows: White \$435; Cream \$525; to print 2,000 new copies of the brochure \$729. White labels can also be purchased by the Town for just under \$100 and printed by the Town. However, the quality may not be as good as a professional printer and the cost of printer cartridges is not included. Commission Members volunteered to help with the peeling and sticking of the labels. The Commission Members suggested the following: that the Town consider getting estimates from other local printers; consider the man hours if printing is done in-house; and to use a local photograph if any photographs are on the corrected label.

David Felmet moved, seconded by John Binford, to have labels professionally done by a printer in order to update the information on the remainder of the brochures for distribution, keeping the expenses at a minimum. The motion carried unanimously.

Presentation by Sybil Bowers Regarding Main Street Historic District

Paul Benson said the Town has contracted with Ms. Sybil Bowers to conduct a study of the Main Street District for nomination to the National Register of Historic Places. This district is both the historic and current central business district for the Town of Waynesville. Community Appearance Commission Members were invited to attend the meeting. One member was in attendance, Ms. Mib Medford.

Ms. Bowers said she has sent letters to everyone within this district and has received some questions. She is in the process of completing the field work portion of the grant. All photo and boundary work has been completed. A map was presented outlining the area which includes the Haywood County Courthouse extending to Whitman's Bakery, Town Hall and the Masonic Lodge. This area includes contributing buildings (50 years and older) and non contributing buildings. The next phase will go into more detailed research. Once a draft is completed it will be sent to Raleigh for review and this must be completed by summer in order to be heard at the October meeting.

Ms. Bowers said there has been some confusion about restrictions. There are differences between the National Historic District and Local Landmark Designations. Local Landmark Designations would be granted under the direction of the property owner. National Register Designations do not place restrictions but tax credit programs are available which carry some restrictions.

If road widening projects are proposed every option must be considered before the project is done if property is located in the National Register District.

Marc Yops asked if the district could be extended to the Presbyterian Church and Walnut Street area. Ms. Bowers said there are a lot of gaps and new construction between the Main Street Historic District area and the Walnut Street area. However, this could be considered for a residential historic district. John Binford asked if this type district had an effect on property owner's insurance. Ms. Bowers said usually not. Gary Lance with L. N. Davis Company (143 North Main Street) said it was his experience that if insurance companies perceive that a building is located in a historic district they would be required to put back as it was originally. Mr. Lance said there was one broker who said if a property was located within a historic district their insurance company would not insure the property. Additional information may be needed regarding insurance regulations. Ms. Lance will pose this question to some insurance experts and let Paul Benson know the results of his question.

Ron Huelster, Downtown Waynesville Association Director, asked if there could be some confusion about National Register Districts vs National Register. Ms. Bowers said the way they are put in these districts are different. However, there may be some confusion with Local Historic Designation which does have restrictions. Ron Huelster said he will contact the National Trust and NC Preservation Society and inform Paul Benson of any additional information he can obtain.

There was discussion about other possible historic districts such as the Walnut Street area, "Spread Out" (the area off Walnut Street with streets named after trees) and the Love Lane area. Ms. Bowers said the area does not need to be large, it just needs to have three (3) historic buildings in order to qualify.

The Commission Members thanked Ms. Sybil Bowers for attending the meeting as giving them an update regarding the Main Street Historic District Study.

Adjournment

With no further business, Laura Soltis moved, seconded by David Felmet, to adjourn the meeting at 3:10 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Bette Sprecher
Chairman