

REGULAR MEETING
TOWN OF WAYNESVILLE
HISTORIC PRESERVATION COMMISSION
APRIL 6, 2005
WEDNESDAY - 2:00 P.M.
TOWN HALL

The Historic Preservation Commission held its regular meeting on Wednesday, April 6, 2005. Members present were Peter Sterling, Malinda Messer, Laura Soltis, Shawn Leatherwood, Sandra Owen, David Felmet, Jr., Bette Sprecher and John Binford. 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 March 2, 2005

Laura Soltis moved, seconded by David Felmet, Jr., to approve the minutes of the March 2, 2005 meeting as presented. The motion carried unanimously.

Welcome to Peter Sterling

Chairman Bette Sprecher welcomed newly appointed member Peter Sterling.

Historic Rock Walls

Bette Sprecher asked Paul Benson if he has been in contact with Jerry Parks regarding restoration of the rock walls in Waynesville. Mr. Benson said he has not contacted Jerry Parks.

Training

Paul Benson said Mark Yops brought some material to his office. He is in the process of reviewing this material to select material which would be beneficial to the Commission Members. Mr. Benson asked Commission Members to come by at any time to review the material.

Brochures

Bette Sprecher asked what the status was on the brochures. Phyllis McClure said all estimates have not yet been received.

Update on Insurance Concerns for Properties in Historic Districts

Paul Benson said at the March meeting a presentation was given by Ms. Sybil Bowers regarding the Main Street Historic District. Gary Lance with L. N. Davis Company attended the meeting and expressed some concern regarding difficulties for property owners to obtain insurance in Historic Districts. Mr. Lance said he has done some research and found out that insurance is available for properties located within Historic Districts.

Review of Handbook

Paul Benson distributed handbooks to Commission Members containing the Ordinance creating the Historic Preservation Commission, Development Guidelines, Rules of Procedure and Handbook for Historic Preservation Commissions in North Carolina. Several pages were missing from the handbooks. Members left their handbooks so that Town Clerk Phyllis McClure can make copies of the missing pages.

Mr. Benson explained the procedure regarding issuance of a Certificate of Appropriateness. When alterations are proposed for properties with Local Landmark Designation they must be approved by the Historic Preservation Commission. A public hearing is held and adjacent property owners are notified of the public hearing.

Laura Soltis moved, seconded by David Felmet, Jr., to delay review of the handbook until it is complete and updated. It was requested that a list of all the buildings and properties which have received Local Landmark designation be included. The motion carried unanimously.

Discussion of Development Proposal for the "Atkins House" Property - 421 Grimball Drive

Ray Jackson attended the meeting to discuss a development proposal. He said he has signed a contract to purchase the property at 421 Grimball Drive, the "Atkins House" if the development is possible. The home is owned by Roger and Judith Winge and currently operated as a bed and breakfast. Mr. Jackson said his plans were to construct aesthetically pleasing, attractive townhomes taking into consideration the architectural character of the house and improving the grounds of the property. Plans were to contact a land planning firm and engineering firm to determine the number of units which could be built. He does not desire to operate as a bed and breakfast since there are only six rooms and he did not feel that there was enough cash flow to justify this operation.

After speaking with the Commission and finding out that the house and property has the Local Historic Landmark designation Mr. Jackson said he will be pursuing other options. He added that after hearing the guidelines he did not feel that the HPC would be doing their job and did not see any way that this development could ever be approved. Therefore, he withdrew his proposal and said he will be looking for other available property with a minimum of three (3) acres in order to construct 21 - 24 units.

Williamson House - Walnut Street

Paul Benson said work is currently being done on the Williamson house.

Resolution Regarding The Mountaineer Historical Articles by Kathy Ross

John Binford asked that the Commission recognize Kathy Ross for her efforts in writing historic articles of Waynesville and Haywood County. Mr. Binford will draft a letter for the Commission to consider at their next meeting.

Adjournment

With no further business, John Binford moved, seconded by Laura Soltis to adjourn the meeting at 2:48 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Bette Hannah Sprecher
Chairman