

REGULAR MEETING  
TOWN OF WAYNESVILLE  
HISTORIC PRESERVATION COMMISSION  
MAY 4, 2005  
WEDNESDAY - 2:00 P.M.  
TOWN HALL

The Historic Preservation Commission held its regular meeting on Wednesday, May 4, 2005. Members present were Laura Soltis, Sandra Owen, Malinda Messer, Bette Sprecher, John Binford, Peter Sterling and Marc Yops. (Malinda Messer left the meeting at 3:18 p.m. and Marc Yops attended the meeting beginning at 3:40 p.m.) 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 April 6, 2005

John Binford moved, seconded by Laura Soltis, to approve the minutes of the April 6, 2005 meeting with the following correction: Page. 2, Paragraph 1, change Ms. to Mr. The motion carried unanimously.

Review of Proposed Renovations of Old Strand Theater on Main Street

Joey Massie presented plans for renovations of the Old Strand Theater on Main Street which has been vacant for several years. He obtained the original drawings of the building from Sybil Bowers. The building was designed by renowned Asheville Architect Gaines and built in 1947 for Charles F. Owen, Jr. Mr. Massie said he would like to restore the front area to its original concept, to include the entrance, lobby and concession areas, and he would like to add a "twist". The intention is to bring the theater area back to a theater, leaving the main auditorium with a refurbished stage for live entertainment, community events, plays, Haywood Community College events, and other events centered around community arts and entertainment. The second venue could include arts and foreign films with a dinner atmosphere, possibly with an environment of roof top dining and entertainment, depending on what Fire Codes, etc., will allow. The entire renovation also depends on cost, but Mr. Massie said he would like to create a "cultural core" of downtown Waynesville. He did not want to see office spaces or gift shops for the building. At this point he would like to get the necessary permits to begin restoration of the entry area and continue the work in stages possibly with money raising events. Mr. Massie encouraged comments and ideas from the Commission and asked them to e-mail their ideas to [strand@bellsouth.net](mailto:strand@bellsouth.net). He is also looking for stories the public may have regarding their memories of The Strand Theater.

Sandra Owen said she could get a telephone number for Charles F. Owen, Jr.'s son who may have information on the early years of The Strand. Malinda Messer asked if he had taken a look at other old theaters and members suggested a theater in Durham, NC and another in Raleigh, NC (Raleighwood). Mr. Massie said his idea for opening night would include a showing of the first movie shown in The Strand Theater "Desire Me", with a live performance following the

movie presentation. John Binford said he has a brother-in-law in the movie business that may be able to track down a copy of the movie "Desire Me".

John Binford moved, second by Peter Sterling, to encourage Mr. Massie to continue with the plan as presented for renovations to the Strand Theater on Main Street. The motion carried unanimously.

#### Review of Handbook Regarding Removal of Local Landmark Designation

Prior to considering the request by Roger and Judith Winge to remove the local landmark designation from the "Atkins House" located at 421 Grimball Drive, the Commission reviewed the section dealing with this issue.

Paul Benson said the process is the same to remove the local landmark designation as it is to obtain the designation. An application is required. Commission Members review the property to determine if it is still historically significant or if changes have been made to change its significance. The information is sent to the State Historic Preservation Office for their comments. Once comments from the State are received, the Historic Preservation Commission can make their recommendation and a public hearing is then held by the Board of Aldermen.

#### Request for Removal of Landmark Designation - Atkins House - 421 Grimball Drive

Laura Soltis pointed out the process requires that the Commission find "just cause" for recommending removal of the designation. However, the Board of Aldermen have discretion to consider other issues. Commission Members had several concerns, one being that local landmark designation was received such a short time ago (February 2003) and the house was put on the market for sale around the same time. Malinda Messer said she would like to review the original application submitted for local designation.

Paul Benson said it is fairly unusual to receive a request for removal of the designation. This is the first request received by Waynesville but there have been cases such as the Town of Wilson where this has been done.

Roger Winge and his wife Judith Winge attended the meeting. Mr. Winge apologized for putting the Commission in this position. He presented a map of the house and cottage, explaining that the property for the cottage was subdivided from the other land area and was not included in the local designation. Mr. Winge said he and his wife have had this property on the market for more than two years now and prospective buyers have decided not to buy because of the restrictions. They now feel that they made a mistake by putting the entire land area on the designation and maybe they should have had the property surveyed and only included the house and left the three acres off. The Historic Preservation Commission Members were a bit puzzled that the house had been listed on the market around the same time that the Local Landmark Designation had been granted.

John Binford pointed out that Ray Jackson attended the April 6, 2005 meeting. Mr. Jackson had signed a contract to purchase the property and construct 21-24 units. However, upon attending the HPC meeting and discussing his proposal he decided not to pursue.

At the time local designation was requested, Mr. Winge said they were told that this was voluntary and if they had the designation removed they would need to repay the back taxes which they are willing to do. The local designation is creating a hardship for them because they have been unable to sell the house and property for the amount they need to get out of it. They do agree that the house should be preserved.

Laura Soltis said she feels that the house has such historical significance for this area that the local designation should not be removed. John Binford said he did not feel that the Town's ordinance would allow removal and Malinda Messer agreed. John Binford said a large part of the historical significance of the house includes the trees and the entire setting. Sandra Owen said the house, landscaping and trees have been a prominent part of Waynesville since 1923.

Roger Winge said he would like to see the house preserved for ever. However he and his wife have a lot of time and money tied up in this house and they are not wealthy enough to continue living in the house.

Paul Benson said the original plan for local designation calls for the house and all the property and the Commission may feel that a certain amount of property would be needed to preserve the historical significance.

Roger Winge said he has spoken with Malinda Coleman who told him that there has been successful development in Raleigh where ten homes were built on ten acres and two acres were kept with the historical house to maintain its designation. Commission Members pointed out that there was a much larger property area with the home in Raleigh than there is with the Atkins house.

Judith Winge said the property is currently zoned to allow eight units per acre. The property to the left and back of the house is heavily wooded and would be good for development. However the front yard and area on the South Main Street side would need to be kept with the house, because it contributes to the historical significance.

Malinda Messer moved, seconded by Sandra Owen, to recommend denial of the request for removal of the local landmark designation and to instruct Paul Benson to draft a letter to the State for their comments. It was requested that a draft of this letter be sent to all Commission Members for their review before mailing. The motion carried unanimously.

NOTE: Malinda Messer had to leave the meeting at 3:12 p.m.

Nomination of Charles and Annie Quinlan House - 274 South Main Street for National Register

A nomination of the Charles and Annie Quinlan House located at 274 South Main Street for National Register was received for recommendation by the Historic Preservation Commission. This house received Local Landmark Designation in 2004.

Laura Soltis moved, seconded by John Binford, to accept the application and recommend the nomination of the Charles and Annie Quinlan House located at 274 South Main Street for Nation Register. The motion carried unanimously.

NOTE: Marc Yops arrived at the meeting at 3:25 p.m.

#### Update on Williamson House

Paul Benson said a letter was received from Welch Construction that they have now returned to the job site and are working every day, hoping to complete their work on the Williamson house by November 1, 2005.

#### Training - Material Provided by Marc Yops

Paul Benson said he has not had an opportunity to review the material submitted by Marc Yops for training material.

#### Historic Preservation Commission Brochures

Town Clerk Phyllis McClure said she has not yet received approval for printing of labels or reprinting of HPC brochures.

#### Historic Rock Walls

Paul Benson said once he speaks with Jerry Parks he will send a letter to the owners of the rock walls to be repaired. Peter Sterling said Waynesville has many beautiful historic rock walls.

#### Draft Letter to Kathy Ross

John Binford read a letter he drafted for Kathy Ross recognizing her efforts in writing historic articles of Waynesville and Haywood County. It was the consensus of the Commission to forward the letter to Ms. Ross at The Mountaineer.

#### Review of Handbook

Bette Sprecher asked that the Commission Members read and review Chapter 6, which includes pages 45 - 54 of the Handbook for Historic Preservation Commission before the next meeting.

#### Adjournment

With no further business, John Binford moved, seconded by Laura Soltis to adjourn the meeting at 3:40 p.m. The motion carried unanimously.

Phyllis R. McClure  
Town Clerk

Bette Sprecher  
Chairman