

REGULAR MEETING  
TOWN OF WAYNESVILLE  
HISTORIC PRESERVATION COMMISSION  
SEPTEMBER 7, 2005  
WEDNESDAY - 2:00 P.M.  
TOWN HALL

The Historic Preservation Commission held its regular meeting on Wednesday, September 7, 2005. Members present were Peter Sterling, Laura Soltis, Bette Sprecher, John Binford, Dave Felmet, Marc Yops, Malinda Messer and Sandra Owen. Chairman Bette Sprecher called the meeting to order at 2:01 p.m.

Approval of Minutes of August 3, 2005

Laura Soltis moved, seconded by John Binford, to approve the minutes of the September 7, 2005 meeting with the following correction: page 1, paragraph 5 grammatical error "resale" should be "resell". The motion carried unanimously.

Discussion Regarding Items From August 3 Meeting

Inventory List of Historic Structures

Peter Sterling asked about the inventory list of historic structures and there was discussion regarding its update. Paul Benson said this inventory was last done in 1987 and he can include the list in the next agenda packet. Marc Yops, a resident of Love Lane, said sometime after 1992 he could remember someone going door to door in his neighborhood taking pictures. He believes this may have been part of an inventory of historic buildings in his area conducted by the NC State University.

Update on Williamson Property

Bette Sprecher asked for an update on the Williamson property on Walnut Street. Paul Benson said there has been some work done on the property. Mr. Benson said he did not know how often anyone was there, but one of the neighboring property owners (Don Norris) told him that work had resumed on the property and Mr. Benson felt that some progress is being made. Dave Felmet added that he had spoken with Stanley Williamson who told him work is continuing on the property as far as the owner is concerned.

Discussion Regarding Swearing-In Process

Bette Sprecher asked if Paul Benson had spoken with the staff person in Asheville to find out how their Historic Preservation Commission handles swearing in. Mr. Benson said the Waynesville Historic Preservation Commission should use the method of swearing in. He has not spoken with the staff person in Asheville yet.

## Presentation by Sybil Bowers Regarding Main Street Historic District

Sybil Bowers, Preservation Planning Consultant, said this is the final public informational meeting regarding the Main Street Historic District. The application will now be forwarded to the State National Archives for consideration at their meeting in October. Once this approval is granted, the application will be forwarded to the National Park Service in January or February and upon their approval a certificate will be issued.

Ms. Bowers said the Main Street Historic District is roughly bounded by Depot Street on the north, Church and East Streets on the south, Wall Street on the east and Montgomery Street on the west. The district also picks up the properties at 33 S. Main Street and the Masonic Hall on Church Street. This district is located in the center of town, encompassing approximately thirteen acres containing an intact grouping of buildings built during Waynesville's period of development from the late nineteenth century through the 1920's. Outside the district to the north, south and east is later commercial development and historic residential areas, and to the west is new commercial development and the Frog Level Historic District along the railroad tracks, located two blocks to the west. The Waynesville Main Street Historic District has retained its historic integrity despite the loss of some buildings and some minor architectural changes to individual buildings.

The historic district consists of thirty-five contributing buildings, twenty non-contributing buildings and four vacant lots.

The commercial and governmental buildings in downtown Waynesville are typical in many ways of the design of commercial buildings common to towns all over the country in the first half of the twentieth century. A slide presentation of the district was shown.

Rebecca Johnson with the State Historic Preservation Office said she works with Ms. Bowers and will be presenting the application at the October meeting of the State Review Committee. Upon approval, the application will then be sent to the National Park Service for their approval. For tax credit applications it is recommended that approval be granted before beginning work. This is true for personal homes as well. There is a fee for applying for the tax credit, both State and Federal.

Marc Yops asked if the State Historic Preservation Office offered assistance in finding products such as shingles, etc., for restoration of historic properties. Ms. Johnson said there is a restoration specialist who does this work. She presented handouts with information from the State Historic Preservation Office.

Ms. Bowers said she presented the application for the Frog Level Historic District and just finished the one for the Town of Canton. She felt that Waynesville is average in size and number of buildings in its historic district.

The Historic Preservation Commission thanked Ms. Bowers and Ms. Johnson for coming to the meeting and presenting the material for the Main Street Historic District.

### Review of Plans for Renovation of Building Exterior - 33 South Main Street

The property located at 33 South Main Street was purchased by Will Crook. Mr. Crook said he purchased the property as a commercial real estate investment and he is a CPA by trade. Mr. Crook hired contractor Bill Mills to renovate the outside portion of the building.

Mr. Mills said the proposed renovation is intended to honor the 1916 facade. Sybil Bowers reported that a pre-review is being done now and a formal application will be submitted later for the tax credit project.

This structure was built around 1910 and there is some uncertainty about its exact history. It may have been the first car dealership in Waynesville and one-half of the building may have been constructed first and the second half added later.

Bette Sprecher said it is very admirable to try to maintain the integrity of the building.

Mr. Mills said the renovation project is scheduled to begin September 19 and will take approximately two to three months to complete the front of the building. Sandra Owen said the building was an eyesore for a long time and she is glad to see that this renovation is being done. On behalf of the Commission, Bette Sprecher thanked Mr. Crook and Mr. Mills for attending the meeting and planning the renovation project for the property at 33 South Main Street and wished them good luck on the project.

### Renovation of Strand Theater

Dave Felmet asked if the other Commission Members had seen the outside of the Strand Theater since the project was finished. The Commission felt that Joey Massie should get a vote of applause for this work. Sybil Bowers said Mr. Massie found the original drawings of the Strand by Henry Gates on file in the Pack Library. Bill Mills said he was involved in this project also. Bette Sprecher asked Mr. Mills to please convey the message to Joey Massie on how well the Strand looks.

### Continuation of Handbook Review - Chapter 6

Paul Benson gave an overview of Chapter 6 beginning on page 45. Chapter 6 outlines the process of designating landmarks which can include buildings as well as certain structures such as historic rock walls. Outlined were the steps for Historic Preservation Commission as well as the Rules of Procedure Guidelines. There are two major findings; 1) that the structure has special significance and, 2) there must be integrity of design, site and setting. There are 15 elements to be included in the report for submission on page 48. It is recommended that someone such as Sybil Bowers be hired to complete the report. A recommendation must be made by the HPC. Once granted, the Local Landmark Designation runs with the property, not the property owner.

The Commission reviewed the issuance of Certificate of Appropriateness on page 52. They also discussed the tax advantages of properties which have received the local landmark designation.

Revocation of the local landmark designation can occur if a property has been altered in a manner that historic integrity is lost. If historic properties are proposed for demolition, the Commission is empowered to review the demolition and could delay the demolition process for up to 365 days. The Commission can also grant a local landmark designation for a property against the wishes of the property owner.

At the next meeting the Commission will begin review of Chapter 7.

### Adjournment

With no further business, Laura Soltis moved, seconded by Marc Yops to adjourn the meeting at 3:13 p.m. The motion carried unanimously.

Phyllis R. McClure, Town Clerk  
Bette H. Sprecher, Chairman