

REGULAR MEETING
TOWN OF WAYNESVILLE
HISTORIC PRESERVATION COMMISSION
OCTOBER 5, 2005
WEDNESDAY - 2:00 P.M.
TOWN HALL

The Historic Preservation Commission held its regular meeting on Wednesday, October 5, 2005. Members present were Peter Sterling, Malinda Messer, Laura Soltis, Shawn Leatherwood, Sandra Owen, David Felmet, Bette Sprecher and John Binford. Others present were Planner Paul Benson and Town Clerk Phyllis McClure. Chairman Bette Sprecher called the meeting to order at 2:00 p.m.

Approval of Minutes of September 7, 2005

Laura Soltis moved, seconded by David Felmet, to approve the minutes of the September 7, 2005 meeting as presented. The motion carried unanimously.

Discussion Regarding Swearing-In Process

Paul Benson said he spoke with Maggie O'Connor formerly Director of the City of Asheville Historic Resource Commission. According to Ms. O'Connor, when issuance of a certificate of appropriateness is being considered, those persons who speak were not sworn in if the request was non controversial. If the issue was believed to be controversial, Asheville did swear in witnesses. In the City of Wilmington witnesses are always sworn in. It was the consensus of the Commission that Waynesville should follow the procedure as it is written and swear in witnesses as required.

Review of Chapter 7

Paul Benson reviewed Chapter 7 regarding Designation of Local Districts. There was discussion regarding the differences between National Designation and Local Designation. Both protect from road widening, etc., within the historic district. Local designations are more restrictive and are considered a type of zoning regulation which establishes either a zoning overlay district or separate district.

For local historic district designations, the request is reviewed and recommended by the Historic Preservation Commission. The report is then submitted to the State Historic Preservation Office for their comments. A public hearing is then scheduled by the Board of Aldermen and at that time an ordinance can be adopted to grant the local district designation. The ordinance is then recorded in the Haywood County Register of Deeds Office and a copy is provided to the Haywood County Tax Collector's office.

Mr. Benson outlined the steps necessary for the establishment of historic districts. Two necessary basic findings include historic significance and integrity. Boundaries are established and the district can contain a mixture of modern and historic structures. At one time Waynesville's Main Street was being considered as a local landmark district; however this proposal was opposed because of the restrictions involved; therefore, the idea was abandoned. Local landmark districts involve restrictions

and control over what property owners can do with their property.

Frog Level recently received the designation of a National Register Historic District and Main Street is in the process of receiving this designation. National Register Historic Districts do not carry the same restrictions as local historic districts. However, properties located in both districts qualify for tax incentives.

Chapter 5, beginning on page 41, regarding Inventory will be reviewed at the next meeting.

Discussion Regarding Historic Property Inventory List

Included in the agenda packet was a copy of the historic property inventory list. Commission Members discussed several properties on the list and their history. Paul Benson was asked to remove the duplications from the list. Bette Sprecher said she had some history regarding the Martin Electric building on South Main Street and if anyone speaks with the owner, Mr. Crook, to have him call her if he would like the information. The exterior of the building is currently being renovated. Commission Members stressed the importance of historically accurate information regarding historic buildings.

It was the consensus of the Commission to inform property owners of the importance of preserving historic properties and to determine how this information should be distributed. It was suggested that Paul Benson draft a news release for review at the next meeting. This news release can then be distributed to the local newspapers. It was also suggested that letters be mailed to those property owners with historically significant properties. In one of the Town's newsletters, an article appeared which prompted several telephone calls. Another article could appear in another edition of the newsletter outlining the criteria. In some cases property owners are not aware of the criteria required for this purpose and their properties may not qualify. For example, if the structure has vinyl siding added, it would not qualify. It may qualify if the siding is removed but sometimes there may be extensive damage where the siding was added.

Sandra Owen said several years ago, the Commission had a large insert in the local newspaper regarding historic properties. There were essay and photography contests for students in the school system.

Paul Benson said when the City of Morganton hired a consultant to conduct a county-wide inventory, the consultant recommended properties for local landmark designation. Commission Members felt that it may be time for Waynesville to hire a consultant to review and recommend historic properties. Paul Benson said a grant can be written to update the inventory list and recommend properties for historic designation. This grant application involves Federal money which is administered by the State. The application is submitted through the State. Peter Sterling suggested that a consultant recommend those properties so that the Commission would not appear biased.

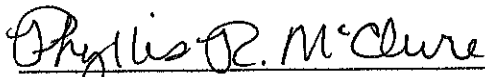
Commission Members discussed some areas which include historically significant properties, including Woolsey Heights and "spread out" which includes the area in East Waynesville with streets named after trees.

Historic Rock Walls

It was suggested that another letter be sent to the Waynesville Postmaster regarding their historic rock wall.

Adjournment

With no further business, John Binford moved, seconded by Dave Felmet, to adjourn the meeting at 2:58 p.m. The motion carried unanimously.



Phyllis R. McClure
Town Clerk



Bette Hannah Sprecher
Chairman