

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

The Historic Preservation Commission held its regular meeting on Wednesday, December 7, 2005. Members present were Peter Sterling, David Felmet, Bette Sprecher, Malinda Messer, Laura Soltis, John Binford 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 November 2, 2005

David Felmet moved, seconded by Malinda Messer to approve the minutes of the November 2, 2005 meeting as presented. The motion carried unanimously.

Williamson House on Walnut Street

Bette Sprecher said she learned that George Williamson did not move back to Waynesville. David Felmet said Mr. Williamson still lives in Fort Lauderdale, Florida and practices law there. He maintains an apartment at The Greens.

Advertisement for Sale of Local Historic Landmark "October Hill" Located on South Main Street

Laura Soltis brought a copy of an advertisement for October Hill located on South Main Street which was recently published in a local real estate guide. According to the advertisement the property is located in the MS-ND Zoning District with a development potential of eight units per acre. Mr. Benson said technically the property does have some development potential. The Commission discussed several issues regarding the property, including the recent application requesting removal of the local historic landmark designation which currently exists on the property. Action to remove this designation would be taken by the Board of Aldermen; however, the application was withdrawn before a public hearing was held. At that time the property owner, Mr. Winge, indicated that this issue may come up again at a later time and rather than request removal of the entire property, it may be modified to request that the house and immediate property remain designated as a local historic landmark and the surrounding property have this designation removed. No action was necessary.

Draft Press Release Regarding Main Street Historic District

Paul Benson presented a draft press release regarding the announcement that the North Carolina National Register Advisory Committee has approved the Waynesville Main Street Historic

District for submission to the National Register of Historic Places. The district is centered on Main Street and includes 55 buildings in a 13 acre area bounded by Montgomery, Church, Depot and Wall Street. The Main Street District joins the Frog Level District as the Town's second National Register Historic District

It was the consensus of the Commission that the draft press release be sent to the local news media for publication.

Information Regarding Plaques for Historic Landmarks

Paul Benson distributed information regarding plaques for historic landmarks for the Commission Members to review. Mr. Benson said the Town did not have specific monies set aside for this purpose. However, it may be possible to apply for a grant in which the Town can contribute matching funds. Mr. Benson said money that was designated for a grant application that was not awarded could possibly be used for the plaques. Sandra Owen said the Commission has discussed plaques for a long time and it would be wonderful if this could be put into place.

Review of Preface and Chapter 1 of Handbook for Historic Preservation Commissions in North Carolina

Paul Benson led the review of the Preface and Chapter 1 of the Historic Preservation Commissions in North Carolina Handbook. Some of the items discussed included issuance of a Certificate of Appropriateness, the general role of the Commission, local vs national historic landmarks and districts, establishment of the Commission and its powers and responsibilities. The Commission has power to restore and operate historic properties and can delay demolition of historic structures for up to one year, allowing time to seek other options. There was some discussion about some historic structures that are moved to other locations, this has been done in Deerfield, Hendersonville and Asheville.

Mr. Benson said the City of Asheville's web site has the agenda and minutes from the meetings of their Historic Preservation Commission if anyone was interested in reviewing this information.

Training Opportunities

The Commission discussed training opportunities for the Commission. Mr. Benson will speak with Rebecca Johnson to see if there may be some type of training offered by the State. He added that he had some videos which may be useful. Malinda Messer said a workshop which includes case studies or techniques would be beneficial. It was the consensus of the Commission that the Community Appearance Commission, Planning Board and Board of Adjustment should be included in the training opportunities.

Historic Inventory Update

Malinda Messer asked what type of time line was involved in getting the inventory list updated. Mr. Benson said the deadline for the grant application is January 31 and an announcement would be made in March. Mr. Benson felt that the update could then be completed by June 2007.

Reminder of Employee Appreciation Luncheon

Bette Sprecher reminded the Commission Members of the Town of Waynesville Employee Appreciation Luncheon on Friday, December 9 beginning at 11:30 a.m.

Adjournment

With no further business, David Felmet moved, seconded by Laura Soltis, to adjourn the meeting at 3:00 p.m. The motion carried unanimously.

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