

REGULAR MEETING  
HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
JANUARY 7, 2009  
WEDNESDAY - 2:00 P.M.  
TOWN HALL

The Historic Preservation Commission held a regular meeting on Wednesday, January 7, 2009. Members present were Shawn Leatherwood, Peter Sterling, Nikki Owens, Bette Sprecher, David Felmet, Herbert Nelson, Bob Kearney and Sandra Owen. Also 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 December 3, 2008

David Felmet said on page 2 the Stackpole House is on South Main Street. Herbert Nelson said on page 1 Henry Foy, Sr. should be changed to Henry Foy, III.

David Felmet moved, seconded by Herbert Nelson, to approve the minutes of the December 3, 2008 meeting as amended. The motion carried unanimously.

Continuation of Presentation of Five (5) Properties in Priority Order for Local Historic Landmark Designation

Nikki Owens said the photographs for the district she covered are on CD. Nikki said several store fronts on Main Street have been covered up and it may be worthwhile to chisel this material off and see what is underneath. Nikki also covered Shawn's district which included the Old Dayco property and she took photographs of the downtown Hazelwood area. Shawn Leatherwood said it has been hectic since Nikki Owens has been out on maternity leave. One of the buildings found to be of interest is the property at 495 Hazelwood Avenue, the former Hazelwood Post Office and currently owned by Jack and Robin Morris. Mr. and Mrs. Morris live in the Rotha House which is one of the Local Landmarks. Shawn said Mr. Morris has been in touch with him and is interested in making changes to the building to make it more rentable.

Nikki said there are other buildings that may be of historic interest that are being maintained and don't appear to be in danger at this time. She felt that the commercial part of Hazelwood Avenue might be worth looking into further for historic significance.

Shawn added that because of the potential growth in this area over the next few years, property owners may want to renovate some of the buildings. He stressed the importance of educating the public on what can be done to maintain the historic significance of these buildings when renovated.

David Felmet asked about The Gables apartment building at the intersection of Hazelwood Avenue and South Main Street. There was discussion that the building has been renovated but it appears that

the historical significance of the outside of the building has been maintained. David felt that this building would be a prime candidate for historic designation. He said there were several interesting stories regarding this building, including the time that the owner Margaret Hahn donated the building to The Holy Superette Light Church, Inc., but they only kept the building for about one month and then turned it back over to the owner.

Paul Benson said he would write a form letter to all those property owners of historic buildings, inviting them to attend the workshop meeting in April.

Jim Pierce and Ginny Boyer, with the Historic Frog Level Association, attended the meeting. Mr. Pierce said the Frog Level Association owns the little white cottage in Frog Level. The cottage was donated to them by Mr. Lyle Coffey. The Association has been unable to raise the money needed to make repairs to the cottage. They received an offer to purchase the cottage and have consulted with a couple of attorneys. There was no clear title to the property and the attorneys felt that six signatures were necessary to transfer the property. They were only able to get four of the signatures. They are currently trying to come up with an alternative plan. They do not want to just see the cottage fall down. Mr. Coffey wanted the Association to use the building as an office for the Frog Level Association or as a museum. Flood insurance would need to be purchased for the building.

Bob asked what could be done to get the old rock building on Main Street on the National Registry. This building was at one time used as the library. Paul Benson said this building is on the National Registry but is not a local landmark. Mr. Kearney added that the L. N. Davis building at 117 N. Main Street also has some historic significance. There was discussion about the addition that has been made to the L. N. Davis building and whether it would interfere with the historic significance if the owner seeks historic designation. Paul Benson said he would get someone from the State to look at the L. N. Davis building to see if it would qualify historically with the addition.

Bette Sprecher asked Paul Benson what the deadline was for the grant application. Paul said January 15, 2009 is the deadline and he has been talking with Sybil to get estimates on the "Spread Out" nomination. Paul Benson said there are more than 1,000 houses that are now more than fifty years old that could be added to the inventory that was done several years ago.

#### April Workshop

Bette Sprecher asked what dates were available for Sybil to come in April for the workshop. Paul Benson said he is getting estimates for the work shops. Paul will have more information available at the February meeting. At the present time the tentative dates are April 16 and 23. Bette Sprecher suggested that information be included in the Town's quarterly newsletter that will be published in April to inform the public of the workshop.

Bob Kearney said one issue of concern is that it can cost property owners \$5,000 to get their properties listed as a local landmark. This could be an obstacle for people, especially during the current difficult economic times.

#### Resignation of Malinda Messer

Malinda Messer called and spoke with Town Clerk Phyllis McClure shortly before the meeting to announce that she is resigning from the Historic Preservation Commission. If Commission members know of others interested in serving to fill this vacant position they were asked to have them submit an application for appointment.

### Haywood County Historical Society

Herbert Nelson said he is the newly elected treasurer of the Historic Society of Haywood County and they currently have several ongoing projects. The book of the History of Haywood County will be released July 1<sup>st</sup>. Anyone that pre-orders this book for \$30 can also purchase the 1995 book of the Medical History of Haywood County for only \$10.

Western Carolina University (WCU) is preparing an exhibit of the history of this area. The Historic Society of Haywood County voted to contribute a \$1,000 stipend for this purpose. The exhibit will be moved from WCU to the Haywood County Library. It will then go to the Historic Society of Haywood County museum which will be located in the historic Haywood County Courthouse.

Herbert said the Historic Society is going to move forward during this coming year to try to flow through and develop the museum and a committee will be established for this purpose. He encouraged everyone that is not a member to join. The yearly membership fee is \$15.

Bette Sprecher said the Historic Society has some interesting programs planned this year, including one regarding cemeteries in Haywood County.

### Other Business

David Felmet pointed out that according to a recently obtained epistle, the Jones Temple AME Zion Church property was obtained in 1885. Bruce Briggs is preparing a history of the two churches in the area for historical records. Herbert Nelson said one point of interest is that African-Americans that established these two churches adopted and kept the names of the families they were with when they received their freedom and chose to stay in Waynesville. This says something about the way they were treated.

Nikki Owens asked what was happening with the Williamson house. Paul said one of the Williamson brothers visited him in his office and said they plan to continue work on the house and there has been some ongoing work recently.

Nikki Owens asked if there was anything new with the Francis house. Bob Kearney said there is no public announcement at this time, it is a work in progress.

Sandra Owen said Bob's point about putting houses on the Local Landmark being so expensive is a reason for the HPC to inform people not to make changes to their properties that could hurt the possibility of someday obtaining historic designation of their properties.

Jim Pierce felt that there should be a way that guidelines could be put in place so that people would not destroy the facades and other historic features when making changes to their historic buildings.

There was discussion about the importance of design review when changes are proposed. Shawn Leatherwood suggested that the building inspection department be made aware and inform people when they apply for permits to make changes.

Herbert Nelson said once historic districts are established, an architectural review board is established. Everyone that wants to make changes must then go before the review board for recommendations and then to the Historic Commission for approval or disapproval. A sensible set of enforceable rules must be adopted.

Paul Benson said Waynesville adopted the State Guidelines regarding historic preservation. Peter Sterling said so much of this depends on community pride. Paul Benson agreed that this has to be something the community wants. He added that people move to the Montford Historic District in Asheville because they want this protection.

Shawn Leatherwood said when more people get interested in historic designation, others will follow. He felt that the first step is to get the information to the inspectors and they can give the information to people when they get building permits. Interior renovation and minor outside renovations would not fall into this.

Bob Kearney asked if the impetus to create a local historic district had to come from the property owners. Paul Benson said it could come from anyone. In order to create a local historic district, a zoning ordinance amendment would be required. It was suggested that a community meeting be held and someone could promote the idea. Bette Sprecher said this is a sensitive issue and she suggested that commission members consider this and discuss further at a future meeting. Nikki said guidelines would need to be crafted to the area.

### Adjournment

With no further business, David Felmet moved, seconded by Bette Sprecher, to adjourn the meeting at 3:08 p.m. The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Bette H. Sprecher  
Chairman