

REGULAR MEETING  
HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
APRIL 1, 2009  
WEDNESDAY - 2:00 P.M.  
TOWN HALL

The Historic Preservation Commission held a regular meeting on Wednesday, April 1, 2009. Members present were David Felmet, Bette Sprecher, Nikki Owens, Bob Kearney, Shawn Leatherwood and Peter Sterling. Also present were Planning Director Paul Benson and Town Clerk Phyllis McClure. Absent were Sandra Owen, Tom Shaw and Herbert Nelson. Chairman Bette Sprecher called the meeting to order at 2:00 p.m.

Approval of Minutes of March 4, 2009

Bette Sprecher requested one correction in the minutes - to change the time the meeting was called to order to 2:00 p.m. rather than 7:00 p.m.

David Felmet moved, seconded by Peter Sterling, to approve the minutes as corrected. The motion carried unanimously.

Glenn and Jen Duerr - The Windover Inn - Old Hickory Street

Glenn and Jen Duerr own The Windover Inn, a Bed and Breakfast on Old Hickory Street. They attended the meeting to express interest in Local Landmark Designation of their historic property. Mr. and Mrs. Duerr said they bought the property three years ago from the Steffen family. The house was originally owned by the Howell family. It was later sold to Pam and Jeff Feree and then to the Steffen family. They said the house will be 100 years old next year, is solidly built, very welcoming and a special place to them. Some historical information and photographs were shared with the Commission Members and Mr. and Mrs. Duerr asked for some guidance in gathering additional historic information about the property. They have spoken with Clay Griffin and he indicated that the porch that had been added at some point to the back of the house should not interfere with its historic significance. They have also spoken with Sybil Arbinger in Asheville. There have been other changes on the property, including the installation of an in ground pool at the back of the house, but they did not feel that any of these changes would interfere with the historic integrity of the property.

Mr. and Mrs. Duerr invited the Commission Members to visit their house. They said their business is growing and they have exceeded the previous year. They love Waynesville and feel that it is a wonderful place to live and do not want to see it change.

Bob Kearney said the Commission Members are working toward a goal of getting at least one half dozen additional houses per year added to the local landmark list. Twelve historic properties currently have this designation, but no properties have been added in recent years. Mr. and Mrs. Duerr were invited to attend the April 16 workshop at the Haywood County Library. Bob Kearney said nothing could be promised, but the Commission is pursuing ways to simplify the process, especially for those people that can't afford to pay the expenses associated with this process. Shawn Leatherwood suggested that the commission

provide information to people with historic properties such as when windows are replaced they should be replaced with windows approved by the National Registry. He added that property owners should be careful about any changes that are made to the property, adding that it is better to ask permission before making changes in order to maintain the historic significance of the property. It was pointed out that there are lots of books dedicated to specific architectural styles. Shawn Leatherwood suggested that the commission members consider occasionally visiting historic properties on the day of their regular monthly meeting. Board members agreed that this would be beneficial. No action was necessary.

#### Discussion Regarding April 14 Workshop at the Haywood County Library

Paul Benson distributed a draft agenda for the upcoming workshop, a list of potential local historic landmarks, the April 2009 Newsletter announcement for the workshop, a list of the twelve current local historic landmarks and an outline of the historic landmark application report requirements.

Nikki Owens spoke with a representative of the Haywood County Library and they have everything needed for the power point presentation except a laptop. Paul Benson has a laptop that Nikki can take with her today. Bette Sprecher said an extension cord will be needed because the Library does not have extension cords available. Bob Kearney led discussion about whether the Commission could commit to helping people with their applications. Bob Kearney said he has read every single word in every single application and completing the application is not rocket science. Paul Benson if commission members volunteer to help people with their applications, they should make sure that they have the time to do so. Peter Sterling added that it would be a benefit to anyone applying to have the commission members as cheerleaders. As an example he said the dialog just described about windows by Shawn Leatherwood indicates guidance that the commission members have to offer that would be helpful to property owners. Bob Kearney said the commission needs to find ways to help those people get through the process because of the costs involved that they may not be able to afford.

Paul Benson suggested that the commission look at local districts such as “Spread Out” because the property owners don’t have any costs associated with this process, but there are costs associated when property owners apply for local landmark designation. Shawn Leatherwood added that tax credits are intended to give property owners some sort of relief to encourage them to proceed with the process. Peter Sterling said he wrote the article about being Preservation Sensitive to help build confidence for those applying for historic designation.

Bob Kearney asked about the Historic Frog Level District and the two buildings within that district that are local landmarks. Paul Benson explained that Waynesville does not have a local historic district, only two national historic districts; Main Street and Frog Level. When Waynesville tried to get Main Street added as a local district, the property owners did not want to have the level of standards on their property that go along with local districts. Shawn Leatherwood said one assurance for property owners is that if you spend the money to have your house designated historically, and you are in a local district, you don’t have to worry about your neighbors putting junked cars on their property.

Paul Benson said property owners in the “Spread Out” area feel threatened by development going into their neighborhood and may want to have their area designated as a historic district for protection. Peter Sterling said the more allies the commission can get involved in the movement of historic designation, the more people you will have in a position to influence others and the better off the commission will be. Paul Benson said Waynesville’s historic inventory list just shows the properties that are at least fifty years old with historic integrity.

There was further discussion regarding what the commission would like to accomplish. Bob Kearney asked if only certain properties would be considered for local landmark designation. Peter Sterling said working class homes tell a story about Waynesville and these houses are worthy of being preserved. He felt that more allies are needed on the commission's side regarding historic preservation, adding that you don't have to live in a historic house to be interested in historic preservation. Bob Kearney expressed concern that since he has been on this commission he has not seen one single residence put on the local landmark. It was pointed out that the commission needs to show people the value of historic preservation and help them in the process; not just sit and wait on them to come to the commission. Shawn Leatherwood suggested that the commission encourage property owners and assist them where possible. Paul Benson said he felt this is what is being done by inviting property owners to come to the workshop and making information available about the process.

There was discussion about requesting that owners of property with local landmark designation attend the workshop to give a testimonial about the process. Suggested property owners to contact were Dennis Frampton at Prospect Hill and Scott Fleenor at Suyeta Park Inn.

Bob Kearney asked if Love Lane would be considered more as a historic district or individual local landmarks. Shawn Leatherwood said there are local landmarks on Love Lane that might encourage other property owners to establish Love Lane as a historic district.

Bette Sprecher said she will provide refreshments of cookies and drinks for the workshop. She asked commission members to be at the workshop by 6:30 p.m. on April 16. Bette will call Sandra Owen to ask that she help with the refreshments.

Bob Kearney said he has not received response from the other commission members in his request for information about historic properties within their assigned districts that will be presented in the power point presentation. David Felmet asked that Bob provide requests for specific properties and he will be glad to get the information to him.

A sign-up sheet will be available at the workshop so the commission will know the names of those in attendance.

### Adjournment

With no further business, David Felmet moved, seconded by Peter Sterling, to adjourn the meeting at 3:25 p.m. The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Bette H. Sprecher  
Chairman