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The Town of Waynesville provides accessible facilities, programs and services for all people, in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or accommodation for this meeting, please contact the Administrative Assistant at: (828) 456-8647, ecoulter@waynesvillenc.gov

AGENDA REGULAR MEETING

**HISTORIC PRESERVATION COMMISSION
MUNICIPAL BUILDING, 16 SOUTH MAIN STREET
October 7th, 2026
WEDNESDAY – 2:00 PM**

A. CALL TO ORDER

1. Welcome/Announcements

B. BUSINESS ITEMS

1. Public Hearing for 274 N Main St Certificate of Appropriateness
2. Coloring Book Drop-Off Report
3. Cemetery Tour
4. Digital Map Updates

C. OTHER BUSINESS

D. ADJOURN

Historic Preservation Commission Staff Report

Subject: Certificate of Appropriateness for Free Standing Garage
Location: 274 S Main St, Waynesville, NC 28786
Hearing Type: Quasi-Judicial
Applicant: Ralph Koehring, Owner
Presenter: Alex Mumby, Land Use Administrator

This is a quasi-judicial hearing to consider an application to build a freestanding garage and office accessory structure at 274 S Main St. The Historic Preservation Commission must determine whether the new building is congruous or incongruous with the historic character of the house. The Commission is able to place reasonable conditions on their approval in order to maintain the historic character.

Background:

Staff received an application for a free-standing garage located at 274 S Main St. The property is home to the bed and breakfast Prospect Hill on Main. The owners want to have expanded storage as well as an office space which is away from guests staying at the bed and breakfast. The building is also known as the Quinlin House and is one of the oldest buildings in Waynesville. The building is listed on the National Register of Historic Places and is also designated as a Local Landmark. Any major changes, additions, or new construction on a property designated as a Local Landmark must receive a Certificate of Appropriateness from the Historic Preservation Commission to ensure that the proposed changes do not compromise the historic character of the property.

This is a quasi-judicial hearing in which the Historic Preservation Commission will be asked to weigh evidence to determine the appropriateness of what the applicant is proposing. Members of the public will have the opportunity to ask for standing in the case which offers them the ability to present evidence, cross examine witnesses, and appeal the outcome of the hearing.

The Quinlan House was constructed in 1902 in the Queen Anne/Colonial Revival style. Situated not far from downtown Waynesville, the home originally sat outside the municipal boundaries of Waynesville before being later annexed into the town. When it was annexed it was one of the highest points within the Town.

The house is sheathed with yellow German siding, rests on a continuous brick foundation, and has an asphalt shingle roof. Characteristic of the Queen Anne style, the house features irregular massing including being hipped on three sides, gabled on the north, and expanded on all sides with hip-roof wings or bays. A projecting front gable bay with deep cornice returns and a plain gable vent dominates the façade of the house. The hip-roof front porch wraps around the south and east sides and retains original Tuscan columns, a beaded board ceiling, and wide tongue-and-groove floor boards. The section of the porch recessed under the gabled front wing has a bellcast roof.

The house has had a number of additions and changes over the years. The library was created around 1920 when a portion of the wraparound porch was enclosed by the Quinlans. In the 1950s, the kitchen chimney was reconstructed from the ground up. A two-story rear ell with a one-story shed roof was added and later enclosed around 1970 to form a scullery. The porte-cochere projecting from the south side of the house was shortened and now functions as a side entrance to the porch. A ramp was added which wraps around the house on the north side to provide ADA accessibility. Along with exterior modifications, the use of the building has changed over the years, being a single family residence, a bed and breakfast, a restaurant, and a yoga studio.

In addition to the primary building, a carriage house was built circa 1915. Originally part of the property the carriage was later heavily modified and subdivided out from the rest of the property. The carriage house was converted into rental units with exterior and interior modifications. The house is still standing and sits to the north of the Quinlan House.

The applicant seeks to construct a building in similar scale and features to the former carriage house. Now that the existing carriage house has been separated from the primary residence, the bed and breakfast is in need of a structure which can provide the same functions that the previous carriage house provided. The new garage would be along the north side of the property line. The property would have a 576 square foot footprint. The siding would be chosen to match the existing siding of the Quinlan House and have matching roof color. The first floor would serve as a garage and storage with the upper floor serving as an office. The office would provide a place for the applicant to take calls and work without disturbing guests or vice versa.

As the proposed garage is located on the north-west portion of the property, it will not be visible from those traveling on Main St looking up at the property. As well, the natural topography will block it from view. The garage will be primarily visible to neighbors adjacent to the property and guests staying on the property.

Zoning Compliance:

In addition to receiving a certificate of appropriateness from the Historic Preservation Commission, the proposed building must also comply with all zoning codes.

The subject property is within the Central Business District which is defined per Land Development Standards Chapter 2.3.7.A.

“... designed to preserve Downtown Waynesville as the primary civic, retail, office, institutional, cultural and entertainment center of the community. Expansion of what has been known as the Central Business District area into Frog Level will secure the relationship of the two areas and encourage the further redevelopment of Frog Level, including the development of a "town square" in the area. Building design, parking and transportation improvements in the Central Business District should focus on the comfort and enjoyment of the pedestrian while promoting the development of a well-balanced transportation system, including the reinstitution of the old train depot in Frog Level. Residential development in the form of multi-family development and dwelling units in the second floor of buildings is strongly encouraged. Infill opportunities and high density development, respecting the historic fabric of the area are envisioned. Public parking areas are recommended as opposed to the generation of private parking facilities.”

Chapter 2.4.2 Table of Dimensional Standards by Mixed Use/Non-Residential Districts

Accessory Structures must be setback 5 feet from the rear property line and 5 feet from the side property line. The proposed structure is compliant.

Chapter 4.5.2 Table of Standards for Accessory Structures and Dwellings

Accessory Structures on commercial lots are permitted in all yards and do not have a maximum number permitted. This proposed structure is compliant.

Staff Recommendation:

Staff believes that the addition of a carriage house to the Quinlan House property is reasonable considering that historically the former carriage house was part of the property. It is important that the new carriage house have similar siding, color, and roofing to the primary residence. As well, the garage should be minimally sized so as to not detract from the view of the primary residence. Staff believes it is reasonable for the board to place conditions on the garage design in order to align the architectural features with the Quinlan House.

Public Notification

Staff duly advertised this hearing by running notices in the Mountaineer Newspaper, mailing letter to neighbors within 100 feet of the property, and posting a sign on the property.

Attachments

1. Application materials with payment
2. National Register Nomination documents
3. Maps
4. Public Notices



TOWN OF WAYNESVILLE
Development Services Department
PO Box 100
9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

TOWN OF WAYNESVILLE CERTIFICATE OF APPROPRIATENESS

Pursuant to Section 15.11 of the Town of Waynesville Land Development Standards, the following activity is hereby approved for the property known as:

Charles & Anne Quinlan House

8015-25-3973

Name of Landmark or Property

PIN

274 S. Main Street, Waynesville, NC

Site Address

RALPH and MARYANNA KOEHRING

802-495-9230

Property Owner Name (print)

Contact Phone #

Approved as a: Minor Work _____ Major Work _____

If a Major Work, date of Historic Preservation Approval: _____

Description of activity (attach description, drawings, specifications as necessary):

Addition of two-story accessory building. See attached
narrative.

Conditions of approval (attach sheets as necessary):

Issued by: _____

Staff Signature

Date

Narrative to Support Historical Appropriateness of Accessory Building

Property Location: 274 S Main Street Waynesville (Charles and Anne Quinlan House)

The proposed two-story accessory building has been designed to complement the historic character of the Charles and Annie Quinlan House while remaining clearly subordinate to the main house. Its placement, modest scale, traditional roof form, and architectural detailing are intended to evoke the type of carriage house or secondary outbuilding historically associated with a substantial early twentieth-century property.

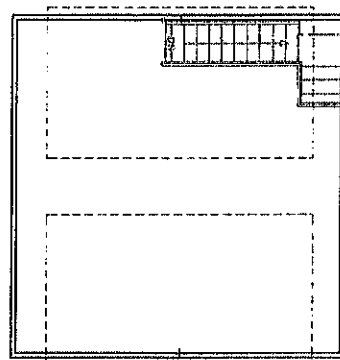
The proposed building will follow the design and approximate dimensions of a 24' x 24' Ridgeview Loft by Stoltzfus Structures. The Ridgeview design features 9-foot first-floor sidewalls, approximately 7-foot second-floor dormer walls, and a traditional steep 12/12 roof pitch. We are currently obtaining quotes from both Stoltzfus Structures and local builders, but the final structure will maintain this general size, height, form, and traditional carriage-house-inspired appearance.

The approximately **576-square-foot footprint** is modest in relation to the size and scale of the historic main house. The accessory building will be located behind the main house, minimizing its visibility and visual impact from South Main Street. The overall height of the completed structure will remain **below the height of the historic main house**, ensuring that the Charles and Annie Quinlan House continues to be the dominant architectural feature of the property.

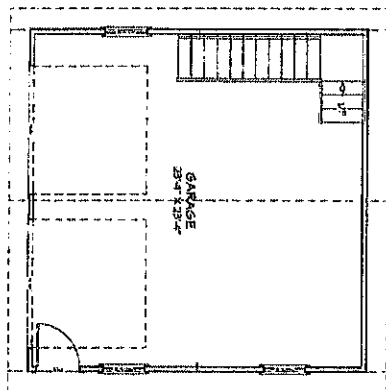
Historically, the property included a carriage house as a secondary structure. That original carriage house was later separated from the property, leaving the main property without a secondary structure to support its practical needs. Today, with the historic Quinlan House functioning as an inn, a modest accessory building would once again provide important supporting space while maintaining the historically appropriate relationship of a principal house with a subordinate outbuilding.

The exterior color will be matched to the historic main house, and the overall design will be selected to complement its architectural character rather than compete with it. The first floor will function primarily as a garage, while the second floor will provide office and recreation space. The structure is not intended to serve as a separate residence.

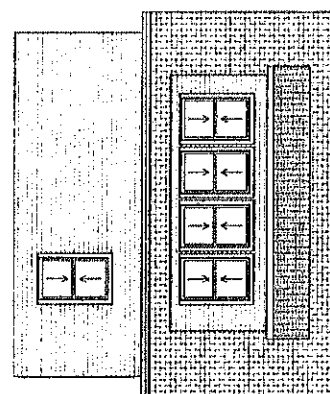
Overall, the project is intended to provide needed contemporary functionality for the inn while respecting the scale, appearance, setting, and historic residential character of the property. The goal is for the new building to read as an appropriate secondary structure within the historic setting, while allowing the original Quinlan House to remain the property's clear architectural and historic focus.



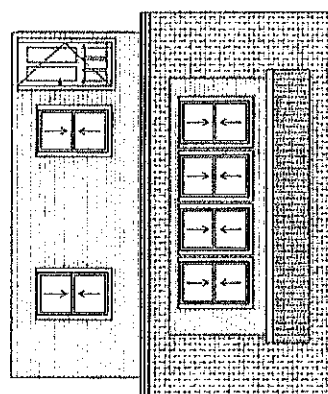
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1/4 IN = 1 FT



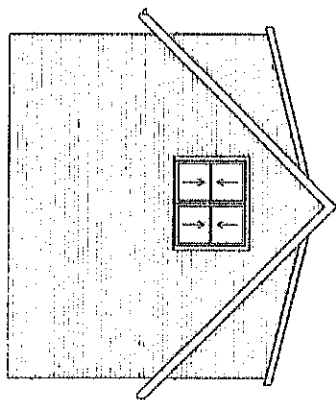
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1/4 IN = 1 FT



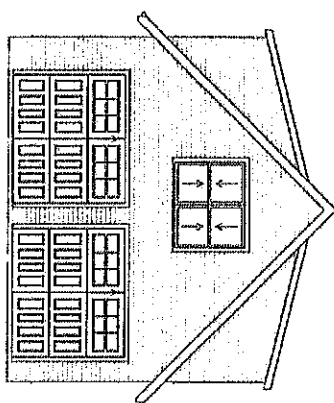
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1/4 IN = 1 FT



E4: EXTERIOR ELEVATION RIGHT
1/4 IN = 1 FT



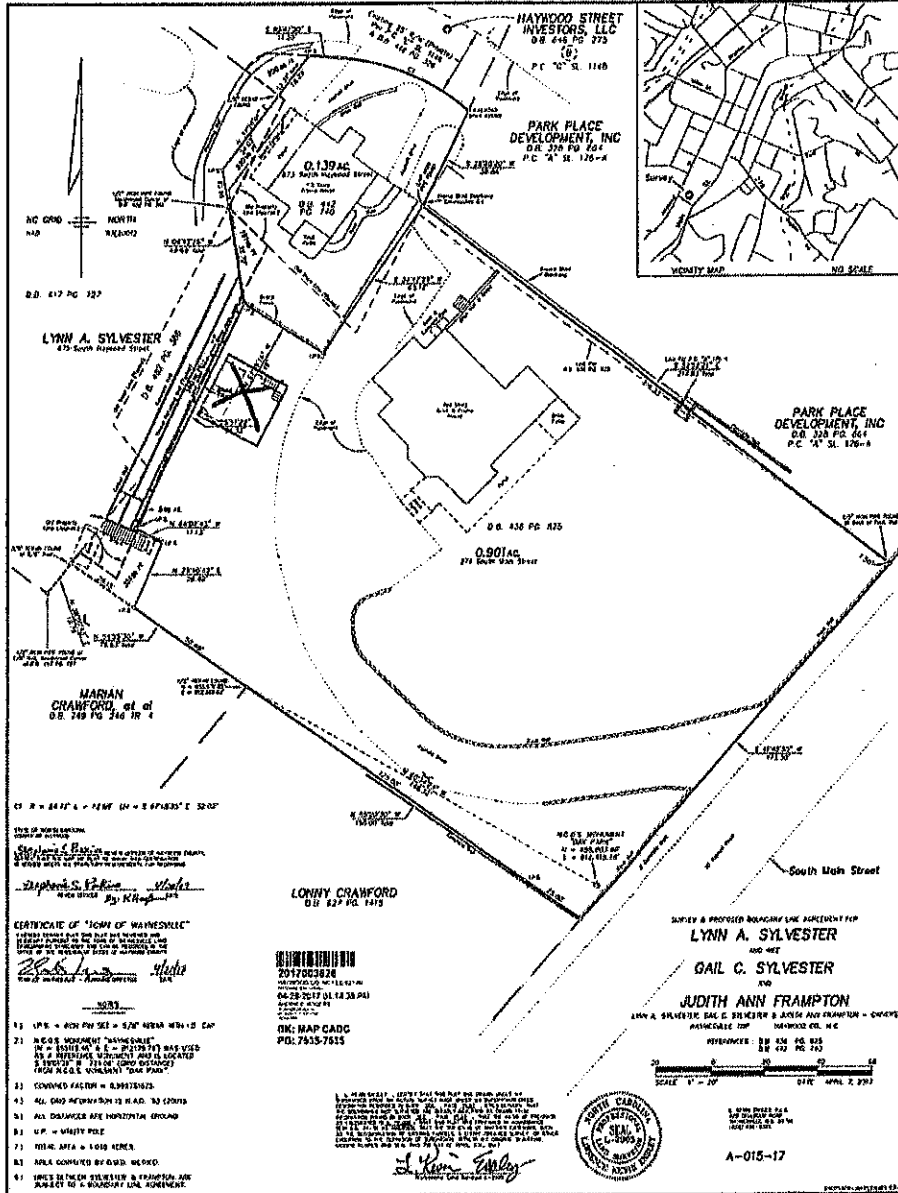
E3: EXTERIOR ELEVATION BACK
1/4 IN = 1 FT



E1: EXTERIOR ELEVATION FRONT
1/4 IN = 1 FT

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Drawings: 2017023826



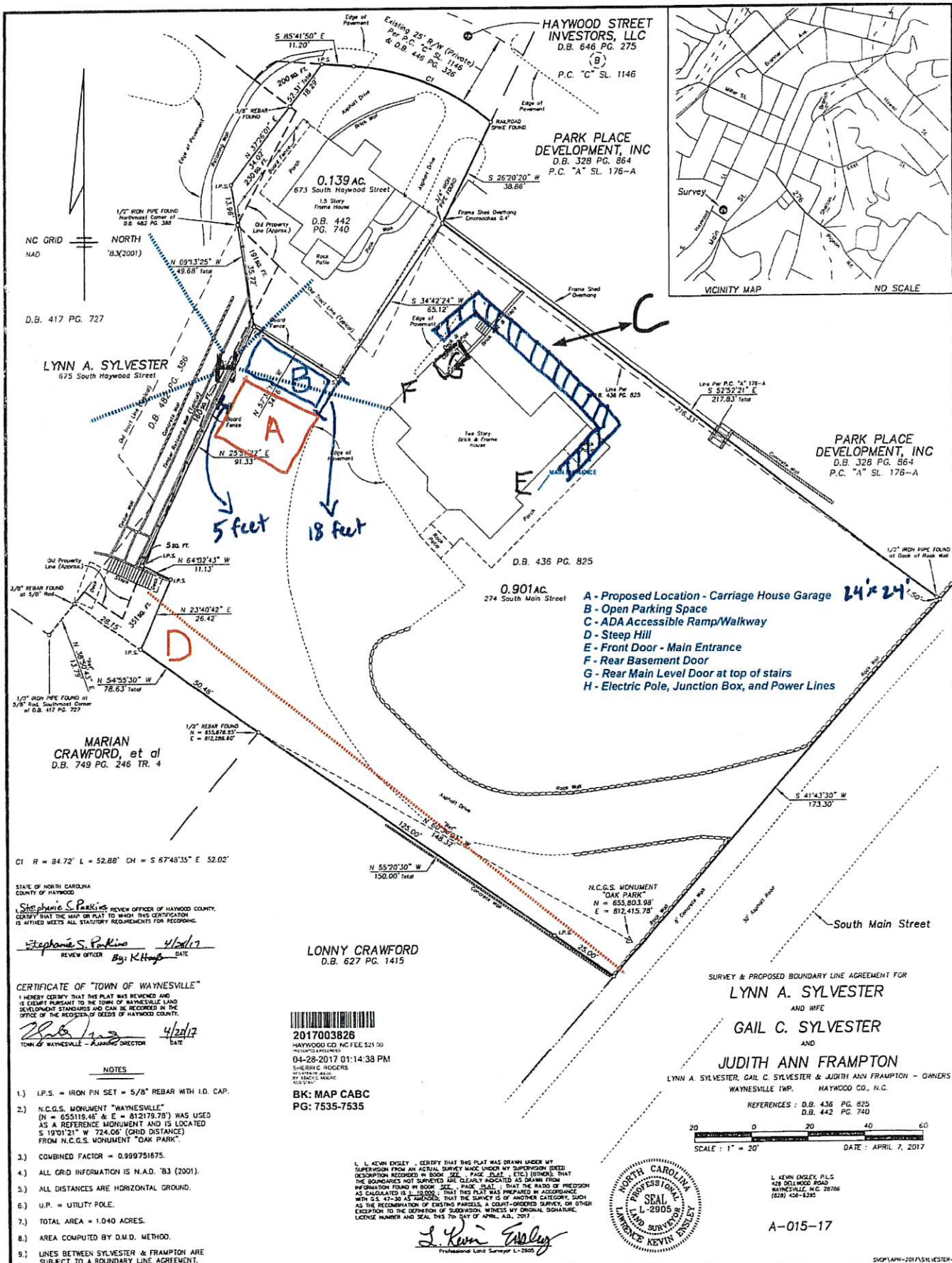
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1 IN = 20 FT

SHEET	SCALE:	9/17/2026	DATE:	DRAWINGS PROVIDED BY:	RALPH HOEHRING		REVISION TABLE				
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C/1535

C/1535



Report For

KOEHRING, RALPH VINCENT
KOEHRING, MARYANNA PHILLIPS
182 CHURCH ST
WAYNESVILLE, NC 28786-3768

CONVERTED RESIDENCE

274 S MAIN ST

Heated Area: 4384

Year Built: 1902

Total Acreage: 0.901

Township: Town of Waynesville

Land Value: \$236,500

Building Value: \$244,600

Market Value: \$481,100

Deferred Value: \$0

Assessed Value: \$481,100

Sale Price: \$1,140,000

Sale Date: 10/15/2025

Tax Bill 1: \$1,491

Tax Bill 2: \$1,323

Account Information

PIN: 8615-25-3973

Deed: 1138/2116

928/690

A17/192



October 2, 2026



1 inch = 50 feet

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



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TOWN OF WAYNESVILLE

Development Services Department

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Suite 110

Waynesville, NC 28786

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www.waynesvillenc.gov

FOR PUBLICATION IN THE MOUNTAINEER: September 27th and October 4th (Sunday) editions

Date: September 22nd, 2026

Contact: Alex Mumby, (828) 452-0401

Notice of Public Hearings

Waynesville Historic Preservation Commission

The Town of Waynesville's Historic Preservation Commission will hold a public hearing on October 7th, 2026 consider a Certificate of Appropriateness for the addition of a freestanding garage to 274 S Main St (PIN 8615-25-3973)

For more information contact the Development Services Department at: (828) 356-1172, email: amumby@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

KOEHRING, RALPH VINCENT
KOEHRING, MARYANNA PHILLIPS
182 CHURCH ST
WAYNESVILLE, NC 28786-3768

SYLVESTER, LYNN A
SYLVESTER, GAIL C
675 S HAYWOOD STREET
WAYNESVILLE, NC 28786

PARK PLACE COMMON AREA OWNERS
C/O RICHARD E MCCARROLL
4588 SANDERLING CIR W
BOYNTON BEACH, FL 33436-5105

STERRETT, WILLIAM ADAMS BROWN/TR
STERRETT, JANICE DIANNE HALL/TR
247 CHURCH ST
WAYNESVILLE, NC 28786-3771

RILEY, PAMELA C
671 S HAYWOOD ST
UNIT 107B
WAYNESVILLE, NC 28786

HANSON, LISA LYNN/TR
LISA LYNN HANSON REV TRUST
671 S HAYWOOD ST APT 109C
WAYNESVILLE, NC 28786-6704

PACE, JERRY D
ROGERS-PACE, JO ANN
671 S HAYWOOD ST UNIT 112C
WAYNESVILLE, NC 28786

MAD ANTHONY HOLDINGS LLC A NC LLC
66 PEWEE LN
WAYNESVILLE, NC 28786-8069

302 S MAIN STREET LLC
53 THOREN CT
CLYDE, NC 28721-8008

MCANDREW, DIANE
673 S HAYWOOD ST
WAYNESVILLE, NC 28786-6703

HANNAH, LETHA E
MCCRACKEN, TERESA LYLE
671 S HAYWOOD ST APT 104A
WAYNESVILLE, NC 28786-6704

ORR, THOMAS E
671 S HAYWOOD ST
APT 102A
WAYNESVILLE, NC 28786-9788

FIELDS, MARY KATHARINE/TR
MARY KATHARINE FIELDS REV TRUST
671 S HAYWOOD ST APT 108B
WAYNESVILLE, NC 28786-6704

FARMER, NANCY NUSSEAR
6001 HUNT RIDGE RD
APT 3622
BALTIMORE, MD 21210-1119

GWYN APARTMENTS LLC A NORTH CAR
C/O THOMAS WOLTZ
310 E MARKET ST
CHARLOTTESVILLE, VA 22902

THOMAS, REX PHILLIP JR
PO BOX 252
WAYNESVILLE, NC 28786-0252

HAYWOOD STREET INVESTORS LLC
675 HAYWOOD ST
WAYNESVILLE, NC 28786

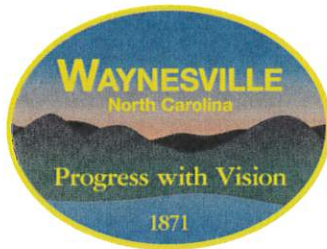
OGDEN, CLAUDIA D/TR
671 S HAYWOOD ST #103A
WAYNESVILLE, NC 28786

TORPY, JULIE E
72 SMOKEY RIDGE LOOP
WAYNESVILLE, NC 28786-6045

THROWER, BENJAMIN K
THROWER, JOANNE J
671 S HAYWOOD ST APT 106B
WAYNESVILLE, NC 28786-6704

CRAWFORD, SAMUEL LEE
CRAWFORD, RITA DARLENE
671 S HAYWOOD ST
APT 110C
WAYNESVILLE, NC 28786

BOGART FOODS INC
303 S MAIN STREET
WAYNESVILLE, NC 28786



TOWN OF WAYNESVILLE

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Phone (828) 456-8647 • Fax (828) 452-1492

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Date: September 25th, 2026

Contact: Alex Mumby, (828) 452-0401

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