

## TOWN OF WAYNESVILLE, NC

### Board of Aldermen – Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786

Date: **November 13, 2012** Time: **7:00 p.m.**

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Town Clerk Phyllis McClure

(828) 452-2491

[townclerk@townofwaynesville.org](mailto:townclerk@townofwaynesville.org)

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#### A. CALL TO ORDER

1. Welcome/Calendar/Announcements – Mayor Gavin Brown
2. Adoption of Minutes

**Motion:** *To adopt the minutes of October 9, 2012 (regular session) as presented [or as corrected].*

3. Call for Public Hearing regarding Designation of Properties at 28 and 52 Walnut Street as Local Historic Landmarks (*request of Charles McDarris*)

**Motion:** *To schedule and announce public hearings regarding designation of 28 and 52 Walnut Street as local historic landmarks, to be held on Tuesday, December 11, 2012 at 6:00 pm, or as soon thereafter as possible, in the Board Room of Town Hall at 9 South Main Street.*

#### B. PRESENTATION

4. Presentation of Rate Update & Forecast for Waynesville Electric System
  - Kevin O'Donnell, Nova Energy Consultants

#### C. NEW BUSINESS

5. Agreements between the N.C. Department of Transportation (NCDOT) and the Town regarding the TIP Project U-4412 improving Howell Mill Road (SR 1184) from Russ Avenue (US 276) to Asheville Road (US 23 Bus)



# **TOWN OF WAYNESVILLE – REGULAR SESSION AGENDA**

**November 13, 2012**

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**Motion:** *To approve all agreements as presented and authorize the Mayor and/or Manager to execute these contracts with the North Carolina Department of Transportation on behalf of the Town; and to approve the site, as proposed, for the required land conversion, authorizing the Mayor and/or Manager to execute all agreements and documentation required to meet LWCF 6(f) conversion requirements.*

## **D. COMMUNICATIONS FROM STAFF**

### **6. Town Manager-Marcy Onieal**

- New Legislative Contacts
- IT Master Plan Update
- Junaluska Merger Update
- Transit Shelter Request/Referred to Planning Board
- Miller Street Easement (Bolin property) Resolution
- Water Plant Basin Renovation Project Update
- Frog Level/Hazelwood Streetscape Improvements
- Clean Cities Coalition
- NPCA Workshop/National Parks Centennial 2016
- UNC-CH School of Government Public Administration Conference

### **7. Town Attorney-Woody Griffin**

## **E. COMMUNICATIONS FROM THE MAYOR AND BOARD OF ALDERMEN**

- Mayor Brown – EDC
- Mayor pro tem Greeley – NCLM Annual Conference
- Alderman Roberson – Transportation Advisory Committee-FBRMPO
- Other communications

## **F. CALL ON THE AUDIENCE**

## **G. CLOSED SESSION**

### **Motions:**

- 1) *To go into closed session to discuss personnel matters, as permitted in NCGS §143-318.11(a)(6).*
- 2) *To return to open session.*

## **H. ADJOURN**



## **BOARD OF ALDERMEN**

### **UPCOMING EVENTS**

**Monday, October 15** – Leaf Collection began with vacuum machine and will continue until mid- January. After mid-January leaves will still be picked up but must be placed in bags. (Leaf vacuum machine will no longer be in operation)

**Friday, November 9** – National Parks Conservation Association Blue Ridge Parkway Workshop  
NC Arboretum, 8:30 a.m. – 5:30 p.m.

**Thursday, November 15** – French Broad River MPO, Transportation Advisory Committee, 12:30 p.m.

**Friday, November 16** – Community Food Drive Day, 8:00 a.m. – 7:00 p.m.  
Parking lots at Wal Mart and Ingles on Barber Boulevard

**Sunday, November 18** – “Holiday Open House” on Main Street – 12 noon – 4:00 p.m.

**Monday, November 19** – Advantage West Economic Summit – 5:00 p.m., Diana Wortham Center, Asheville

**Thu-Fri, November 22-23** – Town Holiday (Thanksgiving)

**Wed-Sat, Nov 28 – Dec 1** – National League of Cities Annual Congress of Cities, Boston, MA

**Monday, December 3** – Christmas Parade, Main Street – 6 p.m.

**Saturday, December 8** – “A Night Before Christmas” on Main Street 5 – 10 p.m.  
-- Fire Department Awards Banquet

**Friday, December 14** – Employee Appreciation Luncheon, Waynesville Recreation Center, 550 Vance Street  
11:30 a.m. – 1:30 p.m.

**Thursday, January 17** – (Tent.) Working Dinner Meeting with Duke/Progress Energy, TBA



REGULAR MEETING  
TOWN OF WAYNESVILLE  
BOARD OF ALDERMEN  
TOWN HALL – 9 SOUTH MAIN STREET  
OCTOBER 9, 2012  
TUESDAY – 7:00 P.M.

The Board of Aldermen of the Town of Waynesville held a regular meeting on Tuesday, October 9, 2012. Members present were Mayor Gavin Brown, Aldermen Gary Caldwell, Julia Freeman, J. Wells Greeley and LeRoy Roberson. Also present were Town Manager Marcy Onieal, Assistant Town Manager Alison Melnikova, Town Clerk Phyllis McClure and Town Attorney Woodrow Griffin. Mayor Brown called the meeting to order at 7:00 p.m.

Calendar of Events – Mayor Brown gave an overview of events, including the Arts and Craft Festival on October 13 and the Apple Festival on October 20. Manager Onieal informed the Board that the ribbon cutting at Belk is at 9:30 a.m. on October 10.

Main Street Champions – Dr. LeRoy Roberson and Gale Roberson

Mayor Brown announced that Dr. LeRoy Roberson and Gale Roberson have been chosen as the 2012 North Carolina Main Street Champions. The Robersons have been supporters of downtown revitalization through their years of service. Dr. Roberson has served as Alderman for the Town of Waynesville for eleven years and supported numerous projects in the downtown district. Gale Roberson was elected to the Downtown Waynesville Association Board of Directors in 2004 and has served as Secretary of the Executive Board since 2006. This announcement was made at the Annual Downtown Waynesville Association Meeting. Dr. Roberson said he was involved with the Downtown Waynesville Association when the Main Street Program began and was one of many that supported the program since its inception. There was discussion about what a wonderful place the Town of Waynesville is, and others see this as well as proven in the recent article in Our State Magazine. Manager Onieal said the award given to Dr. LeRoy Roberson and Gale Roberson will also be recognized at the State Level in 2013.

Approval of Minutes of September 25, 2012

Alderman Caldwell moved, seconded by Alderman Greeley, to approve the minutes of the September 25, 2012 meeting as presented. The motion carried unanimously.



### Appointments to Boards & Commissions

At its regular meeting of September 25, 2012, the Board of Aldermen tabled appointments to the Planning Board, in order to give each member time to learn more about the candidates applying and potentially recruit additional applicants to the Board.

The Planning Board currently has four (4) vacancies – one expired term ending June 30, 2014 and three 3-year terms ending June 30, 2015. Six new applications for consideration have been received. Manager Onieal said Lee Bouknight has been serving on the Planning Board since 1991 and is willing to be reappointed to serve another term.

Mayor Brown said the Town does not have a formal process for appointments at the present time and he would be agreeable if the Aldermen would like to create a formal process. Manager Onieal said other towns make appointments informally similarly to the appointment process used by Waynesville. Board members have spoken with the candidates and were pleased with all those that have applied, adding that they have a diverse range of ideas they would bring to the Planning Board. It was the consensus of the Board to each nominate four (4) individuals to fill the vacant positions. The nominations were as follows:

Alderman Roberson – Lee Bouknight, H. P. Dykes, Jr., Shell Isenberg and Danny Wingate.

Alderman Greeley – Lee Bouknight, H. P. Dykes, Jr., Shell Isenberg and Danny Wingate.

Alderman Caldwell – Lee Bouknight, H. P. Dykes, Shell Isenberg and Danny Wingate.

Alderman Freeman – Lee Bouknight, Shell Isenberg, Danny Wingate and Randal Siske.

Mayor Brown – Lee Bouknight, Shell Isenberg, Carolyn Ramsey and Danny Wingate.

Mayor Brown said Lee Bouknight has been serving on the Planning Board since 1991 and he feels that he is continuing to serve because he feels obligated to do so. It was recommended that Mr. Bouknight be appointed to serve the remaining two year term to expire May 31, 2014. The high vote getters by consensus of the Board to fill the full three (3) year terms were Shell Isenberg, Danny Wingate and H. P. Dykes. These terms expire May 31, 2015.

### Appointments to Police Department Community Action Forum

In January 2012, the Town received a COPS grant which required the Town to solicit community feedback from representative sections of the community to assist in developing a community-oriented policing program. In response to that requirement, the Board created an ad hoc committee, with representation from specific groups/areas. It might reasonably have been assumed that this committee would dissolve upon the implementation or conclusion of the COPS grant program, however, the Police Department continues to find regular feedback from the



community action forum useful. Several members have now drifted away, moved or lost interest, and one of the members is now an Alderman.

There is nothing in the grant that specified how community input was to be achieved, nor was there ever a requirement that this group be established. Terms of membership were never established nor was there an ongoing appointment process. The original forum consisted of twelve members comprised of six appointments by the Police Department (to represent different commercial districts and neighborhoods within the community) and six (6) appointments were made by the five members of the board and town manager choosing one each. Over time, group membership has been informally adjusted and attendance at the quarterly meetings has varied widely from member to member. Because the Board of Aldermen was involved in establishing and appointing members to the initial forum, town staff is seeking Board guidance in establishing appropriate representation and an ongoing appointment process for this committee.

Mayor Brown said it has always been good to have a standing committee such as this for issues that arise and he would like to continue, but does not have a preconceived notion on how to make the appointments. Alderman Roberson said the committee is certainly worthwhile and he would like to see it continue since it serves as a connection between citizens and the Police Department and feedback from the community is received. This is different from the Civilian Police Academy which is self-selected. Manager Onieal asked if there were citizens that would represent other areas of the community that should be appointed. Mayor Brown said he felt that the Police Chief would like to make sure that each area is represented.

There was discussion about advertising in the local news media to inform citizens of the opportunity to serve in this capacity and the Board can determine terms of appointment. Manager Onieal suggested that the Police Department appoint six citizens and the Board of Aldermen appoint the remaining members. Action was deferred until a later meeting.

#### Memorandum of Understanding (MOU) – Land of Sky Clean Vehicles Coalition

The U. S. Department of Energy has officially designated the LOS Clean Vehicles Coalition as the 86<sup>th</sup> Clean Cities Coalition in the United States. For eight years Land of Sky Regional Council, in cooperation with area local governments, including the Town of Waynesville, has worked to increase the use of alternative fueled and advanced technology vehicles (over 500,000 gallons of petroleum displaced in 2011) and achieve this special designation.

A celebration of the official designation and MOU signing ceremony will take place at the Baker Center Lawn Event Area at the NC Arboretum on either October 29 or 30 at 3:30 p.m., with DOE official(s) in attendance. A reception follows from 5-6 p.m.



The goal of the Clean Vehicles Coalition is to reduce the consumption of petroleum in the transportation sector. The MOU shall remain in effect for an initial term of three years, and is renewable thereafter.

Alderman Roberson moved, seconded by Alderman Freeman, to authorize the Mayor and/or Town Manager to sign the Memorandum of Understanding, joining the Land of Sky Clean Vehicles Coalition, on behalf of the Town of Waynesville as presented. The motion carried unanimously.

Agreement to Perform Comprehensive Information Technology (IT) Assessment with VC3, Inc., Raleigh/Columbia/Atlanta

Information Technology is often viewed as a behind-the-scenes utility, but the strategic use of technology can greatly enhance operational efficiency and provide the information required to serve our citizens more effectively. The scope and complexity of the IT network that the Town owns and maintains has grown dramatically over the past decade, and just as we utilize engineering firms to help assess and plan water and sewer projects, it is now time to apply that same level of professional analysis and planning to our technology needs.

VC3 is the only technology consulting firm endorsed by the NC League of Municipalities. VC3 has completed IT assessments for large and small municipalities throughout North Carolina and provides a variety of direct client services to businesses and governments throughout the southeastern United States. Town staff is comfortable with the proposed scope of work and timeline. VC3 will conduct written surveys and on-site interviews with selected staff and key users to determine current IT uses and future needs. VC3 technicians will also provide a detailed inventory and analysis of every piece of networked equipment. The VC3 team will then use this information to present a report on the current state of the Town's IT capacity. The report will also include recommendations regarding cost, schedule and implementation of specific IT enhancements designed to improve operational efficiency and cost effectiveness through improved collection, processing, analysis, reporting, retention, security, accessibility and communication of all forms of information. This study will begin within the next month, and the Town should receive a final report by mid-February. This schedule will allow time for review and discussion by the staff and board early in the Fiscal Year 2013-2014 budget process.

Assistant Town Manager Alison Melnikova explained further that VC3 will look at all the Town's physical assets, including machines, applications and securities, to see where the gaps are and make recommendations on what is needed. Recommendations will be given on how to make better use of the money spent on IT to communicate effectively with the public. A detailed report will be presented to the Town with estimates to consider during the budget process next year.



Manager Marcy Onieal said VC3 is the most preferred vendor concerning IT services. It is difficult to find companies with adequate staff and capacity to perform this type of study with such a wide variety of expertise. VC3 has offices in Raleigh, Columbia and Atlanta. It would take town staff a very long time to gather the information that they can gather in a short amount of time. This will be an independent third party coming in to help town staff know the best way to handle information, which will include web site design. The improvements will help streamline the process necessary for employees to communicate with the public. Manager Onieal said \$25,000 has been earmarked in this year's budget and this amount may need to be adjusted slightly. Manager Onieal added that Assistant Town Manager Alison Melnikova has been attending classes and is close to receiving her certification in IT.

Alderman Caldwell moved, seconded by Alderman Greeley, to authorize the Town Manager to initiate a comprehensive assessment of the Town's IT capacity and enter into an agreement with VC3, Inc., for a scope of work not to exceed \$30,000. The motion carried unanimously. (Cont. No. 14-12)

#### Award of Shield and Service Weapon to Retired Police Lieutenant Charles B. Way

Charles (Chuck) B. Way was hired December 7, 1981 and retired September 1, 2011 as a Lieutenant from the Waynesville Police Department. It is customary in the law enforcement field, and is provided for in NCGS 20-187.2, that retiring law enforcement officers are presented with their shield and service sidearm as a gift upon retirement, upon approval by the governing board. It was an administrative oversight that this did not occur at the time of Mr. Way's retirement last fall.

Alderman Greeley moved, seconded by Alderman Roberson to authorize the gift of Lieutenant Way's shield and service sidearm in commemoration of his retirement on September 1, 2011. The motion carried unanimously.

#### Special Event Request – Permission to Close a Portion of Virginia Avenue on October 31, 2012

The Hazelwood Baptist Church has hosted a Fall Festival for several years and would like to do so again on Wednesday, October 31, 2012. In order to provide safety for those attending the festival, the Church has typically asked that the portion of Virginia Avenue (between Hazelwood Avenue and Kentucky Avenue) be closed between the hours of 4:00 p.m. and 9:00 p.m. to allow for set-up and clean-up of the festivities. The Town delivers barricades to the two closure points, and members of the Church set the barricades in place so that no overtime is required by town personnel. Town personnel will return to the site and collect the barricades the following day and return them to the Public Works facility.



Alderman Roberson moved, seconded by Alderman Greeley, to approve the closing of the portion of Virginia Avenue, between the intersection of Hazelwood Avenue and Kentucky Avenue, on Wednesday, October 31, 2012 from 4:00 p.m. until 9:00 p.m., as requested by Hazelwood Baptist Church. The motion carried unanimously.

#### Communications from Staff

##### Town Manager Marcy Onieal

Med West announced that they will lay off 56 employees. They also plan to lay off 26 employees at West Care.

Frog Level Street Lights are being installed by town staff in the Frog Level area. This will be a nice addition to this area.

Average residential cost for electricity – Out of 106 electric systems statewide the Town of Waynesville ranks the 16<sup>th</sup> lowest in the cost of electricity. Waynesville is feeling a little crunch with their electric rates and their profit margin is dropping, but Waynesville remains positioned well with other utilities.

Food Drive – almost 10,000 pounds of food was collected from the Tuscola/Pisgah Football Game. Tuscola won the contest by 85 pounds and a trophy will be awarded for this accomplishment. Pisgah almost doubled their collection from last year. Last year's collection during the football game totaled 7,000 pounds. There will be another big collection day on November 16 and a couple of schools are still collecting food. Food will also be collected at the Town Employee's Annual Dinner in December. Mayor Brown said he recently read an interesting article about feeding children and what larger communities are doing. The food drive in Waynesville is our way of locally taking care of an existing issue and he stressed the importance of making sure that children are fed.

Attorney Griffin – There were no legal issues to report on at this time.

#### Bryant Lindsey – Comments Regarding Support for Annexation of Lake Junaluska and/or the Neighborhood of Our Residence and Opposition to Separate Municipal Incorporation by the Lake Junaluska Assembly

Mr. Bryant Lindsey requested time to speak to the Board and made a statement for the record regarding annexation of Lake Junaluska as per the attached statement, which shall become part of these minutes.



Mayor Brown said the Lake Junaluska Board of Trustees will meet in mid-October and again during the first part of November. The Board thanked Mr. Lindsey for attending the meeting and presenting his comments to the Board. Mr. Lindsey thanked the Board for allowing him to attend the meeting and present his comments.

### Adjournment

With no further business, Alderman Greeley moved, seconded by Alderman Caldwell, to adjourn the meeting at 7:50 p.m. The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Gavin A. Brown  
Mayor



## Statement for the Record

**TO: Waynesville Board Of Aldermen<sup>1</sup>**

**From: Bryant And Linda Lindsey<sup>2</sup>**

**Date/Time: October 9, 2012/ 7:00 PM (Meeting Of Board)**

**Subject: (1) Support For Annexation Of (a) Lake Junaluska And/Or (b) The Neighborhood Of Our Residence<sup>3</sup> And (2) Opposition To Separate Municipal Incorporation By The Lake Junaluska Assembly**

- I. **Support For Annexation ( Or "Merger")**: We really like Waynesville and we strongly support annexation of Lake Junaluska by Waynesville. In particular, we strongly support annexation of that part of Lake Junaluska which includes our residence at 595 Golf Course Road as well as the Lake Junaluska Golf Course and the Camp Adventure land<sup>4</sup>.
- II. **Opposition To Separate Municipal Incorporation**: We are opposed to separate incorporation as a municipality by Lake Junaluska under any scenarios which have been suggested<sup>5</sup>.

<sup>1</sup> There is no way for anything to be placed in the public record at Lake Junaluska, insofar as we are aware, because Lake Junaluska is not a public entity. We feel this information (including the footnotes) needs to be part of a public record; so, we are grateful that we can provide it to you tonight. We ask that you keep this document as part of the written public record from the public comments section of this meeting even though we do not have time to read it into your public record. Thank you.

<sup>2</sup> Our residence at 595 Golf Course Road, Waynesville, NC 28786 has been in our family since the 1950's. It is on the golf course side of the Lake Junaluska Assembly grounds diagonally across from the 18<sup>th</sup> tee of the Lake Junaluska Golf Course. Lake Junaluska Golf Course is in front of our little rock cottage; and, Lake Junaluska's Camp Adventure land is behind us. We presently are within the Extra-Territorial Jurisdiction (ETJ) of Waynesville even though we are part of the Lake Junaluska Assembly; we are grateful that we are included within Waynesville's ETJ. We bought our little cottage from my parents, Julian and Frances Lindsey, who both were ministers in the Western North Carolina Conference. My father still lives; but, he now resides happily at Arbor Acres Retirement Home in Winston-Salem, North Carolina. We will celebrate Dad's 100<sup>th</sup> birthday on May 23, 2013 during Lake Junaluska's Centennial Year. Dad is now the oldest minister of the Western North Carolina Conference of the United Methodist Church; and, incidentally, he may be one of the oldest – if not the oldest – living United States Armed Services Chaplains of WW II. At his direction, we express his sentiments today as well as our own. All of us in our family have been thinking about Lake Junaluska and Waynesville for a very long time. We like both Lake Junaluska and Waynesville very much. Always have.

<sup>3</sup> We understand that Waynesville cannot individually select residential properties in separate Junaluska subdivisions for annexation; but, if sufficient numbers of residents and owners in separate subdivisions are favorably disposed to annexation, we hope that Waynesville might consider annexation of these separate subdivisions. This would not, necessarily, constitute "cherry picking", per se, in our opinion.

<sup>4</sup> We do not represent that we speak for any other residents at this time. Furthermore, we are very supportive of the efforts of the Lake Junaluska Task Force on Governance – at this time – to move the Junaluska community towards consensus regarding how to move forward. Similarly, we are very supportive of efforts on the part of Waynesville to study the best ways to move forward – or not to move forward.

<sup>5</sup> We do not think separate incorporation as a municipality by the Lake Junaluska Assembly – or any part of the Lake Junaluska Assembly – is in the best interest of ourselves, all of the other residents of Lake Junaluska, the United Methodist Church, and/or the Town Of Waynesville. In particular, we do not think a separate incorporation which would include our neighborhood is in the best interest of all concerned. Of course, we may be wrong. In any case, we hope it will not be necessary to develop a detailed discussion of the many problems with separate incorporation. In short, we hope separate incorporation becomes a moot issue. But, if separate incorporation becomes a "live" issue, we hope you will – at that time – consider opposing it in order to represent our interests, the interests of other Lake Junaluska residents who may oppose it, as well as interests of present and future residents of Waynesville and Haywood County.



## Statement for the Record

- III. **Particular Concern For Future Of Lake Junaluska Golf Course And Camp Adventure:** We have particular concerns regarding the future of the Lake Junaluska Golf Course and the Camp Adventure land going forward. Based upon the fact that we and others in close proximity have paid annual assessments and other fees for almost 100 years, we believe that the Lake Junaluska Assembly has an affirmative responsibility to safeguard the attractiveness and use of these properties and that annexation of these properties by Waynesville will not terminate this affirmative responsibility of the Lake Junaluska Assembly<sup>6</sup>. We do not presume that Waynesville will assume the responsibility of maintaining either or both of these properties as recreational facilities and parkland after annexation<sup>7</sup>.
- IV. **Finally (Gratitude, Hope, And Faith):** In conclusion, we are grateful that leaders of Waynesville and leaders of Lake Junaluska are indicating willingness to address the issue of how Lake Junaluska can become part of Waynesville (and vice versa) beginning in 2013, Lake Junaluska's 100<sup>th</sup> year. We support any and all studies which may be done that are directed toward this objective<sup>8</sup>. We will be happy to assist however we can. Finally, we hope (and have faith) that, in 2113, Lake Junaluska's 200<sup>th</sup> year<sup>9</sup>, local historians throughout western North Carolina can celebrate your accomplishments in 2013<sup>10</sup>.

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<sup>6</sup> Please note that this opinion is not based upon legal advice; we have not consulted an attorney before venturing this lay opinion. Nor have we tried to reread Southeastern Jurisdictional Administrative Council V. Emerson, Emerson, Huffman, Patten, and Patten (NC Supreme Court, October 9, 2009) in this regard. Obviously, it would be helpful going forward, to determine whether we are right or wrong if, in fact, this can be determined. Certainly, we are not opposed to remaining members of a covenanted Lake Junaluska Assembly community and to continuing payment of annual assessments to the Lake Junaluska Assembly, at appropriate levels and directed to appropriate ends, even after Lake Junaluska is annexed. However, even if Lake Junaluska Assembly, as a covenanted community ceases to exist sometime after annexation and/or if residents on the Assembly grounds are no longer charged fees, we believe that the Lake Junaluska Assembly, or its successors continues to have a responsibility to us and other residents in this regard.

<sup>7</sup> Although, sometime in the unforeseeable future, this might be a good idea. A very good idea.

<sup>8</sup> In particular, we want to make sure feasibility studies indicate that Golf Course Road is state maintained which, we hope, means that Waynesville would incur much less cost to maintain it than otherwise. Also, we think our sewer system along Golf Course Road is much newer than the sewer system in the older part of Lake Junaluska. This is because we had to wait much longer to get our sewer system than most folks did on the other side of Lake Junaluska.

<sup>9</sup> Which will be Waynesville's 303<sup>rd</sup> year (or 242<sup>nd</sup> year) if we calculate correctly.

<sup>10</sup> We also look forward to inclusion of a mention of Lake Junaluska in Waynesville's Wikipedia entry (and vice versa) after annexation/merger.



**TOWN OF WAYNESVILLE BOARD OF ALDERMEN  
REQUEST FOR BOARD ACTION**

**Meeting Date:** November 13, 2012

**SUBJECT:** Call for a public hearing on December 11, 2012 to hear public comment on designation of the Samuel Stringfield House (28 Walnut Street) and Thomas Stringfield House (52 Walnut Street) as Local Historic Landmarks (*request of property owner Charles McDarris*)

**AGENDA INFORMATION**

**Agenda Location:** Call for Public Hearings  
**Item Number:** 3-A  
**Department:** Planning and Development Services  
**Contact:** Paul Benson, Planning & Development Services Director  
**Presenter:** Marcy Onieal, Town Manager

**BRIEF SUMMARY:** The Historic Preservation Commission has worked with ACME Preservation Services, Inc. to develop Local Designation Reports on behalf of property owner Charles McDarris, who is applying for Local Historic Landmark status for the Samuel and Thomas Stringfield houses, located at 28 and 52 Walnut Street respectively. A public hearing must be held prior to taking action on this proposed designation.

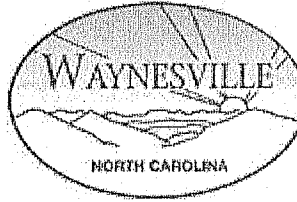
**RECOMMENDED MOTION AND REQUESTED ACTIONS:** To call for a public hearing for two local historic landmark nominations, to be held on Tuesday, December 11, 2012 at 7:00 p.m., or as soon thereafter as possible, in the Board Room of Town Hall located at 9 South Main Street.

**FUNDING SOURCE:** N/A

**ATTACHMENTS:** 1) Agenda & Minutes from Historic Preservation Commission Meeting of 11/7/12; 2) Letters from NCDCCR/Historic Preservation Office dated 10/9/12; 3) Local Designation Report – 28 Walnut Street; 4) Local Designation Report – 52 Walnut Street

**MANAGER'S COMMENTS AND RECOMMENDATIONS:** At its regular meeting of November 7, 2012, the Historic Preservation Commission unanimously supported designation of both properties for Local Historic Landmark status and approved forwarding the application to the NC Dept of Cultural Resources, State Historic Preservation Office for comment, which also concurs that both properties are historically significant and merit landmark designation. The applicant has requested action by the Board of Aldermen prior to December 31, 2012. Planning Staff will provide additional background information regarding designation procedure and tax credits, prior to the public hearing on December 13, 2012.





## **AGENDA**

HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
TOWN HALL  
NOVEMBER 7, 2012  
WEDNESDAY, 2:00 PM

Call to order:

1. Approval of Minutes, September 5, 2012
2. Public Hearing to consider designating 28 Walnut Street a historic landmark\*
3. Public Hearing to consider designating 52 Walnut Street a historic landmark\*

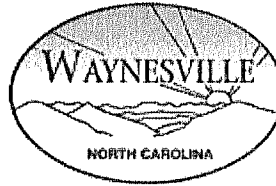
\*(Comments from the North Carolina Department of Cultural Resources State Historic Preservation Office dated October 9, 2012 are attached)

4. Other Business
5. Adjourn

*The next meeting of the Historic Preservation Commission will be held  
Wednesday, December 5, 2012 at 2:00 p.m.*



Draft Minutes



REGULAR MEETING  
HISTORIC PRESERVATION COMMISSION  
TOWN OF WAYNESVILLE  
TOWN HALL  
SEPTEMBER 5, 2012  
WEDNESDAY, 2:00 PM

Waynesville's Historic Preservation Commission held a regular meeting on Wednesday, September 5, 2012 at 2:00 pm. Members present were Chairman Nikki Owens, Peter Sterling, Henry Foy, Ann Melton, Shawn Leatherwood and Sandra Owen. Absent: Vice-Chairman Bette Sprecher. Also present were Town Planner Paul Benson and Secretary Ginny Boyer. Special guests were: Mr. Clay Griffith of Acme Preservation Services, Asheville NC and Charles F. McDarris of Cary, NC, owner of 28 and 52 Walnut Street in Waynesville, NC.

The Historic Preservation Commission meeting was called to order at 2:01 p.m.

Approval of Minutes

Ann Melton made a motion to accept the August 1, 2012 minutes as presented. Shawn Leatherwood seconded and all were in favor.

Citizens Bank & Trust Company, 74 North Main Street, update on recent renovations to historic landmark as they apply to historic landmark status.

At the August 1, 2012 meeting, there was discussion about the possible revocation of the Citizens Bank & Trust Company's local landmark designation. Commission members Shawn Leatherwood and Nikki Owens brought to the board's attention that recent renovations may have included removal of limestone from the façade of the building.

Town Planner Paul Benson presented images of the now local landmark at times of construction (approximately), designation and recent renovation. After review and discussion, members agreed that removal of historic elements including the arch and columns, and any limestone from the façade, was done prior to the property's designation, therefore there was no longer an issue. Chairman Owens thanked Town Planner Benson for his research and work on the matter.

This recent matter was cause for concern among members. Sandra Owen said whenever a local landmark property changes ownership, the new owner needs a letter from the Historic Preservation Commission. Shawn Leatherwood agreed that not only new owners but realtors need to be aware of properties with local landmark status. Realtors then need to make potential buyers aware of the tax benefits associated with local landmark designation. Chairman Owens



went further and felt that reaching out to owners of properties that are potential landmarks is important.

There was further discussion of the inventory taken of the Town, when the Town was broken up into nine districts, identifying those properties in urgent need of repair/salvaging. Chairman Owens mentioned that letters were sent at the time to the prime candidates, those owners of potential landmarks in disrepair, but there was no response.

Members agreed on the importance of notifying owners of local landmarks, those of potential local landmarks and the Board of Realtors to make clear the guidelines associated with historic ownership.

Local Landmark Applications for 28 Walnut Street (Dr. Samuel Stringfield House) and 52 Walnut Street (Dr. Thomas Stringfield House)—presenters: Owner Charles McDarris and Clay Griffith of Acme Preservation Services who prepared the reports

*Charles McDarris, owner of 28 and 52 Walnut Street renovated both properties and now hopes each will qualify for local landmark status. He made mention that, historically, the addresses were 103 Walnut Street and 107 Walnut Street, respectively. Mr. McDarris made it clear that his goal when renovating was to maintain both the architectural and cultural significance of both properties.*

*Mr. McDarris complimented Mr. Clay Griffith of Acme Preservation Services out of Asheville who prepared the reports for local designation. Both reports entitled Waynesville Historic Preservation Commission Local Designation Report can be viewed at the Municipal Building, 16 South Main Street or at the Planning Department, 9 South Main Street.*

### **28 Walnut Street, Dr. Samuel Stringfield House**

Mr. McDarris presented first the report of the Dr. Samuel Stringfield House. Ann Melton made a motion to approve recommending 28 Walnut Street, the Dr. Samuel Stringfield House, to forward to the State Historic Preservation Office for comments on landmark designation. Henry Foy seconded, after which time members discussed the following:

Of concern to board member Shawn Leatherwood was the window film on this property. He said it is not an approved covering and changes the aesthetics dramatically, as the windows are mirrors now, not windows. Mr. Leatherwood said he wants to be in accordance with the guidelines as established by the National Historic Registry and the Department of the Interior and reflective mirror tape is not an appropriate solution for the historical integrity of the home; the appropriate historic response would be plantation shutters, not reflective mirror tape. Mr. Leatherwood made it clear that he greatly appreciates the keeping and repair of the historic windows. Mr. Leatherwood does not want the Historic Preservation Commission to set a precedent that the Commission “lowers the bar”.

Another concern of Mr. Leatherwood’s was the lattice and edge band of the deck at the handicap ramp in front of the property. He feels the handicap ramp was placed intrusively and detracts



from the historic integrity of the house. Mr. Leatherwood's recommendation is to screen the lattice and the edge of the deck band with a low brick wall and a poured concrete cap similar to parapet wall on porch.

Mr. Leatherwood also recommended screening the other handicap ramp you see from Main Street with evergreens. He said he is trying to find a way to incorporate the ADA components without detracting from the historical significance and architectural integrity of the property.

Mr. McDarris addressed the window issue first: He said it was an energy efficient issue. Storm windows would destroy the exterior appearance of the house. The only alternative he had to reflect the heat was to use reflective film. Additionally, he considered interior storm windows, but he wanted the home to be historically intact from both the exterior and the interior. He felt the window film was the least intrusive and least expensive.

Mr. McDarris addressed the lattice work: He tried to find brick that matched the existing brick but was unsuccessful, and since he hates seeing two styles of brick on a historic building, he chose the option of lattice work. Another consideration of Mr. McDarris was his possibly moving back in to the property upon retirement, at which time he would remove the handicap ramp and have the porte-cochere accessible. Mr. Clay Griffith agreed the lattice was not the most aesthetically pleasing and perhaps some additional wood placed horizontally would help, but extending a wall effectively closes off the porte-cochere and creates a false impression of how that building is viewed.

After much discussion, Henry Foy said we need to send the report on for comment to the State. Mr. Griffith said the State will comment on whether or not it is a good candidate for local designation. Chairman Owens agreed that the report should be sent to the State, because it is ultimately the Board of Aldermen's decision after the Historic Preservation Commission has made a decision.

Chairman Owens then asked the Board to consider the motion on the table: To forward the local designation report to the State Historic Preservation Office for comments. The motion carried unanimously.

## **52 Walnut Street, Dr. Thomas Stringfield House**

Mr. McDarris reported on the property at 52 Walnut was used as a rest home from 1965 to 2000 with twenty-five residents and associated staff twenty four hours a day, seven days a week since 1965; therefore it received significantly much more use than 28 Walnut Street. Much less is known about the historic significance of this house than 28 Walnut Street.

Ann Melton made a motion to approve recommending 52 Walnut Street, the Dr. Thomas Stringfield House, to forward to the State Historic Preservation Office for comments on local landmark designation. Sandra Owen seconded. After some discussion, the motion carried unanimously.



2012 Gertrude S. Carraway Award of Merit from Preservation North Carolina for the renovation of the Waynesville Municipal Building, 16 South Main Street

Mr. Benson reported the Town of Waynesville was selected to receive a 2012 Gertrude S. Carraway Award of Merit from Preservation North Carolina for the renovation of the Waynesville Municipal Building.

*The award will be presented to Town Manager Marcy Onieal as part of Preservation North Carolina's Annual Conference in Asheville on Friday, September 21. Both the awards ceremony and luncheon will take place at the Venue, 21 North Market Street.*

Mr. Benson mentioned to members if they would like to attend, to contact Town Manager Marcy Onieal for an invitation.

Snapshot Project

Peter Sterling announced the Snapshot Project was nominated for State-wide recognition by the North Carolina Society of Historians. Members congratulated Peter. Ann Melton informed guests McDarris and Griffith the Snapshot Project is currently on display at the Gateway Club. The photos are from former Mayor and current Commission Member Henry Foy's collection.

Other Business

There was much discussion, in closing, on how having to adhere strictly to the guidelines in place for renovating/restoring historic properties in Waynesville may be a deterrent in preserving historic properties and may ultimately lead to the properties' demise rather than their restoration.

Chairman Owens announced she believes the owners of Blue Ridge Motor Court, across from the new Waynesville Fires Station, are going to register for national register and local landmark status.

Adjournment

With no other business, the Waynesville Historic Preservation Commission adjourned at 3:58 p.m.

---

Ginny Boyer, Secretary

---

Nikki Owens, Chairman



**From:** Crawford, Rob [<mailto:Rob.Crawford@ncdcr.gov>]  
**Sent:** Tuesday, October 09, 2012 11:32 AM  
**To:** [planning@townofwaynesville.org](mailto:planning@townofwaynesville.org)  
**Cc:** McDonald, Annie  
**Subject:** Stringfield Houses

Paul,

Attached are our comments for the doctors Stringfield houses (letters to follow). Very good reports and excellent properties. Both reports should provide the Town with all the information it needs to decide whether or not to designate.

I do want to clear up my apparent misunderstanding regarding reflective window film. I was under the impression that an owner wanted to apply the film to windows on a landmark property. However, thanks to Annie McDonald, I now understand the film was already in place. Window tinting and film does detract from the integrity of a historic building to which it has been applied, and probably would not meet the Secretary's standards, but, as Annie puts it, it is "a pre-existing condition." *After* designation, the HPC can deny an application to put the film on, but if it's already on, it is grandfathered in. HPCs can and should compel the maintenance of a building's character as it was approved – but they cannot compel improvement or restoration. I know you are aware of this but I felt I should state it for the record. I do not think that the presence of tinting, by itself, is reason enough to deny the landmark designation if the building's overall integrity is otherwise retained.

If the commission is concerned that people may think they are allowing window tinting for properties already designated, Annie's other comment is pithy and worth repeating here:

"It may be said that the presence of the film could suggest to other property owners that it is a permissible alteration.... [T]his is an excellent opportunity for public education and, especially, public input through the process of drafting new design guidelines for the City of Waynesville."



I agree. Perhaps there is an opportunity here of editing the guidelines to keep up with current trends. Tint could be singled out for its own special treatment in the guidelines or it could be addressed by multiple other guidelines – my suggestion would be to be as clear as possible either way.

Please feel free to call me with any questions or concerns about our comments; thank you!

Rob

J.R. Crawford IV  
Preservation Commissions Coordinator

North Carolina Historic Preservation Office  
4617 Mail Service Center  
Raleigh, NC 27699-4617  
Phone: 919-807-6580 Fax: 919-807-6599  
<http://www.hpo.ncdcr.gov/>

MY OPINION DOES NOT NECESSARILY REPRESENT THE POLICY OF THE DEPARTMENT OF CULTURAL RESOURCES. E-MAIL TO AND FROM ME, IN CONNECTION WITH THE TRANSACTION OF PUBLIC BUSINESS, IS SUBJECT TO THE NORTH CAROLINA PUBLIC RECORDS LAW AND MAY BE DISCLOSED TO THIRD PARTIES BY AN AUTHORIZED STATE OFFICIAL.





North Carolina Department of Cultural Resources  
State Historic Preservation Office

Ramona M. Bartos, Administrator

Beverly Eaves Perdue, Governor  
Linda A. Carlisle, Secretary  
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History  
Division of Historical Resources  
David Brook, Director

October 9, 2012

Paul Benson, Planning Director  
Waynesville Historic Preservation Commission  
P.O. Box 100  
Waynesville, NC 28786

Re: Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, Haywood County

Dear Mr. Benson:

Thank you for the landmark designation report for the Dr. Samuel Stringfield House. We have reviewed it and offer the following comments in accordance with General Statute §160A-400.6.

We concur that the property is worthy of consideration as a landmark. Displaying an eclectic mix of Colonial Revival and Arts and Crafts styles, the house in addition retains an excellent degree of historic integrity on both the exterior and the interior. The report is substantially accurate and complete and should provide the local governing board with sufficient information to determine whether or not the property has the requisite significance and integrity for local landmark designation.

Landmark designation means the community recognizes the property as one worthy of preservation because of its special significance and integrity in the local community. Any substantial change in design, materials, and appearance are subject to the design review procedures of the historic preservation commission. The owner may receive an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains special significance and integrity (N.C.G.S. §105-278 *et seq.*).

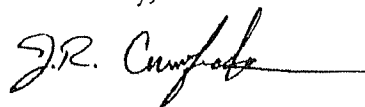
Please note that if the local governing board wishes to extend the commission's authority to significant interior features, the owner must give consent and the designation ordinance must specify the particular features subject to review and describe the nature of the commission's design review authority over them.

Thank you for giving us the opportunity to comment on the report. Our comments are advisory only. Once the necessary public hearing or hearings have been held, the governing board may proceed with the designation decision. Please find enclosed a designation confirmation form and notify me of the local governing board's action at your earliest convenience. Also, if applicable, please let me know of any provisions in the designation ordinance that differ from those specified in the report.

Please do not hesitate to contact me if you have any questions regarding our comments.



Yours truly,

A handwritten signature in black ink, appearing to read "J.R. Crawford IV", with a long horizontal flourish extending to the right.

J.R. Crawford IV  
Preservation Commissions Coordinator





## North Carolina Department of Cultural Resources

### State Historic Preservation Office

Ramona M. Bartos, Administrator

Beverly Eaves Perdue, Governor  
Linda A. Carlisle, Secretary  
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History  
Division of Historical Resources  
David Brook, Director

October 9, 2012

Paul Benson, Planning Director  
Waynesville Historic Preservation Commission  
P.O. Box 100  
Waynesville, NC 28786

Re: **Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, Haywood County**

Dear Mr. Benson:

Thank you for the landmark designation report for the Dr. Thomas Stringfield House. We have reviewed it and offer the following comments in accordance with General Statute §160A-400.6.

We concur that the property is worthy of consideration as a landmark. Displaying an eclectic mix of Colonial Revival and Arts and Crafts styles, the house in addition retains a high degree of historic integrity on both the exterior and the interior. The report is substantially accurate and complete and should provide the local governing board with sufficient information to determine whether or not the property has the requisite significance and integrity for local landmark designation.

Landmark designation means the community recognizes the property as one worthy of preservation because of its special significance and integrity in the local community. Any substantial change in design, materials, and appearance are subject to the design review procedures of the historic preservation commission. The owner may receive an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains special significance and integrity (N.C.G.S. §105-278 *et seq.*).

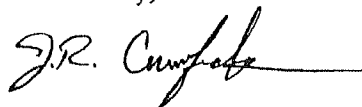
Please note that if the local governing board wishes to extend the commission's authority to significant interior features, the owner must give consent and the designation ordinance must specify the particular features subject to review and describe the nature of the commission's design review authority over them.

Thank you for giving us the opportunity to comment on the report. Our comments are advisory only. Once the necessary public hearing or hearings have been held, the governing board may proceed with the designation decision. Please find enclosed a designation confirmation form and notify me of the local governing board's action at your earliest convenience. Also, if applicable, please let me know of any provisions in the designation ordinance that differ from those specified in the report.

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Yours truly,

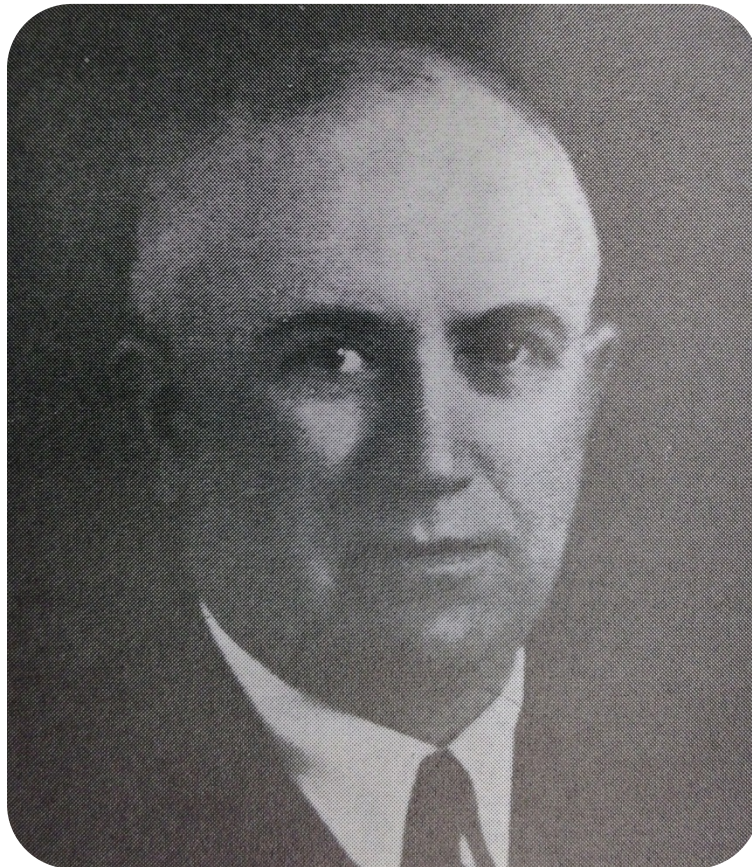
A handwritten signature in black ink, appearing to read "J.R. Crawford", followed by a long horizontal flourish.

J.R. Crawford IV  
Preservation Commissions Coordinator



**WAYNESVILLE HISTORIC PRESERVATION COMMISSION**  
**Local Designation Report**

**DR. SAMUEL STRINGFIELD HOUSE**  
**28 WALNUT STREET**  
**WAYNESVILLE, NORTH CAROLINA**



**Prepared by**  
**Clay Griffith**  
**Acme Preservation Services**  
**Asheville, NC**

**August 2012**



Cover photo reproduced from William L. Anderson and Nina L. Anderson, *A Heritage of Healing: The Medical History of Haywood County* (Waynesville, NC: The Waynesville Historical Society, 1994), p. 218.



## **Local Landmark Designation Report**

### **DR. SAMUEL STRINGFIELD HOUSE**

Waynesville, Haywood County

1. NAME AND LOCATION OF PROPERTY

The Dr. Samuel Stringfield House is located at 28 Walnut Street on the northeast corner of the intersection of Walnut and North Main Streets, in Waynesville, North Carolina.

2. NAME AND ADDRESS OF CURRENT PROPERTY OWNERS

Charles F. McDarris  
102 Lochview Drive  
Cary, NC 27511

3. REPRESENTATIVE PHOTOGRAPHS AND MAPS OF THE PROPERTY

Representative photographs of the property, a location map, site plan, and boundary maps are included with this report.

4. CURRENT DEED BOOK REFERENCE

The property is recorded in Haywood County Deed Book 623, page 525. The tax parcel number for the property is 8615-48-1442, which encompasses the entire 0.59-acre tract associated with the Dr. Samuel Stringfield House.

5. AD VALOREM TAX APPRAISAL

According to Haywood County tax records the appraised value of the property is \$724,500, which includes the house and the 0.59-acre parcel. The tax appraisal for the house alone is \$441,800, and the land is appraised at \$282,700.

6. DATE OF CONSTRUCTION

The Dr. Samuel Stringfield House was constructed around 1922.

7. HISTORICAL SIGNIFICANCE

Areas of Significance	Architecture
Period(s) of Significance	ca. 1922



## 8. STATEMENT OF SIGNIFICANCE

The Dr. Samuel Stringfield House, constructed around 1922 at the northeast of corner of Main and Walnut streets, is one of the finest examples of eclectic Colonial Revival-style residential architecture in Haywood County. After the arrival of the Western North Carolina Railroad in 1882, Waynesville enjoyed an extended period of growth and prosperity as tourists and northern visitors ushered in an era of affluence to the small mountain town. In the early twentieth century the design and construction of a number of increasingly stylish houses and luxury hotels in Waynesville were influenced by nationally popular architectural styles. Dr. Samuel and Addie Stringfield built the imposing two-story brick house for their personal residence upon returning to Waynesville after several years working for the Suncrest Lumber Company and living in its camps at Sunburst and Crestmont. The house is a bold composition of hip-roof forms, a front pavilion, a one-story sun porch wing, and an attached porch and porte cochere. The interior of the dwelling is organized around a dramatic central stair hall and finished with quality lumber and wood moldings, paneled wainscoting, paneled doors, and classically-influenced mantels.

## 9. ARCHITECTURAL DESCRIPTION

The Dr. Samuel Stringfield House occupies a prominent site in downtown Waynesville, standing on the northeast corner of the intersection of North Main and Walnut Streets. The lot is bordered by a brick retaining wall at the sidewalk that steps down to the north and east, along the two streets. The wall is capped with a cast concrete coping. Two, low brick pillars at the sidewalk intersection frame concrete steps that lead to a walkway extending diagonally through the yard to the front of the house. The open lawn is grass with low foundation plantings across the front of the house. Mature deciduous and evergreen trees are located around the perimeter of the property and in the yard in front of and on the south side of the house. Smaller planting beds are located at the corner of the property around the walkway steps. A paved driveway from Walnut Street is bordered by extensions of the brick retaining wall and leads to the porte cochere, which now shelters a wood handicap ramp. The driveway is blocked by a single concrete bollard at the sidewalk. In 2009, the grass backyard was paved as a parking area, with access from the adjacent house at 52 Walnut Street added.

Built around 1922, the house is an imposing two-story brick dwelling with a hip roof and stone foundation. The main body of the house is capped by a hip roof with a projecting hip-roof entrance wing, hip and shed dormers, and two hip-roof rear wings. A one-story flat-roof wing attached to the south elevation has a second-story balcony, with the solid brick parapet and cast-concrete coping



serving as a balustrade. An attached one-story porch extends along the northern portion of the façade and connects to a front-gable porte cochere. A wood ramp and deck have been installed within the porte cochere in 2009 to provide a handicap-accessible entrance to the house. The porte cochere and porch are carried on brick piers with corbelled caps, and the porch displays solid brick balustrades and cast-concrete copings topped by a metal handrail. The porch floor is terra cotta tile and the ceiling is beaded boards.

The façade of the house is enlivened by a two-story hip-roof entrance pavilion that projects forward with a polygonal bay and one-story front-gable entrance, which is accessed by concrete steps with concrete cheek walls. The entrance is composed of double-leaf glazed-and-paneled wood doors flanked by brick pilasters and sheltered by a broad, open hood with decorative purlin brackets and exposed rafters. The doors open into a small vestibule before entering the house. The entrance is flanked by paired and single windows with soldier-course lintels and cast-concrete sills. An open porch located on the second story is supported by brick piers resting on a cast-concrete coping. The shallow porch space is accessed from a single-leaf multi-light door on the second story.

Two prominent interior brick chimneys rise above the roof line of the house, which is punctuated by hip-roof dormers on the front (west), rear (east), and south slopes of the roof. The stuccoed dormers have broad open eaves with exposed rafter tails and contain paired six-light casement windows. A shed dormer on the rear elevation, which is positioned directly adjacent to a hip-roof dormer, contains two pairs of casement windows. Windows throughout are typically the original single-light casements topped by two-light transom and often appear in groups. First-story windows on the façade are composed of a large central pane topped by a five-light transom and flanked by the typical window sash. In 2009 the windows were lined with reflective film to improve their energy efficiency. Window openings are framed by soldier-course brick lintels and stacked header or stretcher courses; the sills are typically cast concrete.

On the rear elevation, a two-story hip-roof wing at the northeast corner of the rear elevation is one bay deep and covered with asbestos shingles. The first story was an open porch, with brick piers evident at the corners and the solid brick balustrade beneath the frame panels. The second-story addition, which was added before 1965 when the McDarrises purchased the house, cantilevers out from the first-story section and contains fixed-sash windows that imitate the two-over-one pattern of the main windows. A wood ramp added in 2009 at the southeast corner of the house provides handicap access to a single-leaf entrance on the south elevation of the house.



The interior of the house is organized around a wide central hallway with a imposing formal stair. The entrance vestibule empties into the hallway through French doors; a second set of French doors on the north side of the hallway open onto the porch. The wide hall is finished with original wood floors, paneled wainscoting, and a crown molding. Unlike the other first-story rooms, the hallway did not originally have crown molding, which was added in 2009. During the rehabilitation the badly damaged original plaster walls throughout the house were covered with sheetrock. The stair is positioned in the center of the hallway, where it rises to an intermediate landing. The stair features a well-detailed balustrade with turned newel posts and turned and tapered balusters. The hand rails flair outward slightly on the lower steps. The balustrade continues on the two short upper runs and around the semicircular opening in the ceiling above the lower stairs. French doors on the north and south sides of the hallway enter into the front rooms on either side of the house. A single-leaf two-panel door on the south side of the hall accesses a restroom, which was created in around 2009 from a closet that served a rear room of the house. The closet originally served as a telephone alcove. An opening on the north side of the stairs at the rear of the hall enters into the rear hall of the house, with access to the service stairs, former kitchen, restroom, and rear entrance. A tub was removed from the bathroom, which was then remodeled to allow the rear hallway to be widened slightly.

The two front rooms of the house are large, open spaces with prominent fireplaces. The south room features a classically-inspired mantel with paired columns supporting a plain entablature with a dentil cornice. Built-in shelves extend to either side of the fireplace on the east wall of the room. A built-in top-hinged wraparound bench seat constructed of oak was originally located in this room, but has been removed. A set of French doors flanked by multi-light side panels accesses the sun porch in the side wing. The sun porch is plainly finished, but illuminated by large banks of windows on all sides. Other rooms on the first floor, now used as offices, are similarly finished. A room at the rear of the house contains a fireplace with a nicely executed Federal style mantel. The mantel is composed with flat pilasters, projecting corners, and a center tablet adorned with a relief urn and garlands.

The wide intermediate stair landing provides access to the rear service stair and a short set of steps to the third story entrance, in addition to the two continuing runs of stairs to the second floor. A single-leaf door from the intermediate landing enters into the service stair, which is plainly finished with a simple balustrade of square balusters and square newel. A short hallway opening filled with stairs accesses a second-story room at the northeast corner of the house and a door leading to the third floor storage area. The second-story bedrooms are similarly finished with two-panel single-leaf doors, baseboard and crown moldings, wood floors, and flat window surrounds. The main bedrooms have



simple Federal style mantels. The bathrooms display paneled wainscoting and ceramic tile floors. The bathtubs have been boxed in and storage shelves built above the enclosures. The third floor contained two bedrooms, bathroom, and a kitchen, but it is currently used for storage.

The Dr. Samuel Stringfield House retains a high degree of historic integrity. The house occupies a prominent corner lot at the intersection of Walnut and Main streets and retains its overall form, massing, and materials. Although the house has been updated and remodeled over the years, the basic footprint of the building, floor plan, exterior materials, and primary interior materials have remained largely unchanged. The principal exterior changes are the construction of wooden handicap ramps to meet current building code requirements. The two ramps are located at the southeast rear corner and under the porte cochere, where they are generally unobtrusive. The porte cochere was no longer functional due to its narrow width for modern automobiles. The reflective tint of the windows results from the application of film applied to the window glass to improve their energy efficiency, which can be easily removed; the window sash are original. Similarly, when the house was rehabilitated and converted to offices in 2009, a number of changes were made to the interior, but the alterations did not affect the overall character or layout of the house. The primary materials were retained, along with the relationships of the principal rooms and spaces within the house. The addition of a paved parking at the rear of the house does not significantly compromise its setting and maintains the integrity of the principal views of the house.

## 10. HISTORICAL BACKGROUND AND SIGNIFICANCE

### *Historical background*

The house built by Dr. Samuel Stringfield at 28 Walnut Street (formerly 103 Walnut Street) occupies a portion of a tract on the edge of downtown Waynesville that came to be known as the "Temple lot." The property had been the site of Col. Robert Love's nineteenth-century home, which was burned during the Civil War by Col. George W. Kirk, a renegade Tennessean who led a Federal force into Waynesville in March 1865. Kirk burned Love's house and the jail, after he had freed the prisoners, and stole 150 horses. Robert Love, known as the founder of Waynesville, was instrumental in the formation of Haywood County from Buncombe in 1808 and gave land for the courthouse, jail, public square, cemetery, and several churches. In addition to donating land for the new



town, Love suggested the name “Waynesville” in honor of his Revolutionary War commander, General Anthony Wayne.<sup>1</sup>

Located approximately thirty miles west of Asheville, the town of Waynesville was laid out along a northeast-southwest ridge bounded by Richland and Raccoon creeks. The town remained isolated and sparsely populated for much of the nineteenth century due to the rugged geography and unimproved transportation routes into the county. Completion of the Murphy Branch of the Western North Carolina Railroad (WNCRR) from Asheville to Waynesville in 1882 opened the area to tourism and timber-related industries that greatly influenced future development. The railroad brought an influx of new residents, visitors, and businessmen, who, in turn, brought new styles and popular trends to the town.<sup>2</sup>



**Figure 1. View along Main Street to intersection with Walnut Street, ca. 1890**

Following the destruction of Col. Love’s house, the tract of land at the northeast corner of Main and Walnut streets appears to have remained undeveloped

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<sup>1</sup> W. C. Allen, *Centennial of Haywood County and its County Seat, Waynesville, NC* (Waynesville, NC: Courier Printing Company, 1908), 41-42, 51-52.

<sup>2</sup> Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide To The Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999), 339. Allen, 52. Mattson, Alexander and Associates, “Town of Waynesville Architectural Survey: Final Report,” October 1996, 3-4.



through the second half of the nineteenth century. A ca. 1890 photograph of the north end of Main Street shows a small grove of trees located on the site (see Figure 1). The grove is visible in the photograph just beyond the frame Waynesville Presbyterian Church, which was erected in 1882. The Gordon Hotel, with its three-story tower, stands on the south side of the street opposite the church. In 1892, the Love family donated the land for the construction of a Women's Christian Temperance Union (WCTU) "temple" on the property. The WCTU structure was never constructed, but a cornerstone bearing the inscription "W.C.T.U., 1892, Love" was brought to the property. The site was known thereafter as the "Temple lot." By the turn of the twentieth century, Col. Love's property had come into the possession of Thomas Stringfield.<sup>3</sup>

Thomas (1872-1954) and Samuel Stringfield (1881-1947) were two of the seven children born to Col. William W. Stringfield and his wife Maria M. Love, granddaughter of Col. Robert Love. The Stringfields moved to Haywood County from Tennessee when Thomas was just a few months old and in 1879, Col. Stringfield built the White Sulphur Springs Hotel near Waynesville. Born in Waynesville and educated in county schools, Samuel Stringfield attended the Agricultural and Mechanical College in Raleigh, now North Carolina State University, for one year before transferring to the University of North Carolina at Chapel Hill. He received his medical training at Jefferson Medical College in Philadelphia and became a licensed physician in 1905. He served as an intern at Polyclinic Hospital in Philadelphia and Mercy Hospital in Pittsburgh before returning to Waynesville and entering private practice with his brother Thomas.<sup>4</sup>

Thomas Stringfield opened his medical office in 1899 as the practice of medicine was entering a new era and a new generation of doctors began working in Haywood County. Three long-standing physicians either retired or passed away around the turn of the twentieth century and a group of young doctors, including Stringfield, arrived in Waynesville. Samuel Stringfield joined his brother's practice in 1908, and together they worked from an office on Main Street. Affectionately known as Dr. Sam and Dr. Tom, they frequently traveled on horseback to visit patients at home and were often paid in farm produce or

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<sup>3</sup> Photograph reproduced in Jean Threlkeld Webb, *Haywood County: A Brief History* (Charleston, SC: The History Press, 2006), 28. The photograph also shows how sparsely settled the north end of Waynesville was at the time. A similar photograph from around the same period but taken at street level is reproduced in Webb on page 23.

<sup>4</sup> Allen, 116-118 and 134. Haywood County Heritage Book Committee, *Haywood County Heritage, Volume I* (Waynesville, NC: Don Mills, Inc., and the Haywood County Heritage Book Committee, 1994), 312 (hereinafter cited as *Haywood County Heritage*). William L. and Nina L. Anderson, *A Heritage of Healing: The Medical History of Haywood County* (Waynesville, NC: The Waynesville Historical Society, 1994), 218.



livestock. Samuel Stringfield performed surgery both at the office and the Haywood County Hospital.<sup>5</sup>

Beginning around 1914, the Suncrest Lumber Company determined the need for an on-site doctor at its lumber camp in Sunburst (present-day Lake Logan) and contracted with Samuel Stringfield to care for and treat its employees. Stringfield commuted from Waynesville at first from a home near Sulphur Springs Road and later lived in the Sunburst community, which grew to as many as 1,500 residents. Dr. Stringfield is remembered for traveling by rail bike over the company's rail lines to remote sections of its operation. In 1916, Suncrest acquired an additional lumber camp at Crestmont in the Smokies. Stringfield became the camp physician at Crestmont and Dr. B. B. Sturdivant assumed responsibility for Sunburst. Stringfield worked for Suncrest until 1920 or 1922, when he returned to Waynesville.<sup>6</sup>

In 1909 Samuel Stringfield married Addie Sloan (1886-1955) and together the couple raised five children: Thomas, Martha, Samuel Jr., William, and James. Two of their children, Thomas Stringfield (1910-1966) and James K. Stringfield (1922-2011), became doctors. Samuel Stringfield became the first doctor to work for the Dayton Rubber Company (Dayco) in Hazelwood and the local prison camp. In 1934, he became the County Superintendent of Health.<sup>7</sup>

In 1906, the Waynesville Presbyterian Church at the northwest corner of Main Street and Walnut Street began work on a new building to replace its Victorian-era frame building, which was moved across the road to Thomas Stringfield's lot on the east side of Walnut Street. Thomas Stringfield, who lived on Main Street at the time, offered use of the lot to the congregation and the old church building sat there for a few years before it was moved again and converted into a residence.<sup>8</sup>

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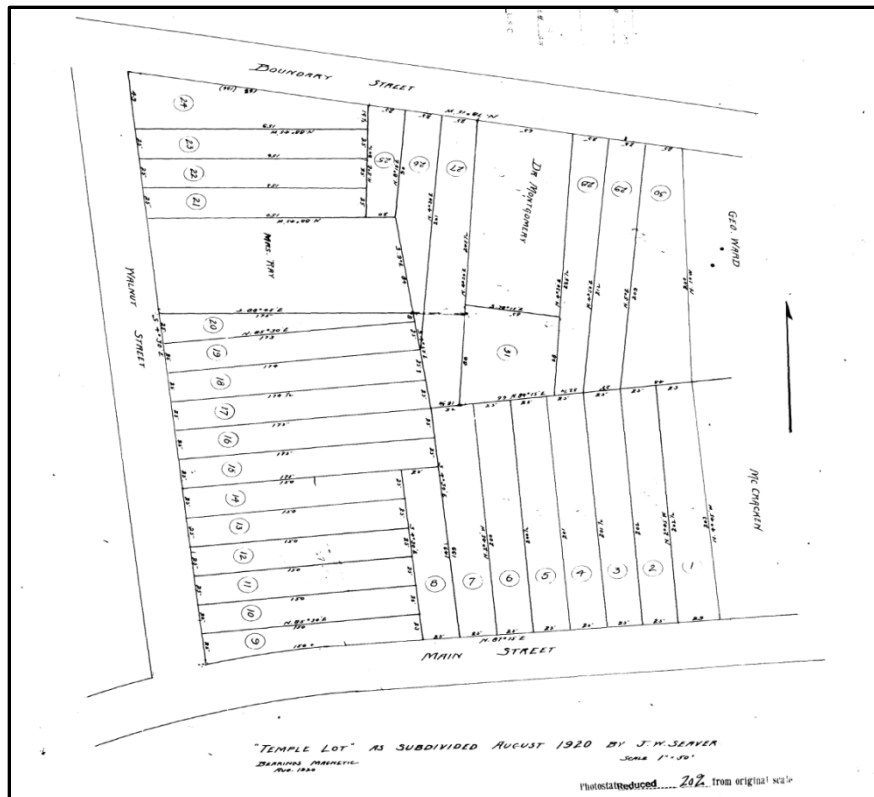
<sup>5</sup> Anderson and Anderson, 80, 99-100 and 218. *Haywood County Heritage*, 311.

<sup>6</sup> Anderson and Anderson, 115.

<sup>7</sup> Ibid., 218. *Haywood County Heritage*, 311.

<sup>8</sup> *Waynesville Presbyterian Church 100<sup>th</sup> Anniversary, 1875-1975* (Waynesville, NC: Waynesville Presbyterian Church, 1975), 5.





**Figure 2. Plat of the Temple Lot by J. W. Seaver, August 1920**

In August 1920, Thomas Stringfield engaged J. W. Seaver to survey the Temple property and lay out thirty-one lots (see Figure 2). On November 10, 1920, he sold the first lots, numbers 3 and 4, to Sarah Haynes for \$1,000 (Deed 57/84). The same day he sold lots 23 and 24 to George H. Ward for \$1,152 (Deed 57/53). Ms. Haynes' lots were located on the north side of Main Street, and George Ward's lots were located on the south side of Boundary Street. During the initial sale in November 1920, Samuel Stringfield purchased seven lots, numbers 8 through 14, at the corner of Main and Walnut streets from his older brother (Deed 57/84).<sup>9</sup>

Samuel Stringfield built an imposing two-story brick residence on his lots at the northeast corner of Main and Walnut streets around 1922. The grove of trees that had grown up in the second half of the nineteenth century (see Figure 1) was cleared for construction, but a number of stumps were too large or too difficult to remove. The house was built atop the remaining stumps, which are still visible in the crawl space. It is believed that Phillips Construction Company built the house for the Stringfields. Decatur V. Phillips, who owned the construction company with his son, Clarence, erected many fine houses around Waynesville in addition to commercial buildings, churches, the 1927 Masonic

<sup>9</sup> Office of the Register of Deeds, Haywood County Courthouse, Waynesville, NC.



Temple (NR, 1988), the old Haywood County Hospital, and seven county schools. A few years later, between 1924 and 1931, Phillips constructed a house for Thomas Stringfield house on lots 15-20 of the Temple property immediately north of Samuel Stringfield's house.<sup>10</sup>

Samuel and Addie Stringfield raised their family and lived in the house from the 1920s to the 1950s. All five children resided at home before their college years and immediately before and after the four sons served in World War II. Financially challenged during the Depression, the Stringfields were able to keep the house by paying their mortgage interest. Addie Stringfield convinced her husband to allow minor alterations to the second floor to accommodate seasonal boarders, as was done in many western North Carolina tourist towns. A kitchen was added on the second story to create a small apartment for their son Dr. Tom Stringfield and his wife, Harriet. Another son, William, used an attic bedroom when visiting and between jobs.

Dr. Stringfield died in 1947, and Addie Stringfield passed away in 1955. Their five children inherited the house, but were forced to sell the property. On March 30, 1960, the Stringfield heirs sold the house to interior designer William Roberts of Naples, Florida (Deed 185/66). Two weeks later, Roberts sold the property to his mother-in-law Jane Tibbett for \$22,500 (182/151). For the next five years, Bill and Marguerite Roberts lived on the second story and operated their interior design office, Jane Tibbett Associates, from the first story of the house. The house was purchased in November 1965 by J. Charles and Ethel H. McDarris (Deed 210/293).<sup>11</sup>

Ethel Hayes McDarris (1917-1998) came to Waynesville from Whittier, North Carolina, and along with her two sisters, Lina H. Padgett and Pearl Hayes, owned and operated the Haywood Rest Home at 52 Walnut Street. In 1949, Ethel Hayes married J. Charles McDarris (1917-1991), a Buncombe County native. McDarris graduated from Berea College in Kentucky in 1938 with a degree in agriculture education. He established the vocational agriculture department at Oakley High School in Asheville and worked for the Farm Security Administration and Farmers Home Administration in Haywood, Jackson, and Transylvania Counties, as well as in Raleigh. During World War II he served in the Navy and following the war he returned to work for the Farmers Home Administration in Haywood and Jackson Counties. In 1957, McDarris entered law school at Wake Forest University, graduated in 1960, and returned to Waynesville. He entered into practice with Frank D. Ferguson Jr., served as town attorney, and in 1973 was appointed as a District Court Judge by Gov. James Holshouser. McDarris replaced retiring Judge

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<sup>10</sup> Sanborn maps, 1924 and 1931. *Haywood County Heritage*, 264.

<sup>11</sup> Office of the Register of Deeds, Haywood County Courthouse, Waynesville, NC.



Felix E. Alley Jr. Judge McDarris retired in 1984, but was subsequently appointed by Gov. Jim Hunt to serve on the bench wherever the need arose across the state. J. Charles and Ethel McDarris had one son, Charles F. McDarris, who grew up in the house.<sup>12</sup>

Charles F. McDarris, an attorney and present owner of the property, obtained the house from the estate of his mother following her death. In 2009 McDarris rehabilitated the house and converted it to offices.

### *Architectural context*

The Western North Carolina Railroad arrived in Waynesville in late 1882, opening the area to tourism and the lumber industry. The new era of prosperity ushered in by the railroad connection was reflected in the built environment. Simple, traditional building forms were soon replaced with buildings constructed in popular late nineteenth-century architectural styles such as the Queen Anne and Colonial Revival. In the early decades of the twentieth century, the Colonial Revival style supplanted the Queen Anne as Americans increasingly eschewed the richly ornate detailing of nineteenth-century dwellings in favor of simpler, more modern houses. Waynesville, however, possesses a good number of well-executed transitional Queen Anne-Colonial Revival style residences from the turn of the twentieth century. These houses typically married the irregular forms and massing of the Queen Anne with the more restrained and classically influenced finishes of the Colonial Revival.<sup>13</sup>

Despite an appreciation for the authentic expression of Colonial-era architecture, early proponents of the Colonial Revival style rarely offered historically correct copies of colonial precedents, but instead freely interpreted details and proportions that were applied to a wide range of house types and forms. As a result the Colonial Revival style became the most popular domestic architectural style of the early twentieth century. Characterized by rectangular footprints, Colonial Revival-style houses typically exhibit gable or hip roofs, symmetrically arranged facades, and multi-paned double-hung windows. The common forms and stately proportions were frequently embellished with classically inspired details including columned porches, Palladian windows, dentil cornices, and pedimented entrance surrounds with pilasters, fanlights, and sidelights. Dissemination of published sources in the 1910s and 1920s encouraged greater

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<sup>12</sup> *Haywood County Heritage*, 236. Wood, 338 and 340-341.

<sup>13</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1992), 263-268.



historical accuracy, but the economic depression of the 1930s, among other factors, led to a simplification of the style in the mid-twentieth century.<sup>14</sup>

Nationally, reaction to the fussiness of the Queen Anne style and the shift toward a more restrained style of living gained favor in the growing popularity of the Arts and Crafts movement and philosophies espoused by Gustav Stickley's *The Craftsman* magazine (1901-1916). Through his publication Stickley became the chief disseminator of Arts and Crafts beliefs in the United States, and his company, Craftsman Workshops, produced furniture that promoted design unity of both house and furnishings. Stickley and others argued that the beauty inherent in simple forms and natural materials, if finely crafted, was sufficient decoration in itself—a direct response to the Queen Anne style of the late nineteenth century. Many reformers of the early twentieth century asserted that creating a comfortable and secure home environment was the natural antithesis of the commercial and industrial expansion that was perceived to be corrupting the nation and its citizens.<sup>15</sup>

The Dr. Samuel Stringfield House is an eclectic Colonial Revival-style residence in Waynesville incorporating a variety of forms and stylistic elements. The irregular massing of two-story, double-pile house is suggestive of a Queen Anne influence with its asymmetrical façade, projecting entrance pavilion, porch that extends into a porte cochere, and complex roof line. Despite the irregular forms, the overall order of the façade and restrained exterior details reflect the popular Colonial Revival style of the time. The house exists among a small group of early twentieth-century brick residences in Waynesville since weatherboards and wood shingles were the predominant exterior materials for domestic architecture. The availability of pre-cut building materials and architectural details allowed for a greater range of ornament that could be applied to wood-sided houses, but here the exterior embellishment is subtly expressed through variations in form, the surface texture of the brick, varying brick courses around the window and door openings, corbelling of the porch posts, and contrasting the deep red brick with cast-concrete and frame elements painted white. A few Craftsman elements are also present in the open eaves, exposed rafter tails, and decorative purlin brackets. The interior of the Stringfield House is characteristic of the Colonial Revival style with its formal stair, tasteful moldings, paneled wainscoting and doors, and Federal-style mantels.

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<sup>14</sup> Catherine Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 1990), 417-420.

<sup>15</sup> Elizabeth Cumming and Wendy Kaplan, *The Arts and Crafts Movement*, World of Art Series (New York: Thames and Hudson Inc., 1991), 122-124, 141-142. Also see the essay entitled "The Craftsman Idea" in Gustav Stickley, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement* (New York: Dover Publications, 1979), 194-205 (originally published as *Craftsman Homes* in 1909).



In terms of its architectural character, the Dr. Samuel Stringfield House has few peers in Waynesville, and its most closely related counterpart is the house that Dr. Stringfield's brother built on the adjacent lot. The Dr. Thomas Stringfield House at 52 Walnut Street dates from a few years after Samuel Stringfield's house and is more subdued in its form and massing. The interior details show a greater Craftsman influence, with rich earth tone and dark, stained wood moldings, heavy brick fireplace surrounds, built-in bookcases and benches, and solid or multi-light doors.

The two brothers' houses are located within the Spread Out neighborhood (NR district, 2010) of Waynesville, which is a compact, well-defined residential neighborhood containing a good collection of substantial Queen Anne, Colonial Revival, and Craftsman dwellings intermixed with more modest bungalows, Period Cottages, and Minimal Traditional houses. The two Stringfield houses are among the most substantial early twentieth-century brick dwellings in the district, which is composed primarily of frame dwellings. Two brick apartment buildings in the district—the ca. 1928 Walnut Street Apartments and the ca. 1930 Kirkpatrick Apartments—faintly resemble the Samuel Stringfield House in style and scale, though clearly built as multi-family residences. The Garrett House at 90 Walnut Street is a late Colonial Revival-style brick dwelling, but the nicely-detailed two-story brick house was built in the late 1940s.<sup>16</sup>

The Smathers-Gautier House (NR, 1980), built on Daisey Avenue in the early Oak Park subdivision around 1895, is one of the most elaborately decorated Victorian-era dwellings in town. It is characterized by irregular massing; three-story octagonal towers, including a prominent bell-shaped tower roof covered with patterned tin shingles; a bracketed cornice; and a wrap-around porch with extensive sawn and turned spindlework.<sup>17</sup>

The 1899 Dr. J. Howell Way House (NR, 1980), located at 145 South Main Street, is an imposing two-and-a-half-story, brick house with a wraparound porch supported by turned posts spanned by turned balusters. Built for a prominent physician, the Way House blends Queen Anne and Colonial Revival style elements including irregular massing, tall hip roof, bracketed cornice, and enriched porches on two levels. Like the Stringfield House, one side of the porch

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<sup>16</sup> Clay Griffith, "Spread Out Historic District" National Register Nomination, 2010 (Survey and Planning Branch, Historic Preservation Section, North Carolina Department of Cultural Resources, Raleigh).

<sup>17</sup> Catherine W. Bishir, Michael T. Southern and Jennifer F. Martin. *A Guide to the Historic Architecture of Western North Carolina* (Chapel Hill, NC: The University of North Carolina Press, 1999), 341-342; and Duane Oliver, *Mountain Gables: A History of Haywood County Architecture*, ed. by Betsy Farlow (Waynesville, NC: Oliver Scriptorium, 2001), 40-41.



extends to a porte-cochere. A one-story brick building that originally housed Dr. Way's medical office is attached to the southwest corner of the house. The Clyde Ray Sr. House (NR, 1996) occupies a hillside site overlooking downtown, was built from 1898 to 1900 by the Rhinehart Brothers. The house retains original Queen Anne-Colonial Revival elements including its mantels, moldings, and ornate stair, and is notable for the distinctive gambrel roof, shingled dormers, and arcaded wraparound porch on the exterior.<sup>18</sup>

The Charles and Annie Quinlan House (NR, 2005), built in 1902 at 274 South Main Street, similarly embodies the distinctive characteristics of a transitional Queen Anne-Colonial Revival style dwelling built at the turn of the century, although its restrained qualities point to the growing popularity of the Colonial Revival and Craftsman styles. The asymmetrical massing of the frame house, with numerous projecting bays under a tall hip roof and dormers, clearly draws from the Queen Anne style, while the Tuscan porch columns and plain entablature reflect the greater restraint of the Colonial Revival. The interior continues the reserved architectural expression evidenced on the exterior and combines Victorian hardware and Colonial Revival mantels and moldings with Craftsman details in the library and dining room.<sup>19</sup>

The large size of the house contributed to its brief use accommodating boarders in small apartments during Dr. and Mrs. Stringfield's later years and its current use as offices. Despite the adaptive reuse of the house since 2000, few substantial changes to the structure are evident. Changes to the kitchen and utility areas on the first story are the most noticeable alterations to the house, but are located at the rear of the house beyond the most visited public spaces. The first-story bathroom off the hallway was created from the original telephone alcove with minimal intrusion into other existing spaces. All of the large first-story rooms have been adapted into offices with little alteration. The multiple second-story bedrooms have likewise been easily converted to small offices. The overall character of the interior floor plans remains intact with original stair and door locations.

## 11. PROPERTY INCLUDED IN THE DESIGNATION

The exterior of the Dr. Samuel Stringfield House including the house and landscape features described in this report are all included in the designation.

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<sup>18</sup> Bishir, et al, 341-342; and Oliver, 41-42, 72.

<sup>19</sup> Clay Griffith, "Charles and Annie Quinlan House" National Register Nomination, 2005 (Survey and Planning Branch, Historic Preservation Section, North Carolina Department of Cultural Resources, Raleigh).



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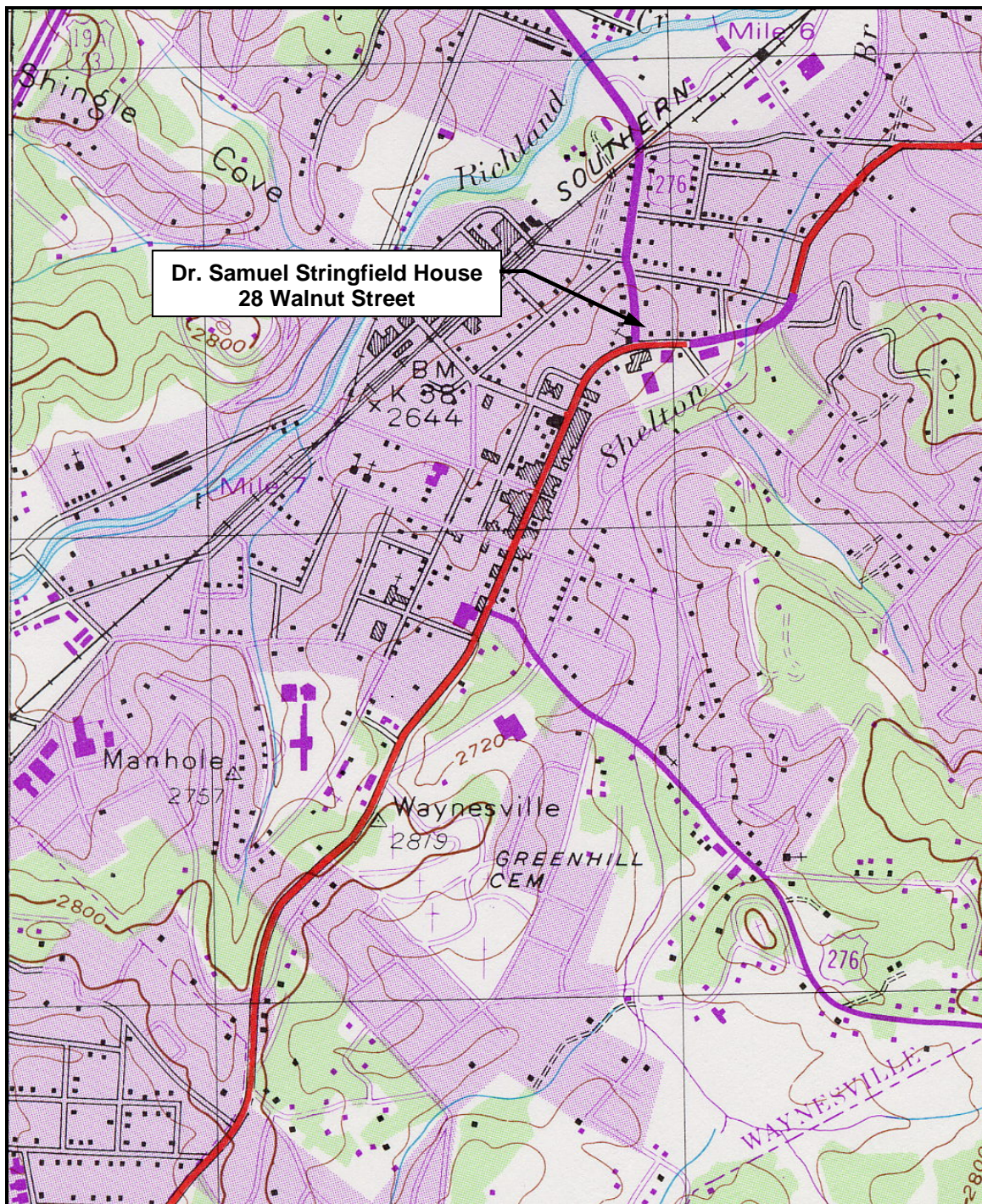
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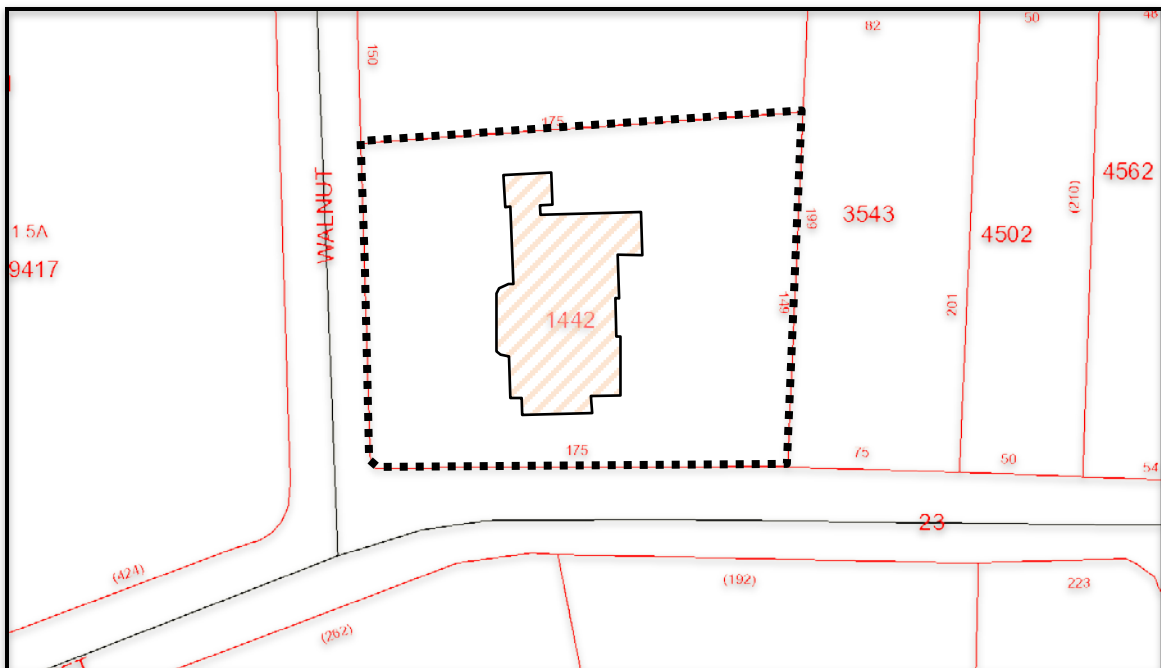


Waynesville, 7.5' USGS topographic quadrangle map (1941; photorevised 1979)



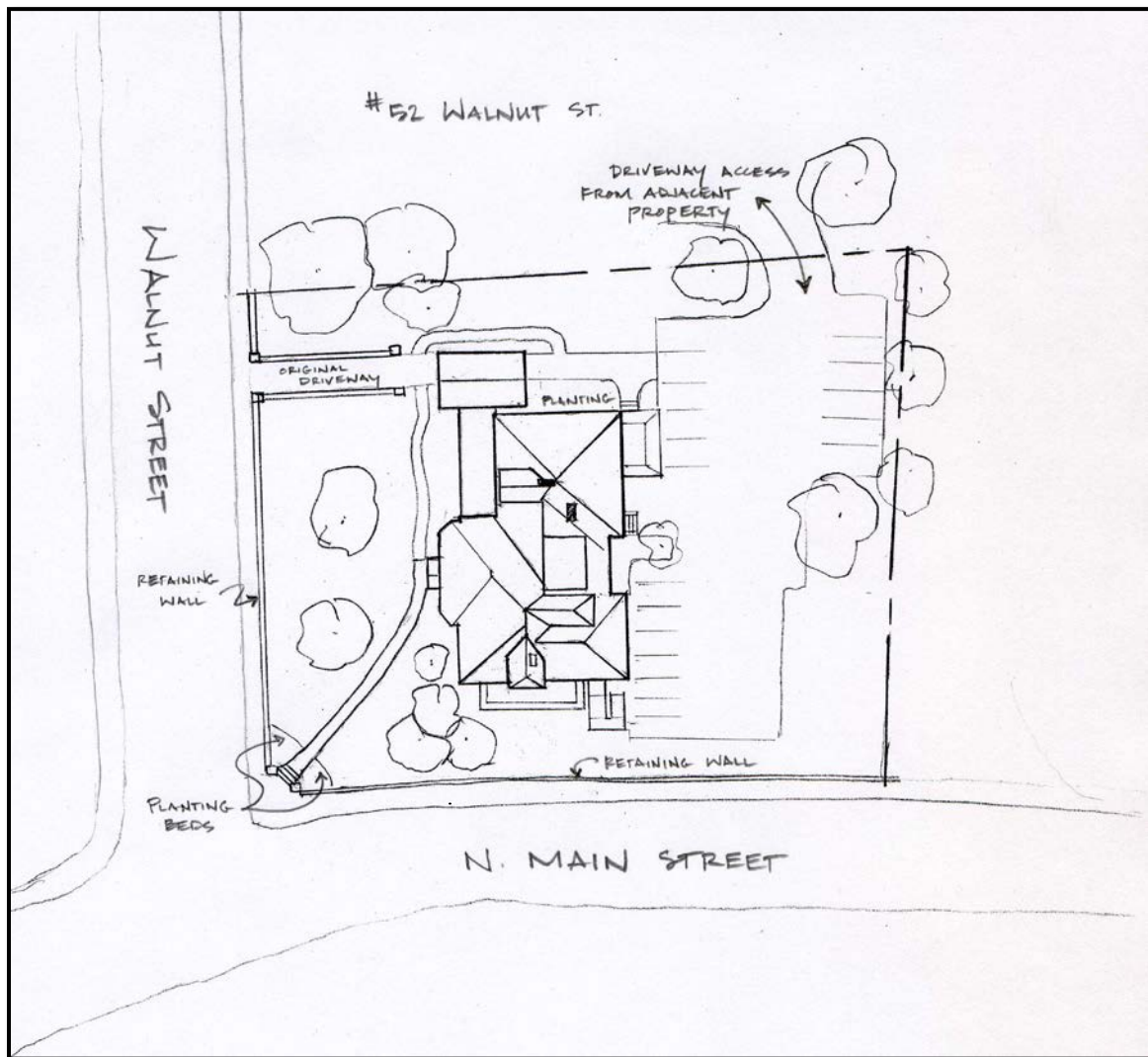


**Boundary Map – Dr. Samuel Stringfield House, 28 Walnut Street [PIN 8615-48-1442]**  
 (Source: Haywood County GIS, 2010 aerial view)



**Tax Parcel Map – Dr. Samuel Stringfield House, 28 Walnut Street [PIN 8615-48-1442]**  
 (Source: Haywood County GIS; building footprint is approximate)





Site Plan – Dr. Samuel Stringfield House, 28 Walnut Street  
(Not to scale)





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
 November 2, 2011  
 Overall view to northeast from intersection of North Main Street and Walnut Street



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
 November 2, 2011  
 Façade, view to east





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Oblique front view to northeast



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Entrance detail, view to east





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Porch and porte cochere, view to northeast



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Entrance pavilion details





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
South side elevation, view to north from North Main Street



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
South side elevation, view to northwest





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Oblique rear (east) view to southwest



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
North side elevation, view to southwest





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Façade, porch and porte cochere detail, view to east



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Driveway, view to west from porte cochere





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Porch, view to south



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Porch, view to north





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Center hall, view to east



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Center hall, view to west to entrance





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Center hall, view to entrance



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
South side front room, view to south





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
South side front room, view to southeast



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
South side front room, view to southwest





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Sun porch, view to southwest



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
South side rear(east) room, view to west





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Stair (detail), view to intermediate landing



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Stair (detail), view to first story from intermediate landing





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Second-story stair hall, view to west from intermediate landing



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Attic and service stair entrances, view to north from intermediate landing





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Second-story east room, view to west



Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Second-story east room, view to east





Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Mantel, second story front (west) room,

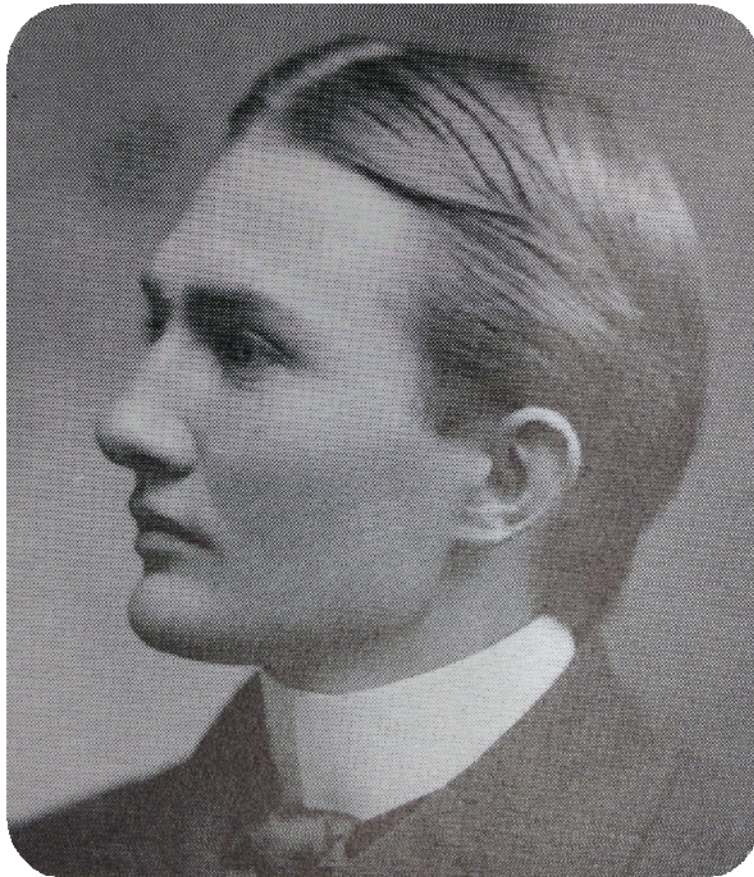


Dr. Samuel Stringfield House, 28 Walnut Street, Waynesville, NC  
November 2, 2011  
Second story bathroom, views to west and east



**WAYNESVILLE HISTORIC PRESERVATION COMMISSION**  
**Local Designation Report**

**DR. THOMAS STRINGFIELD HOUSE**  
**52 WALNUT STREET**  
**WAYNESVILLE, NORTH CAROLINA**



**Prepared by**  
**Clay Griffith**  
**Acme Preservation Services**  
**Asheville, NC**

**August 2012**



Cover photo reproduced from William L. Anderson and Nina L. Anderson, *A Heritage of Healing: The Medical History of Haywood County* (Waynesville, NC: The Waynesville Historical Society, 1994), p. 218.



## Local Landmark Designation Report

### DR. THOMAS STRINGFIELD HOUSE

Waynesville, Haywood County

1. NAME AND LOCATION OF PROPERTY

The Dr. Thomas Stringfield House is located at 52 Walnut Street in Waynesville, North Carolina.

2. NAME AND ADDRESS OF CURRENT PROPERTY OWNERS

Charles F. McDarris  
102 Lochview Drive  
Cary, NC 27511

3. REPRESENTATIVE PHOTOGRAPHS AND MAPS OF THE PROPERTY

Representative photographs of the property, a location map, site plan, and boundary maps are included with this report.

4. CURRENT DEED BOOK REFERENCE

The property is recorded in Haywood County Deed Book 2004E, page 477. The tax parcel number for the property is 8615-48-2602, which encompasses the entire 0.61-acre tract associated with the Dr. Thomas Stringfield House.

5. AD VALOREM TAX APPRAISAL

According to Haywood County tax records the appraised value of the property is \$751,800, which includes the house and the 0.61-acre parcel. The tax appraisal for the house alone is \$486,100, and the land is appraised at \$265,700.

6. DATE OF CONSTRUCTION

The Dr. Thomas Stringfield House was constructed around 1928.

7. HISTORICAL SIGNIFICANCE

Areas of Significance	Architecture
Period(s) of Significance	ca. 1928



## 8. STATEMENT OF SIGNIFICANCE

The Dr. Thomas Stringfield House, constructed around 1928 to the northeast of the intersection of Main and Walnut streets, is a notable Haywood County example of Colonial Revival style residential architecture with Arts and Crafts elements. After the arrival of the Western North Carolina Railroad in 1882, Waynesville enjoyed an extended period of growth and prosperity as tourists and northern visitors ushered in an era of affluence to the small mountain town. In the early twentieth century the design and construction of a number of increasingly stylish houses and luxury hotels in Waynesville were influenced by nationally popular architectural styles. Dr. Thomas and Mary Elizabeth Stringfield built this imposing two-story brick house for their personal residence. The Stringfield House exhibits common Colonial Revival-style forms and massing with restrained embellishment. The interior of the dwelling, which is characterized by both Colonial Revival and Arts and Crafts details, incorporates quality lumber and wood moldings with a high degree of integrity.

## 9. ARCHITECTURAL DESCRIPTION

The Dr. Thomas Stringfield House is an imposing two-story brick structure situated on an elevated site along the east side of Walnut Street in Waynesville. Capped by a low-pitched hip-roof, the house presents a symmetrical three-bay façade that is partially covered by an attached one-story hip-roof porch wrapping around the façade and north elevation, where it terminates in a porte cochere. The portion of the driveway on the south side of the Dr. Thomas Stringfield House was added in 2007 to provide access for both this house and the adjacent residence at 28 Walnut Street. Wide, concrete steps and a straight walkway extend from the sidewalk at the street to the front entrance of the house. The two sets of steps have low cheek walls and metal hand rails. The open lawn is grass with low foundation plantings across the front of the house. The few trees on the property are located on the perimeter of the property, primarily the north and east sides. The marble cornerstone of the never-completed Women's Christian Temperance Union temple (see Figure 1) resides at its original location in a mulch planting bed in the shade of an old maple tree at the southeast corner of the property. The maple tree was planted as a small seedling by the Stringfield's daughter Alice.





**Figure 1. Women's Christian Temperance Union cornerstone**

The Colonial Revival-style brick dwelling is organized with a center-hall plan. The three-bay façade is composed of three-part windows on the first and second stories around a central entrance, which consists of a single-leaf single-light entry door framed by sidelights. The façade windows feature a central eight-over-one sash flanked by smaller four-over-one sash with the exception of the center window on the second story, which is four-over-one sash flanking a central six-over-one window. The windows are framed by cast-concrete sills, stacked header courses, and a soldier-course lintel; the entrance bay features a soldier-course sill with stacked stretcher courses. In 2007 the windows were lined with reflective film to improve their energy efficiency. The enclosed eave is finished with beaded boards, and three interior brick chimneys with cast concrete caps rise from the roof line. A one-story hip-roof wing project to the south and is enclosed with six-over-one windows and German-sided panels.

The hip-roof porch consists of a terra cotta tile floor, beaded board ceiling, brick posts with corbelled caps, and low brick balustrades with cast concrete copings and metal railings. An uncovered portion of the porch extends in front of the south bay of the façade. The hip-roof porte cochere on the north elevation is carried on tall brick posts and shelters a portion of the driveway. Concrete steps on the north elevation rise to meet the porch under the porte cochere roof. Two metal posts added in the mid-1990s help support the overhead beams of the porte cochere roof.

The north elevation of the house features a one-story hip-roof polygonal bay. The low-pitched roof has a deep overhanging eave of beaded boards. An L-shaped one-story wing at the rear of the house extends beyond the south wall of the two-story block and contains a projecting rear bay. A wood handicap-accessible ramp rises along the rear elevation and accesses a single-leaf rear entrance, which is integrated into a three-part window. A single-leaf entrance on the projecting rear bay is reached by concrete steps. The windows on the side



and rear elevations are typically six-over-one double-hung sash that appear as singles, pairs, and triples, with several three-part window groups on the first similar to those of the façade.

The interior of the house, which is characterized by both Craftsman and Colonial Revival details, is organized around a wide central hall with original hardwood floors, nine-and-a-half-foot ceilings, tall baseboards and crown moldings, and simple door and window surrounds with raised outer moldings. During the 2007 rehabilitation the badly damaged original plaster walls throughout the house were covered with sheetrock. The two front rooms of the house are entered from the hallway through double-leaf multi-light glazed doors flanked by ten-light sidelight panels. Other doors opening into the main hall are single-leaf multi-light doors. A restroom on the north side of the hall was created from a closet during the rehabilitation in 2007. The closet was originally accessed from a side room (now an office), so a new doorway was added in the hallway to enter the restroom. The stair is located at the rear of the hall and rises against the south wall of the hallway to an intermediate landing, where it turns and a short run of stairs continues on the north side to the second-story hall. The stair is finished with a turned newel and tapered balusters. The stair rail, baseboards, and door and window sash and frames are stained a rich, dark brown.

The large front room on the north side of the hall is dominated by a bold fireplace that projects into the room from the north end. The brick surround features a segmental arch opening with a soldier-course arch, recessed panels to the sides and above the fireplace opening, and a shallow mantel shelf. A single-leaf multi-light glazed door to the west of the fireplace opens onto the porch at the porte cochere. A built-in wood bench is located beneath the window to the east of the fireplace. The room continues the details of the center hall and displays a full crown molding. A five-panel wood closet door is located on the east wall.

The front room on the south side of the hall displays similar finishes and stylistic treatments. The room, however, is arranged with the brick fireplace positioned on the long east wall of the room. The wide surround frames a segmental arch opening with a soldier-course arch, recessed panels to the sides and above the fireplace opening, and a stepped base. Built-in bookcases with glazed doors extend to either side of the fireplace, filling the long wall of the room. A continuous wood mantel shelf caps the fireplace and bookshelves. A set of double-leaf glazed doors and glazed side panels on the south wall opens into the one-story side wing, which is currently used as an office. The other rooms off the center hall, including the dining room, have been converted to offices with minimal alteration. The kitchen and utility rooms in the first-story wing at the rear of the house were substantially updated in 1965, when it was converted for use as a rest home.



The second-story hall is lined with single-leaf entrances typically containing solid wood doors. The stair balustrade ties into a half wall on the upper landing, which is finished with sheetrock and simple wood caps. Added in 2007, the half wall replaced a full-height wall and single-leaf doorway at the top of the stairs to allow considerably more light into the second-story hallway. At the west end of the hall a shallow bay is located between the hall and the front room, with open passages connecting all three spaces. The multiple bedrooms have been repurposed as offices.

A detached two-bay garage is located at the northeast corner of the property. The two-story, hip-roof brick structure is now used for storage. The two garage bays are accessed through double-leaf paneled wood doors beneath a continuous soldier-course brick lintel. Two second-story façade windows are six-light fixed sash with a soldier-course lintel and cast concrete sill. A pair of four-light, first-story windows on the south elevation rest on a cast concrete sill. A single-leaf wood access door is located on the south elevation at the southeast corner of the building.

The Dr. Thomas Stringfield House retains a relatively high degree of historic integrity. The house occupies an elevated lot on the east side of Walnut Street just off downtown Waynesville, and retains its overall form, massing, and materials. Although the house has been updated and remodeled over the years, the basic footprint of the building, floor plan, exterior materials, and primary interior materials have remained largely unchanged. The principal exterior change is the construction of a wooden handicap ramp to meet current building code requirements. The ramp is located at the rear of the building where it is less conspicuous. The reflective tint of the windows results from the application of film applied to the window glass to improve their energy efficiency, which can be easily removed; the window sash are original. The house was remodeled first in 1965, when it was converted for use as a rest home, and subsequently rehabilitated in 2007. Although a number of changes were made to the interior during the rehabilitation—including updated electrical, plumbing, and heating and cooling systems—the alterations did not affect the overall character or layout of the house. The primary materials were retained, along with the relationships of the principal rooms and spaces within the house. The addition of the driveway on the south side of the property and a paved parking at the rear of the house diminishes the setting but does not affect the overall integrity of the house.



## 10. HISTORICAL BACKGROUND AND SIGNIFICANCE

### *Historical background*

The house built by Dr. Thomas Stringfield at 52 Walnut Street (formerly 107 Walnut Street) occupies a portion of a tract on the edge of downtown Waynesville that came to be known as the “Temple lot.” The property had been the site of Col. Robert Love’s nineteenth-century home, which was burned during the Civil War by Col. George W. Kirk, a renegade Tennessean who led a Federal force into Waynesville in March 1865. Kirk burned Love’s house and the jail, after he had freed the prisoners, and stole 150 horses. Robert Love, known as the founder of Waynesville, had been instrumental in the formation of Haywood County from Buncombe in 1808 and gave land for the courthouse, jail, public square, cemetery, and several churches. In addition to donating land for the new town, Love suggested the name “Waynesville” in honor of his Revolutionary War commander, General Anthony Wayne.<sup>1</sup>



**Figure 2. View along Main Street to intersection with Walnut Street, ca. 1890**

Located approximately thirty miles west of Asheville, the town of Waynesville was laid out along a northeast-southwest ridge bounded by Richland and

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<sup>1</sup> W. C. Allen, *Centennial of Haywood County and its County Seat, Waynesville, NC* (Waynesville, NC: Courier Printing Company, 1908), 41-42, 51-52.



Raccoon creeks. The town remained isolated and sparsely populated for much of the nineteenth century due to the rugged geography and unimproved transportation routes into the county. Completion of the Murphy Branch of the Western North Carolina Railroad (WNCRR) from Asheville to Waynesville in 1882 opened the area to tourism and timber-related industries that greatly influenced future development. The railroad brought an influx of new residents, visitors, and businessmen, who, in turn, brought new styles and popular trends to the town.<sup>2</sup>

Following the destruction of Col. Love's house, the tract of land at the northeast corner of Main and Walnut streets appears to have remained undeveloped through the second half of the nineteenth century. A ca. 1890 photograph of the north end of Main Street shows a small grove of trees located on the site (see Figure 2). The grove is visible in the photograph just beyond the frame Waynesville Presbyterian Church, which was erected in 1882. The Gordon Hotel, with its three-story tower, stands on the south side of the street opposite the church. In 1892, the Love family donated the land for the construction of a Women's Christian Temperance Union (WCTU) "temple" on the property. The WCTU structure was never constructed, but a cornerstone bearing the inscription "W.C.T.U., 1892, Love" was brought to the property (Figure 1). The site was known thereafter as the "Temple lot." By the turn of the twentieth century, Col. Love's property had come into the possession of Thomas Stringfield.<sup>3</sup>

Thomas Stringfield (1872-1954) was born in Tennessee, the oldest son of Col. William W. Stringfield and his wife Maria M. Love, granddaughter of Col. Robert Love. The Stringfields moved to Haywood County when Thomas was just a few months old and in 1879, Col. Stringfield built the White Sulphur Springs Hotel near Waynesville. Thomas Stringfield attended Trinity College, now Duke University, the University of North Carolina at Chapel Hill, and Vanderbilt University, where he received his medical degree in 1898. After medical school, he returned to Waynesville intent upon entering private practice but soon enlisted in the military during the Spanish-American War. Though he never saw action during the brief engagement, Stringfield's regiment was the first to bear the United States flag through the streets of Havana at its conclusion. Stringfield

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<sup>2</sup> Catherine W. Bishir, Michael T. Southern, and Jennifer F. Martin, *A Guide To The Historic Architecture of Western North Carolina* (Chapel Hill: University of North Carolina Press, 1999), 339. Allen, 52. Mattson, Alexander and Associates, "Town of Waynesville Architectural Survey: Final Report," October 1996, 3-4.

<sup>3</sup> Photograph reproduced in Jean Threlkeld Webb, *Haywood County: A Brief History* (Charleston, SC: The History Press, 2006), 28. The photograph also shows how sparsely settled the north end of Waynesville was at the time. A similar photograph from around the same period but taken at street level is reproduced in Webb on page 23.



left active duty in April 1899 and returned to Waynesville to begin his medical practice.<sup>4</sup>

Thomas Stringfield quickly became an important part of Waynesville's civic affairs. In addition to his medical practice, he was elected mayor in 1900, 1901, and 1903. He served as county coroner in 1903 and 1904. Stringfield was one of the founders, along with Benjamin Sloan and Sam Welch, of the Haywood Electrical Power Company in 1903, the first power company in the county. In 1927 he was elected to the North Carolina Senate and later served as a town alderman. In 1905 he married Mary Elizabeth "Mamie" Moore (1879-1954) of Birmingham, Alabama, and together they had four children: Sydenham, Mary, Alice, and Thomasine. During the 1920s, Stringfield acted as president of the Citizens Bank and Trust Company, which erected a prominent bank building on Main Street in downtown Waynesville in 1921. The bank closed in 1932 due the effects of the Depression.<sup>5</sup>

Dr. Stringfield opened his medical office at a time when the practice of medicine began a new era and a new generation of doctors began working in Haywood County. Three long-standing physicians either retired or passed away around the turn of the twentieth century and a group of young doctors, including Stringfield, arrived in Waynesville. Working from an office on Main Street, Dr. Stringfield charged one dollar for a standard office visit and five dollars for delivering a baby, but he was often paid in farm produce or livestock. In the early days he traveled on horseback to visit patients at home, but later made calls in an automobile. In 1908 his younger brother, Dr. Samuel L. Stringfield, joined the practice. Thomas Stringfield later went on specialize in anesthesia and even in his semi-retirement continued to work at Haywood County Hospital as an anesthetist.<sup>6</sup>

In 1906, the Waynesville Presbyterian Church at the northwest corner of Main Street and Walnut Street began work on a new building to replace its Victorian-era frame building, which was moved across the road to Thomas Stringfield's lot on the east side of Walnut Street. Thomas Stringfield, who lived on Main Street at the time, offered use of the lot to the congregation and the old church

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<sup>4</sup> Allen, 116-118 and 134. Curtis H. Wood, Jr., *Haywood County: Portrait of a Mountain County* (Waynesville, NC: The Historical Society of Haywood County, 2009), 189. Haywood County Heritage Book Committee, *Haywood County Heritage, Volume I* (Waynesville, NC: Don Mills, Inc., and the Haywood County Heritage Book Committee, 1994), 312 (hereinafter cited as *Haywood County Heritage*).

<sup>5</sup> Allen, 134. Wood, 143. *Haywood County Heritage*, 17 and 312. William L. and Nina L. Anderson, *A Heritage of Healing: The Medical History of Haywood County* (Waynesville, NC: The Waynesville Historical Society, 1994), 80, 83 and 218-219.

<sup>6</sup> Anderson and Anderson, 80 and 99-100. *Haywood County Heritage*, 312.



building sat there for a few years before it was moved again and converted into a residence.<sup>7</sup>

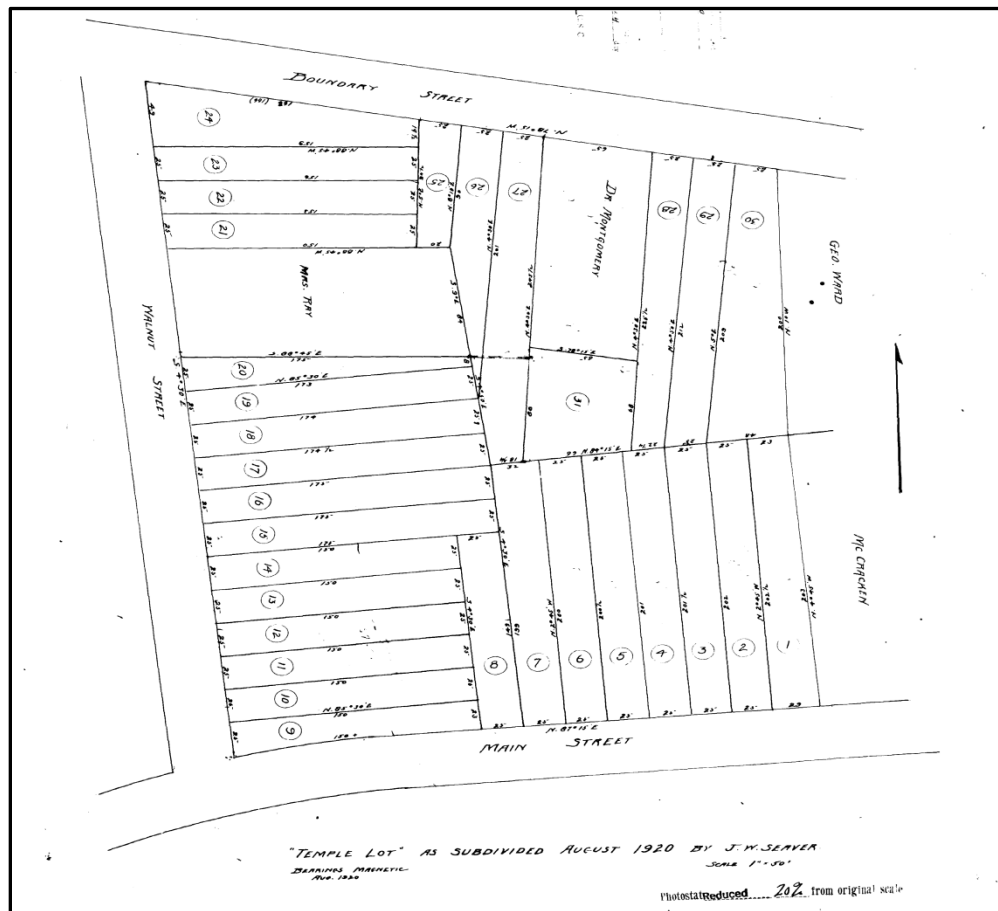


Figure 3. Plat of the Temple Lot by J. W. Seaver, August 1920

In August 1920, Dr. Tom Stringfield engaged J. W. Seaver to survey the Temple property and lay out thirty-one lots (see Figure 3). On November 10, 1920, he sold the first lots, numbers 3 and 4, to Sarah Haynes for \$1,000 (Deed 57/84). The same day he sold lots 23 and 24 to George H. Ward for \$1,152 (Deed 57/53). Ms. Haynes' lots were located on the north side of Main Street, and George Ward's lots were located on the south side of Boundary Street. During the initial sale in November 1920, Stringfield sold seven lots, numbers 8 through 14, to his brother Samuel (Deed 57/84).<sup>8</sup>

The lots that Samuel Stringfield obtained were located at the northeast corner of Main and Walnut streets, and within a few years Samuel Stringfield erected an

<sup>7</sup> Waynesville Presbyterian Church 100<sup>th</sup> Anniversary, 1875-1975 (Waynesville, NC: Waynesville Presbyterian Church, 1975), 5.

<sup>8</sup> Office of the Register of Deeds, Haywood County Courthouse, Waynesville, NC.



imposing two-story brick residence on his lots. A few years later, between 1924 and 1931, Thomas Stringfield built a house for himself and his family on Walnut Street just north of his brother's house. His residence occupied lots 15-20 of the Temple property. The Phillips Construction Company built the two-story brick house and detached garage for the Stringfields. Decatur V. Phillips, who owned the construction company with his son, Clarence, erected many fine houses around Waynesville in addition to commercial buildings, churches, the 1927 Masonic Temple (NR, 1988), old Haywood County Hospital, and seven county schools.<sup>9</sup>

Thomas and Mamie Stringfield continued to live in the house on Walnut Street until 1954, when they died within a few months of each other. On March 19, 1959, the Stringfield's children sold the house for \$25,000 to three sisters, Ethel H. McDarris, Lina H. Padgett, and Pearl Hayes, who converted it into the Haywood Rest Home. The facility was one of only two rest homes in Waynesville during the 1960s, with a third located in Clyde. Ethel McDarris managed the facility, which later became known as Mountain Manor Rest Home after Lina Padgett sold her one-third interest to her two sisters; Ms. Padgett opened another facility in Waynesville known as the Haywood Rest Home. Joseph Charles and Ethel McDarris lived next door in Samuel Stringfield's former home and, along with Pearl Hayes, operated the Mountain Manor Rest Home into the early 1990s; J. Charles McDarris was an attorney and district court judge. The house was rehabilitated and converted to offices in 2007 by Charles Floyd McDarris, the present owner and son of Judge J. Charles and Ethel McDarris.<sup>10</sup>

### *Architectural Context*

The Western North Carolina Railroad arrived in Waynesville in late 1882, opening the area to tourism and the lumber industry. The new era of prosperity ushered in by the railroad connection was reflected in the built environment. Simple, traditional building forms were soon replaced with buildings constructed in popular late nineteenth-century architectural styles such as the Queen Anne and Colonial Revival. In the early decades of the twentieth century, the Colonial Revival style supplanted the Queen Anne as Americans increasingly eschewed the richly ornate detailing of nineteenth-century dwellings in favor of simpler, more modern houses. Waynesville, however, possesses a good number of well-executed transitional Queen Anne-Colonial Revival style residences from the turn of the twentieth century. These houses typically married the irregular forms

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<sup>9</sup> Sanborn maps, 1924 and 1931. *Haywood County Heritage*, 264.

<sup>10</sup> Haywood County Deed 179/518. *Haywood County Heritage*, 236.



and massing of the Queen Anne with the more restrained and classically influenced finishes of the Colonial Revival.<sup>11</sup>

Despite an appreciation of the authentic expression of Colonial-era architecture, early examples of the Colonial Revival style rarely offered historically correct copies of colonial precedents, but instead the freely interpreted details and proportions were applied to a wide range of house types and forms. As a result the Colonial Revival style became the most popular domestic architectural style of the early twentieth century. Colonial Revival-style houses are typically characterized by rectangular footprints, gable or hip roofs, symmetrically arranged facades, and multi-paned double-hung windows. The common forms and stately proportions were frequently embellished with classically inspired details including columned porches, Palladian windows, dentil cornices, and pedimented entrance surrounds with pilasters, fanlights, and sidelights. Dissemination of published sources in the 1910s and 1920s encouraged greater historical accuracy, but the economic depression of the 1930s, among other factors, led to a simplification of the style in the mid-twentieth century.<sup>12</sup>

Nationally, reaction to the fussiness of the Queen Anne style and the shift toward a more restrained style of living gained favor in the growing popularity of the Arts and Crafts movement and philosophies espoused by Gustav Stickley's *The Craftsman* magazine (1901-1916). Through his publication Stickley became the chief disseminator of Arts and Crafts beliefs in the United States, and his company, Craftsman Workshops, produced furniture that promoted design unity of both house and furnishings. Stickley and others argued that the beauty inherent in simple forms and natural materials, if finely crafted, was sufficient decoration in itself—a direct response to the Queen Anne style of the late nineteenth century. Many reformers of the early twentieth century asserted that creating a comfortable and secure home environment was the natural antithesis of the commercial and industrial expansion that was perceived to be corrupting the nation and its citizens.<sup>13</sup>

The Dr. Thomas Stringfield House is a distinctive Colonial Revival-style residence in Waynesville based on a common form and enriched with Arts and Crafts

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<sup>11</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1992), 263-268.

<sup>12</sup> Catherine Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 1990), 417-420.

<sup>13</sup> Elizabeth Cumming and Wendy Kaplan, *The Arts and Crafts Movement*, World of Art Series (New York: Thames and Hudson Inc., 1991), 122-124, 141-142. Also see the essay entitled "The Craftsman Idea" in Gustav Stickley, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement* (New York: Dover Publications, 1979), 194-205 (originally published as *Craftsman Homes* in 1909).



elements. The two-story, double-pile house is essentially a box with a center hall plan and three-bay façade contained beneath a hip roof. It is, however, among a small group of early twentieth-century brick houses, since weatherboards and wood shingles were the predominant exterior materials. The basic mass of the Stringfield House is enlivened with the attached wraparound porch, porte cochere, one-story side wing, and one-story L-shape rear wing. The house lacks the more fanciful decoration of frame houses, especially the transitional Queen Anne-Colonial Revival style dwellings. The availability of pre-cut building materials and architectural details allowed for a range of ornament that could easily be applied to wood-sided houses. Exterior adornment is subtly expressed on the Stringfield House through the surface texture of the brick, varying brick courses around the window and door openings, corbelling of the porch posts, and contrasting the deep red brick color with cast-concrete and frame elements painted white. On the interior, the Arts and Crafts influences are more obvious with the rich earth tones of the walls and wood floors, dark-stained baseboards and window and door surrounds, built-in shelves and benches, and the heavy brick fireplaces. These elements play off the more traditional crown moldings and stair rail with tapering, turned balusters.

In terms of its architectural character, the Dr. Thomas Stringfield House has few peers in Waynesville, and its most closely related counterpart is the house that Stringfield's brother built on the adjacent lot. The Dr. Samuel Stringfield House at 28 Walnut Street dates from a few years before Thomas Stringfield's house and is more exuberant in its form and massing. The interior details are a little more refined and delicate at Samuel Stringfield's house with paneled wainscoting, paneled doors, and classically-inspired wood mantels. On the north side of the Thomas Stringfield House, the ca. 1923 house built for Mrs. Charles Thomas at 66 Walnut Street is a similar two-story, three-bay, hip-roof dwelling, but it is constructed of frame and covered with wood shingles, as was more common.

The two brothers' houses are located within the Spread Out neighborhood (NR district, 2010) of Waynesville, which is a compact, well-defined residential neighborhood containing a good collection of substantial Queen Anne, Colonial Revival, and Craftsman dwellings intermixed with more modest bungalows, Period Cottages, and Minimal Traditional houses. The two Stringfield houses are among the most substantial early twentieth-century brick dwellings in the district, which is composed primarily of frame dwellings. Two brick apartment buildings in the district—the ca. 1928 Walnut Street Apartments and the ca. 1930 Kirkpatrick Apartments—are close to the Thomas Stringfield House in style and scale, though clearly built as a multi-family residences. The Garrett House at



90 Walnut Street is a late Colonial Revival-style brick dwelling, but the nicely-detailed two-story house was built in the late 1940s.<sup>14</sup>

The Dr. J. Howell Way House (NR, 1980), located at 145 South Main Street, is an imposing two-and-a-half-story, brick house with a wraparound porch supported by turned posts spanned by turned balusters. Built in 1899 for a prominent physician, the Way House blends Queen Anne and Colonial Revival style elements including irregular massing, tall hip roof, bracketed cornice, and enriched porches on two levels, but bears little stylistic relation to the Dr. Thomas Stringfield House.<sup>15</sup>

The large size of the Stringfield House contributed to its use as a rest home following the death of Dr. and Mrs. Stringfield and its sale to the Hayes sisters. Despite the adaptive reuse of the house after 1960, few substantial changes to the structure are evident. Changes to the kitchen and utility areas on the first story are the most noticeable alterations to the house, but are located at the rear of the house beyond the most visited public spaces. All of the first-story public spaces—living room, sitting room, dining room—have been adapted into offices with little alteration. The multiple second-story bedrooms used by rest home residents have been easily converted to small offices at the turn of the twenty-first century. The overall character of the interior floor plans remains intact with original stair and door locations.

#### 11. PROPERTY INCLUDED IN THE DESIGNATION

The exterior of the Dr. Thomas Stringfield House including the house and detached garage described in this report are included in the designation.

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<sup>14</sup> Clay Griffith, “Spread Out Historic District” National Register Nomination, 2010 (Survey and Planning Branch, Historic Preservation Section, North Carolina Department of Cultural Resources, Raleigh).

<sup>15</sup> Bishir, et al, 341-342. Betsy Farlow, Dan Lane, and Duane Oliver, *Haywood County Homes and History* (Hazelwood, NC: Oliver Scriptorium, 1993), 41-42, 72.



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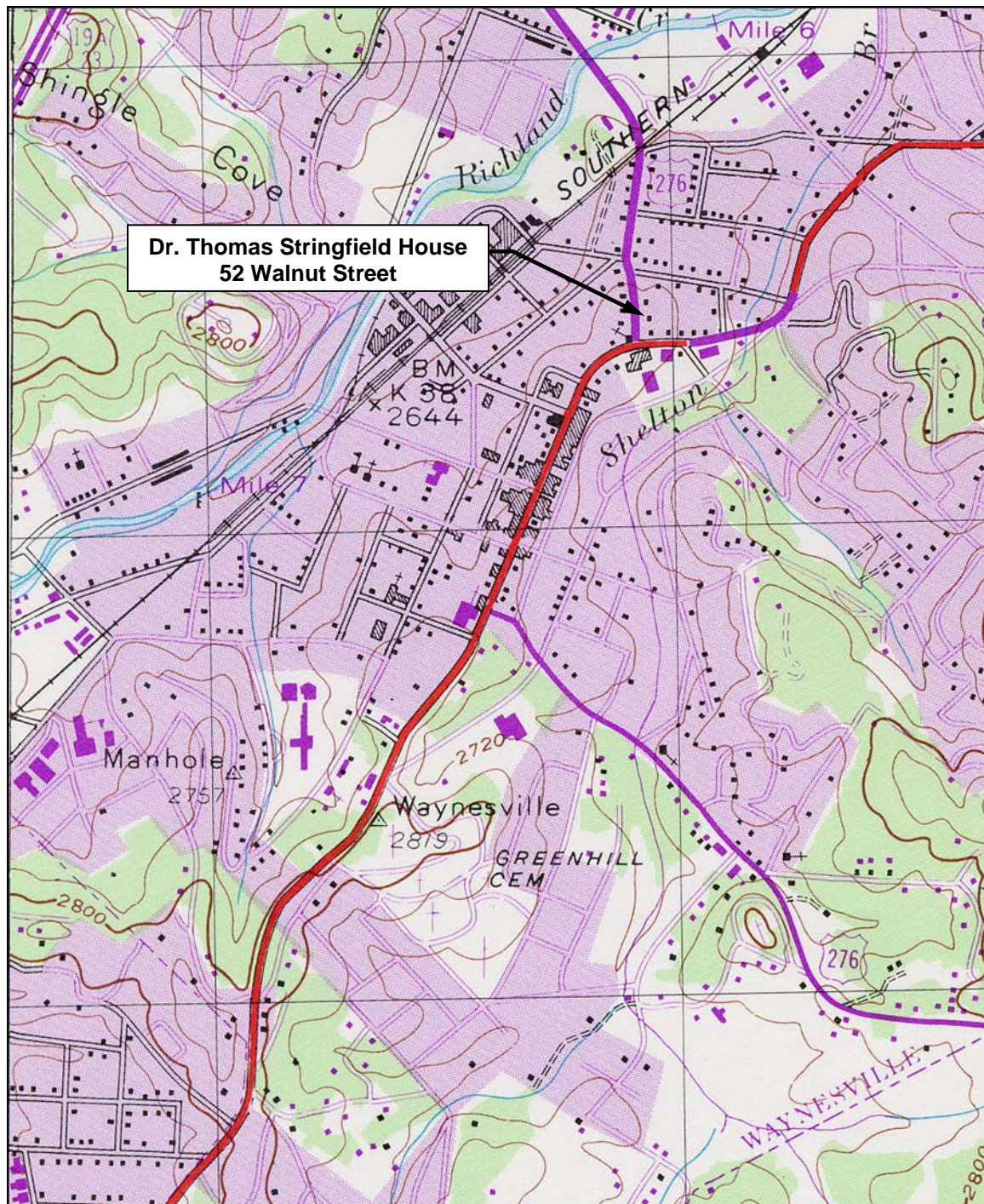
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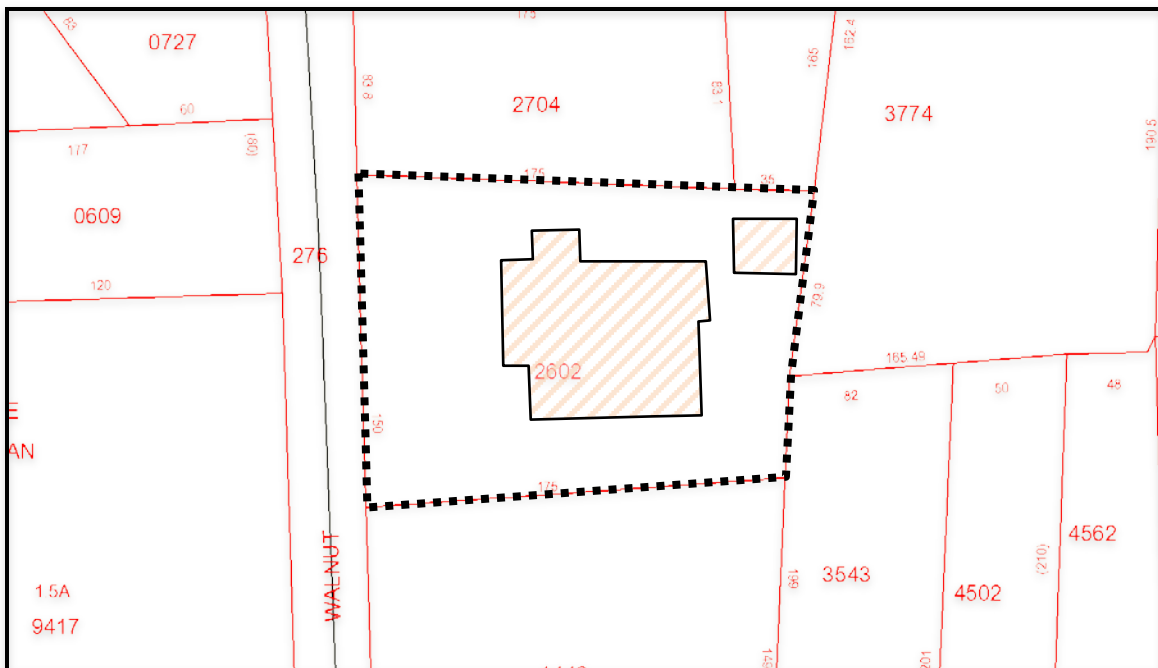


Waynesville, 7.5' USGS topographic quadrangle map (1941; photorevised 1979)



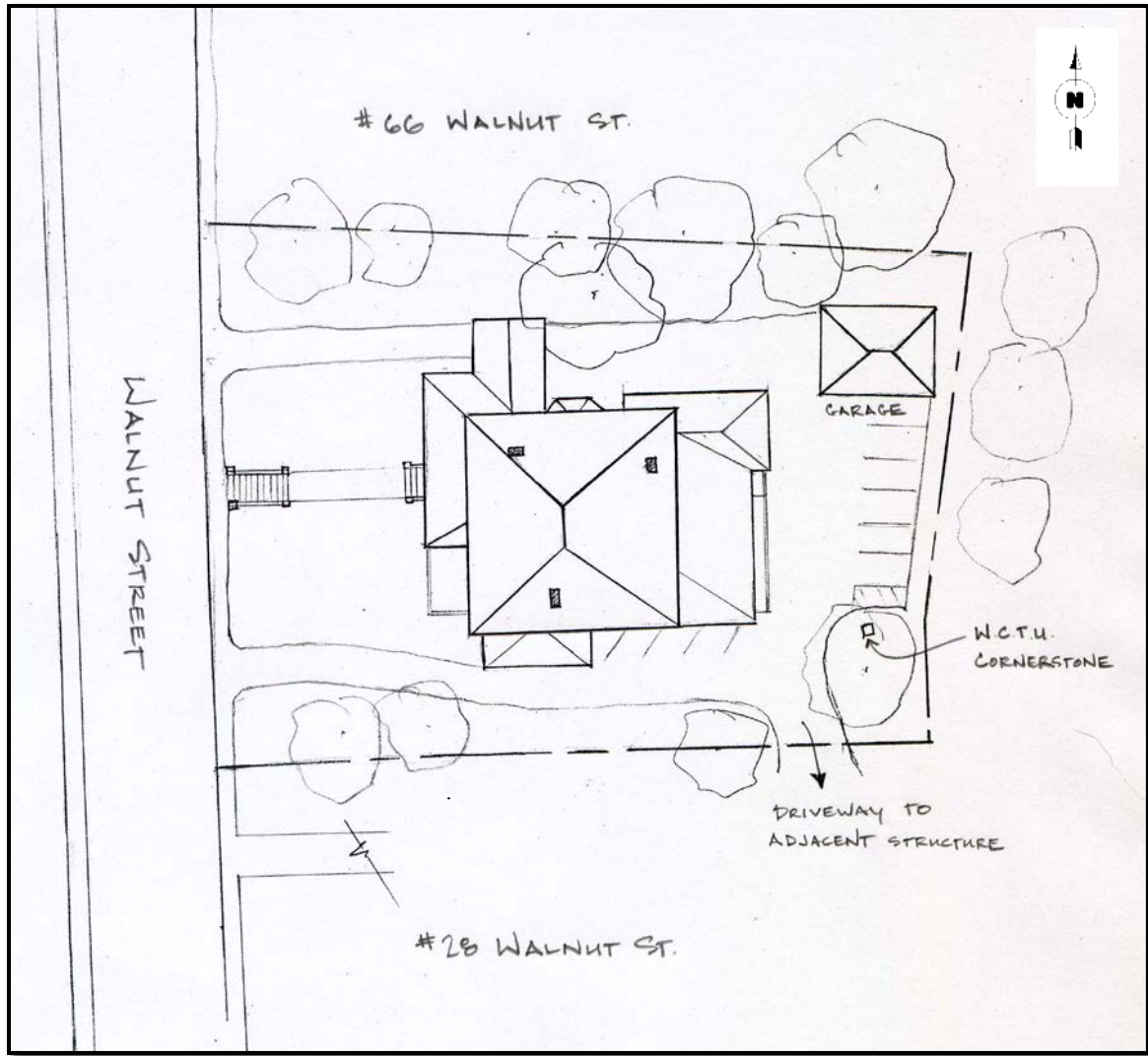


**Boundary Map – Dr. Thomas Stringfield House, 52 Walnut Street [PIN 8615-48-2602]**  
 (Source: Haywood County GIS, 2010 aerial view)



**Tax Parcel Map – Dr. Thomas Stringfield House, 52 Walnut Street [PIN 8615-48-2602]**  
 (Source: Haywood County GIS; building footprints are approximate)





Site Plan – Dr. Thomas Stringfield House, 52 Walnut Street  
(Not to scale)





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Façade, view to east



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Oblique front view to northeast





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Oblique south side view to northwest



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Oblique rear view to northwest





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Rear (east) elevation, view to west



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Oblique north side view to southwest





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Façade, view to southeast



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Façade (detail), view to east





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Entrance detail, view to east



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Front porch, view to south





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Porch and porte cochere, view to southwest



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Garage, west elevation, view to east





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Center hall, view to east



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Center hall, view to southeast





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
North side front room, view to north



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
North side front room, view to south





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
South side front room, view to east



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
South side front room, view to south





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Center hall, view back to entrance at west



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Stair, view to northwest





Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Second-story hall, view to west



Dr. Thomas Stringfield House, 52 Walnut Street, Waynesville, NC  
November 2, 2011  
Second-story hall, view to northwest



**TOWN OF WAYNESVILLE BOARD OF ALDERMEN  
FOR BOARD INFORMATION  
Meeting Date: November 13, 2012**

**SUBJECT:** Presentation of Rate Update & Forecast for Waynesville Electric System by

**AGENDA INFORMATION**

**Agenda Location:** Presentations  
**Item Number:** 5-B  
**Department:** Administrative Services, Finance, Public Works-Electric Division  
**Contact:** Eddie Caldwell, Finance Director  
Fred Baker, Public Works Director  
Marcy Onieal, Town Manager  
**Presenter:** Kevin O'Donnell, Nova Energy Consultants, Inc.

**BRIEF SUMMARY:** The Board will hear a presentation by Nova Energy Consultant Kevin O'Donnell, regarding rate forecasts, news of the recent Duke/Progress Energy merger, issues concerning the Town's wholesale contract, which is up for renewal in 2014, and the status of legislation in the NC General Assembly affecting municipal electric systems across the state.

**RECOMMENDED MOTION AND REQUESTED ACTIONS:** No action required; for information only.

**FUNDING SOURCE:** N/A

**ATTACHMENTS:**

- Summary Handout of Power Point presentation
- NC General Assembly Session Law 2012-181/HB 1114
- Chart of 2011 Average Residential Electric Rates by Agency

**MANAGER'S COMMENTS AND RECOMMENDATIONS:** N/A



**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2011**

**SESSION LAW 2012-181  
HOUSE BILL 1114**

AN ACT PROVIDING THAT THE CITIES AND TOWNS THAT ARE MEMBERS OF THE NORTH CAROLINA EASTERN MUNICIPAL POWER AGENCY SHALL USE REVENUE DERIVED FROM RATES FOR ELECTRIC SERVICE FOR PAYING THE DIRECT AND INDIRECT COSTS OF OPERATING THE ELECTRIC SYSTEM, TRANSFERRING AMOUNTS THAT REPRESENT A RATE OF RETURN ON THE INVESTMENT IN THE ELECTRIC SYSTEM, AND MAKING DEBT SERVICE PAYMENTS, AND TO MAKE CLARIFYING CHANGES TO THE AMOUNT OF THE RETURN ON INVESTMENT TRANSFER.

The General Assembly of North Carolina enacts:

**SECTION 1.** Section 2 of S.L. 2011-129 reads as rewritten:

~~"SECTION 2. This act only applies to the towns of Clayton, Selma, and Smithfield. This act applies only to the following cities and towns that are members of the North Carolina Eastern Municipal Power Agency: Apex, Ayden, Belhaven, Benson, Clayton, Edenton, Elizabeth City, Farmville, Fremont, Greenville, Hamilton, Hertford, Hobgood, Hookerton, Kinston, LaGrange, Laurinburg, Louisburg, Lumberton, New Bern, Pikeville, Red Springs, Robersonville, Rocky Mount, Scotland Neck, Selma, Smithfield, Southport, Tarboro, Wake Forest, Washington, and Wilson."~~

**SECTION 2.** G.S. 159B-39(c), as enacted by S.L. 2011-129, reads as rewritten:

"(c) The total amount transferred to other funds of the municipality authorized as a rate of return on the investment of the municipality in the electric system ~~shall not exceed the amount allowed in this subsection. The amount to be transferred shall be calculated using amounts reported in the municipality's audited financial statements for the preceding fiscal year. The amount transferred may be less than the following, but in no event may the amount transferred exceed the greater of~~ shall not exceed either of the following:

- (1) Three percent (3%) of the gross capital assets of the electric system at the end of the preceding fiscal year.
- (2) Five percent (5%) of the gross annual revenues of the electric system for the preceding fiscal year."

**SECTION 3.** Section 1 of this act becomes effective July 1, 2014. The remainder of this act is effective when it becomes law.

In the General Assembly read three times and ratified this the 28<sup>th</sup> day of June, 2012.

s/ Walter H. Dalton  
President of the Senate

s/ Thom Tillis  
Speaker of the House of Representatives

s/ Beverly E. Perdue  
Governor

Approved 4:56 p.m. this 12<sup>th</sup> day of July, 2012



## Average 2011 Electric Prices in NC

Source for Raw Data: US Energy Info. Administration

Rank	Entity	State	Average Retail Price (cents/kWh)
1	Town of Huntersville- (NC)	NC	9.13
2	Duke Energy Carolinas, LLC	NC	9.15
3	Virginia Electric & Power Co	NC	9.22
4	City of Highlands	NC	9.33
5	Town of Cornelius- (NC)	NC	9.47
6	New River Light & Power Co	NC	9.48
7	EnergyUnited Elec Member Corp	NC	9.76
8	Town of Pineville - (NC)	NC	10.01
9	Town of Drexel	NC	10.10
10	Progress Energy Carolinas Inc	NC	10.12
11	City of Shelby - (NC)	NC	10.14
12	Public Works Comm-City of Fayetteville	NC	10.15
13	City of Kings Mountain	NC	10.17
14	Mountain Electric Coop, Inc	NC	10.20
15	City of Lincolnton - (NC)	NC	10.27
<b>16</b>	<b>Town of Waynesville</b>	<b>NC</b>	<b>10.27</b>
	Lumbee River Elec Member Corp	NC	10.30
17	Corp	NC	10.30
18	City of Statesville - (NC)	NC	10.37
	Carteret-Craven El Member Corp	NC	10.52
19	Corp	NC	10.52
20	Town of Bostic	NC	10.60
21	Town of Apex- (NC)	NC	10.64
22	Town of Windsor- (NC)	NC	10.67
23	Town of Dallas - (NC)	NC	10.71
24	City of Newton - (NC)	NC	10.80
	Rutherford Elec Member Corp	NC	10.82
25	Corp	NC	10.82
	Jones-Onslow Elec Member Corp	NC	10.95
26	Corp	NC	10.95
	Tri-County Elec Member Corp	NC	10.95
27	Corp	NC	10.95
28	City of Concord - (NC)	NC	11.14
29	City of Monroe - (NC)	NC	11.15
	Union Electric Membership Corp - (NC)	NC	11.22
30	Corp - (NC)	NC	11.22
31	Town of High Point	NC	11.23
32	Town of Granite Falls - (NC)	NC	11.25
	South River Elec Member Corp	NC	11.27
33	Corp	NC	11.27
34	Town of Murphy - (NC)	NC	11.32
35	Town of Forest City	NC	11.39
36	City of Albemarle	NC	11.42
37	City of Morganton - (NC)	NC	11.43
38	Town of Oak City - (NC)	NC	11.46
39	Central Electric Membership Corp. - (NC)	NC	11.52



## Average 2011 Electric Prices in NC

Source for Raw Data: US Energy Info. Administration

Rank	Entity	State	Average Retail Price (cents/kWh)
40	Town of Landis - (NC)	NC	11.52
41	Surry-Yadkin Elec Member Corp	NC	11.56
42	Albemarle Electric Member Corp	NC	11.63
43	City of Gastonia	NC	11.71
44	City of Lexington - (NC)	NC	11.83
45	<b>Town of Stantonsburg - (NC)</b>	<b>NC</b>	<b>11.97</b>
46	<b>Town of Sharpsburg- (NC)</b>	<b>NC</b>	<b>11.98</b>
47	Wake Electric Membership Corp	NC	11.98
48	French Broad Elec Member Corp	NC	12.11
49	Blue Ridge Mountain EMC - (GA)	NC	12.15
50	Brunswick Electric Member Corp	NC	12.19
51	<b>Town of Lucama- (NC)</b>	<b>NC</b>	<b>12.19</b>
52	Blue Ridge Elec Member Corp - (NC)	NC	12.23
53	Four County Elec Member Corp	NC	12.23
54	City of Winterville	NC	12.24
55	Pee Dee Electric Member Corp	NC	12.26
56	Edgecombe-Martin County E M C	NC	12.27
57	Town of Maiden - (NC)	NC	12.28
58	Randolph Electric Member Corp	NC	12.37
59	Pitt & Greene Elec Member Corp	NC	12.40
60	City of New Bern - (NC)	NC	12.42
61	<b>Town of Black Creek- (NC)</b>	<b>NC</b>	<b>12.43</b>
62	City of Cherryville	NC	12.47
63	Tri-State Electric Member Corp	NC	12.48
64	Piedmont Electric Member Corp	NC	12.88
65	Broad River Electric Coop, Inc	NC	12.95
66	Town of Hookerton	NC	12.96
67	Greenville Utilities Comm	NC	13.00
68	Town of Selma - (NC)	NC	13.13
69	Cape Hatteras Elec Member Corp	NC	13.17
70	Mecklenburg Electric Coop, Inc	NC	13.18
71	Roanoke Electric Member Corp	NC	13.24
72	Town of Fremont - (NC)	NC	13.32
73	Town of Walstonburg	NC	13.32
74	City of Laurinburg - (NC)	NC	13.41
75	Tideland Electric Member Corp	NC	13.43
76	Town of Smithfield - (NC)	NC	13.44



## Average 2011 Electric Prices in NC

Source for Raw Data: US Energy Info. Administration

Rank	Entity	State	Average Retail Price (cents/kWh)
77	Town of MacClesfield	NC	13.52
78	City of Elizabeth City	NC	13.55
79	Town of Ayden	NC	13.55
80	Halifax Electric Member Corp	NC	13.58
81	City of Lumberton - (NC)	NC	13.68
82	Town of La Grange - (NC)	NC	13.85
83	Town of Clayton	NC	13.89
84	Town of Wake Forest	NC	13.92
85	City of Southport - (NC)	NC	13.93
86	City of Washington - (NC)	NC	13.99
87	Town of Benson - (NC)	NC	14.00
88	Town of Louisburg - (NC)	NC	14.02
89	City of Rocky Mount - (NC)	NC	14.05
90	Town of Edenton	NC	14.18
91	Haywood Electric Member Corp	NC	14.39
92	<b>Town of Enfield</b>	<b>NC</b>	<b>14.40</b>
93	Town of Belhaven - (NC)	NC	14.42
94	City of Wilson	NC	14.53
95	Town of Tarboro - (NC)	NC	14.59
96	City of Kinston - (NC)	NC	14.69
97	Town of Scotland Neck - (NC)	NC	14.71
98	City of Hertford - (NC)	NC	14.82
99	Town of Hamilton - (NC)	NC	14.85
100	Town of Pikeville	NC	14.94
101	Town of Red Springs - (NC)	NC	15.01
102	Town of Farmville- (NC)	NC	15.44
103	City of Robersonville - (NC)	NC	15.75
104	Town of Fountain	NC	16.00
105	Town of Pinetops	NC	16.39
106	Town of Hobgood	NC	18.60



# Town of Waynesville Electric Rate Update

Nov. 13, 2012

Kevin O'Donnell, CFA  
Nova Energy Consultants, Inc.



# Where are Wholesale Costs Going?

- Answer – **upward**.
- PEC's costs in the past 9-months have been much higher than expected due to some nuclear outages. Energy costs, in particular, were way too high. August bill broke the trend and was a welcome relief. Sept. was ok but Oct. costs were elevated again.





# Where are Retail Rates Going?

- Answer – **upward**.
- Dominion has a rate case now ongoing in NC where it is seeking roughly a 20% increase in rates.
- Progress filed a rate increase in NC where it asked for a 14.2% residential rate hike.
- Duke has had a series of rate cases over the past 5 years. They will file a rate case in the spring.





# How do the Waynesville Electric Rates Compare to Other NC Utilities?

- Answer – we are in the low-end in the state – no. 16 out of 106 reporting utilities.
- It is important to note that Waynesville has little commercial load or industrial load. Our overall costs should be higher than other utilities.





# What Does the Future Hold for Waynesville?

- Our wholesale contract with Progress lasts another 3 years.
- Our wholesale costs are low. Suffice it to say, we have a nice deal. The problem is that a lot will change in 2015.
- I expect Waynesville's wholesale cost of power to increase by **ROUGHLY** 20% to 25% in 2015. Such an increase would equate to retail rate hike of about 17%.





## What Does the Future Hold for Waynesville? (cont.)

- Nova has already contacted Duke/Progress to inform them that we are concerned about a possible rate hike when we go to a formula rate. No response yet from Duke/Progress.
- Waynesville needs to be compensated for the fact that it peaks at a different time of the year from the rest of Duke/Progress customers.
- **Q. Competition for Duke/Progress?????**
- **A. Yes.**



# SERC Update

- We had clean audits on the CIP and non-CIP with a few self-reports as we learned along the way. **GREAT JOB, FRED!**
- We are hoping that the SERC will relax its requirements on small municipal electric systems. Time will tell, but we have let the SERC know our position on this matter.
- Our RBAM is now the standard used in the southeast.





# NCEMPA Legislation

- Limited transfers to 5% of total sales or 3% of gross assets. See attached legislation.
- Applicable **ONLY** to NCEMPA towns, not independents, not to NCMPPA<sub>1</sub> towns.
- **Waynesville currently transfers a bit more than 10% of electric sales. This legislation may threaten us if it rolls down to small electric systems.**
- Kevin became a lobbyist to protect town interests.





# Progress/Duke Merger

- We entered into a settlement agreement with Progress on the merger. It is now public record. In essence, we just asked to be treated in the same manner as everyone else.



# REPS Update

- Fayetteville had mistakenly been counting its town facilities in its REPS reports. They found their mistake and asked the NCUC for permission to correct their REPS filings – to save them money. The NCUC asked how other towns treat REPS.
- Bottom line is that if ordered by the NCUC, we will have to meter town facilities and pay REPS.
- We filed comments opposing the new NCUC REPS proposed rule.



# Observations

- Waynesville has an **outstanding** town government.
- We have low electric rates and it is Nova's goal to keep them low for many years to come.



# THANKS!!!!

- Nova wants to say thank you to Waynesville for the trust you have placed in us. It is an honor to work with a town with so many wonderful people that live their lives with honor and integrity.





**TOWN OF WAYNESVILLE BOARD OF ALDERMEN**  
**REQUEST FOR BOARD ACTION**  
**Meeting Date: November 9, 2012**

**SUBJECT:** Four Agreements with the N.C. Department of Transportation (NCDOT) and the Town regarding the TIP Project U-4412 improving Howell Mill Road (SR 1184) from Russ Avenue (US 276) to Asheville Road (US 23 Bus)

**AGENDA INFORMATION:**

**Agenda Location:** New Business  
**Item Number:** 5-C  
**Department:** Public Works  
**Contact:** Fred Baker, Public Works Director  
**Presenter:** Marcy Onieal, Town Manager

**BRIEF SUMMARY:** At the request of the N. C. Department of Transportation, the first agreement entitled Transportation Improvement Project – **Municipal Agreement** (TIP Agreement) approves the construction of the Howell Mill Road project and sets out cost participation and responsibilities for the project. The Town's responsibilities include utility relocation and sidewalk improvements, covered in more detail in the second agreement. The sidewalk construction requires reimbursement to NCDOT of 30% of estimated costs of \$132,738 or a \$39,821 municipal share. Although this project is largely outside the Town's corporate boundary, upon completion of the project the Town accepts responsibility for sidewalk maintenance.

The second agreement is entitled **Utility Relocation Agreement**. In this agreement the Town agrees that NCDOT will relocate water and sewer lines (see Exhibit "C" for the plans) as part of their construction contract for Project U-4412. The Town will be responsible for an estimated \$434,500 in costs and the Town resumes responsibility for maintenance of utility lines.

The third agreement is entitled **Agreement for Entry**. With this agreement, the Town is allowing NCDOT & all contractors associated with U-4412 access to enter Town property at Recreation Park for the duration of the U-4412 project, while waiving any claim to trespass, taking, or inverse condemnation. The agreement acknowledges that the Town's claim for compensation for public property being acquired by NCDOT for the project has not been resolved, but that the Town will allow work to commence while continuing to negotiate appropriate compensation (or property conversion). In the event of impasse, the agreement provides a two-year window from the point of project completion during which the Town may pursue remedy through NC Superior Court to determine just compensation.

Because the Town-owned land being taken by NCDOT for U-4412 was originally acquired and or developed through federal Land & Water Conservation Funds, the property taking associated with this project is subject to specific requirements imposed by the National Park Service under the Land & Water Conservation Act, most notably a requirement that the land may be taken only if it is replaced (or "converted") by land of equal recreational use and value within the same jurisdiction. The **Section 6(f) Land Conversion Plat Map** shows what Town and NCDOT staff believe provides equivalent recreational use, but final approval for this property conversion rests with NCDENR, Division of Parks & Recreation, which manages LWCF funding under contract to the National Park Service. The two state agencies have not yet agreed on an appraised value for the properties being converted. The Board of Aldermen is being asked to approve the site proposed for conversion, assuming NCDOT and NCDENR can reach agreement on property value and successfully negotiate property acquisition with the parcel's current owners (Wade/Tomlinson, Atlanta, GA).



If the Town signs the Agreement for Entry, it is allowing the project to proceed without having first resolved the property conversion issue required by law. If the Town fails to sign the Agreement for Entry, it will effectively delay the Howell Mill Road improvement project until the property conversion has been completed.

**MOTION FOR CONSIDERATION:** *To approve all agreements as presented and authorize the Mayor and/or Manager to execute these contracts with the North Carolina Department of Transportation on behalf of the Town; and to approve the site, as proposed, for the required land conversion, authorizing the Mayor and/or Manager to execute all agreements and documentation required to meet LWCF 6(f) conversion requirements.*

**FUNDING SOURCE/IMPACT:** Estimated cost of \$39,821 for sidewalk from General Fund/Street and Sanitation Capital Outlay to be budgeted in FY14-15, payable upon completion of work by NCDOT scheduled for FY14-15. Estimated cost of \$434,500 for utility relocation from Water Fund/Water Maintenance Capital Outlay with reimbursement made in three (3) annual principal installments, the first payment due no later than one year after the project is under contract. (Contract scheduled to let this spring with 1<sup>st</sup> payment due in FY13-14).

**ATTACHMENTS:**

- TIP – Municipal Agreement (TIP – Waynesville-U-4412 Agreement)**
- Utility Agreement (URA – Waynesville – U-4412 Agreement)**
- Agreement for Entry (U-4412/Parcel #028)**
- Wade-Tomlinson Tracts-Haywood County GIS Parcel Map**
- Section 6(f) LWCFA Land Conversion Plat Map for U-4412**
- Letter from the Town Manager dated 10/30/12**
- Utility Construction Plans (U-4412)**

**MANAGER'S COMMENTS AND RECOMMENDATIONS:** Approve as requested. The annual budget for water line replacements for the current fiscal year is \$300,000. With no increase in funding levels it will be possible to fund \$150,000 per year for three years for this project's water line replacement and improvement from 6" diameter to 10" diameter while continuing with \$150,000 on other areas of the system's needs.



NORTH CAROLINA

**TRANSPORTATION IMPROVEMENT PROJECT –  
MUNICIPAL AGREEMENT**

HAYWOOD COUNTY

DATE: 1/18/2012

NORTH CAROLINA DEPARTMENT OF  
TRANSPORTATION

TIP #: U-4412

AND

WBS Elements: 35022.3.1

TOWN OF WAYNESVILLE

THIS MUNICIPAL AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the “Department” and the Town of Waynesville, a local government entity, hereinafter referred to as the “Municipality”.

**W I T N E S S E T H:**

WHEREAS, the Department has plans to make certain street and highway constructions and improvements within the Municipality under TIP U-4412, in Haywood County; and,

WHEREAS, the Department and the Municipality have agreed that the municipal limits, as of the date of the awarding of the contract for the construction of the above-mentioned project, are to be used in determining the duties, responsibilities, rights and legal obligations of the parties hereto for the purposes of this Agreement; and,

WHEREAS, this Agreement is made under the authority granted to the Department by the North Carolina General Assembly, including but not limited to, the following legislation: General Statutes of North Carolina, Section 136-66.1, Section 160A-296 and 297, Section 136-18, and Section 20-169, to participate in the planning and construction of a Project approved by the Board of Transportation for the safe and efficient utilization of transportation systems for the public good; and,

WHEREAS, the parties to this Agreement have approved the construction of said Project with cost participation and responsibilities for the Project as hereinafter set out.

NOW, THEREFORE, the parties hereto, each in consideration of the promises and undertakings of the other as herein provided, do hereby covenant and agree, each with the other, as follows:



## **SCOPE OF THE PROJECT**

1. The Project consists of improvements to SR 1184 (Howell Mill Road) from US 276 (Russ Avenue) to US 23 Business (Asheville Highway) in Waynesville.

## **PLANNING, DESIGN AND RIGHT OF WAY**

2. The Department shall prepare the environmental and/or planning document, and obtain any environmental permits needed to construct the Project, and prepare the Project plans and specifications needed to construct the Project. All work shall be done in accordance with departmental standards, specifications, policies and procedures.
3. The Department shall be responsible for acquiring any needed right of way required for the Project. Acquisition of right of way shall be accomplished in accordance with the policies and procedures set forth in the North Carolina Right of Way Manual.

## **UTILITIES**

4. The Municipality, without any cost or liability whatsoever to the Department, shall relocate and adjust all municipally-owned utilities in conflict with the Project and shall exercise any rights which it may have under any franchise to and relocations of telephone, telegraph, and electric power lines; underground cables, gas lines, and other pipelines or conduits; or any privately- or publicly-owned utilities.
  - A. Said work shall be performed in a manner satisfactory to the Department prior to the Department beginning construction of the Project. The Municipality shall make every effort to promptly relocate said utilities in order that the Department will not be delayed in the construction of the Project.
  - B. The Municipality shall make all necessary adjustments to house or lot connections or services lying within the right of way or construction limits, whichever is greater, of the Project.
  - C. The Department, where necessitated by construction, will make vertical adjustments of two (2) feet or less to the existing manholes, meter boxes, and valve boxes at no expense to the Municipality.



- D. If applicable, the Department shall reimburse the Municipality in accordance with the Municipally Owned Utility Policy of the Department approved by the Board of Transportation.
- E. If the Municipality requests the Department to include the relocation and/or adjustment of municipally owned utilities in its construction contract provisions, the Municipality shall reimburse the Department all costs associated with said relocation. The current estimated cost of this relocation is \$434,500 (estimate based on preliminary plans). Reimbursement will be based on final project plans and actual costs of relocation. If a request is received from the Municipality, a separate Utility Agreement will be prepared to determine the reimbursement terms and an updated cost estimate.

## **CONSTRUCTION AND MAINTENANCE**

- 5. The Department shall construct, or cause to be constructed, the Project in accordance with the plans and specifications of said Project as filed with, and approved by, the Department. The Department shall administer the construction contract for said Project.
- 6. It is further agreed that upon completion of the Project, the Department shall be responsible for all traffic operating controls and devices which shall be established, enforced, and installed and maintained in accordance with the North Carolina General Statutes, the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, the latest edition of the "Policy on Street and Driveway Access to North Carolina Highways", and departmental criteria.
- 7. Upon completion of the Project, the improvement(s) shall be a part of the State Highway System and owned and maintained by the Department.

## **FUNDING**

- 8. The Municipality shall participate in the Betterment costs of the Project as follows:
  - A. Upon completion of the work, the Municipality shall reimburse the Department thirty percent (30%), of the actual cost, including administrative costs, of the work associated with the construction of the sidewalks. The Department shall participate in seventy percent (70%) of the cost of the sidewalks of the actual total project construction cost of that portion of the project within the corporate limits, where new sidewalks are to be installed. The estimated cost of the sidewalks is \$132,738. The estimated cost to the Municipality is \$39,821. Both parties understand that this is an estimated cost and is subject to change.



- B. Reimbursement to the Department shall be made in one final payment upon completion of the work and within sixty days of invoicing by the Department.
- C. In the event the Municipality fails for any reason to pay the Department in accordance with the provisions for payment herein above provided, North Carolina General Statute 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to said Municipality by the General Statutes of North Carolina, Section 136-41.1 until such time as the Department has received payment in full under the reimbursement terms set forth in this Agreement. A late payment penalty and interest shall be charged on any unpaid balance due in accordance with G.S. 147-86.23.

## **ADDITIONAL PROVISIONS**

- 9. At the request of the Municipality, and in accordance with the Department's "Guidelines for Planning Pedestrian Facilities", the Department shall include provisions in its construction contract for the construction of sidewalks on/or along the south side of Howell Mill Road. Said work shall be performed in accordance with Departmental policies, procedures, standards and specifications, and the following provisions.
  - A. It is understood by both parties that all sidewalk work shall be performed within the existing right of way. However, should it become necessary, the Municipality, at no expense or liability whatsoever to the Department, shall provide any needed right of way and or construction easements for the construction of the sidewalks, and remove from said rights of way all obstructions and encroachments of any kind or character. Acquisition of any needed right of way shall be performed in accordance with the following state and federal policies and procedures, "Right of Way Acquisition Policy and Land Acquisition Policy, contained in the Federal-Aid Policy Guide, Part 712, Subpart B", and the North Carolina Right of Way Manual (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970). The Department shall be indemnified and held harmless from any and all damages and claims for damages associated with the acquisition of any construction easements and/or right of way.
  - B. Upon completion of the work, the Municipality shall reimburse the Department in accordance with Provision #8 stated hereinabove.
  - C. The Municipality, at no expense to the Department, shall assume all maintenance responsibilities for the sidewalks and release the Department from all liability relating to such maintenance.



10. It is the policy of the Department not to enter into any agreement with another party that has been debarred by any government agency (Federal or State). The Municipality certifies, by signature of this agreement, that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Department or Agency.
11. To the extent authorized by state and federal claims statutes, each party shall be responsible for its respective actions under the terms of this agreement and save harmless the other party from any claims arising as a result of such actions.
12. All terms of this Agreement are subject to available departmental funding and fiscal constraints.
13. By Executive Order 24, issued by Governor Perdue, and N.C. G.S. § 133-32, it is unlawful for any vendor or contractor ( i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e., Administration, Commerce, Correction, Crime Control and Public Safety, Cultural Resources, Environment and Natural Resources, Health and Human Services, Juvenile Justice and Delinquency Prevention, Revenue, Transportation, and the Office of the Governor).

IT IS UNDERSTOOD AND AGREED upon that the approval of the Project by the Department is subject to the conditions of this Agreement.



IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

TOWN OF WAYNESVILLE

BY: \_\_\_\_\_ BY: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Approved by \_\_\_\_\_ of the local governing body of the Town of Waynesville as  
attested to by the signature of Clerk of said governing body on \_\_\_\_\_ (Date)

(SEAL)

This Agreement has been pre-audited in the manner  
required by the Local Government Budget and  
Fiscal Control Act.

BY: \_\_\_\_\_  
(FINANCE OFFICER)

Federal Tax Identification Number

\_\_\_\_\_

Remittance Address:

Town of Waynesville

16 South Main Street

Waynesville, NC 28786

Attention: Mr. Lee Galloway

DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVED BY BOARD OF TRANSPORTATION ITEM O: \_\_\_\_\_ (Date)



October 30, 2012

Subject: Section 6(f) LWCFA Land Conversion for U-4412

Dear \_\_\_\_\_ :

The Town of Waynesville intends to use the replacement property adjacent to the Hazelwood Park under consideration for acquisition by NCDOT for a greenway with a multi-use trail along Richland Creek. To be useable for this the replacement property needs to have a sufficient depth measured from Richland Creek to accommodate the trail right-of-way and to preserve an undisturbed trout buffer along Richland Creek. The regulatory trout buffer established by North Carolina General Statute 113A-57(1) has a minimum depth of 25' measured horizontally from the top of the bank of Richland Creek and its tributaries. The trail corridor needs to have a minimum width of 18' to accommodate a 10' wide multi-use path with 4' minimum shoulders on both sides. Therefore, the total depth of property to be acquired needs to be a minimum of 43' measured landward from the top of the bank of Richland Creek.

Richland Creek and its named and unnamed tributaries upstream of Boyd Avenue have been classified as trout waters by the NC Environmental Management Commission. For the list streams within the French Broad River Basin with classifications

see: [http://portal.ncdenr.org/c/document\\_library/get\\_file?uuid=8fd2c53a-255c-4db8-8c1f-fba0db09e8da&groupId=38364](http://portal.ncdenr.org/c/document_library/get_file?uuid=8fd2c53a-255c-4db8-8c1f-fba0db09e8da&groupId=38364)

For more information on the regulatory trout buffer

see: [http://portal.ncdenr.org/c/document\\_library/get\\_file?uuid=f4f0b765-7892-4681-885b-95f4ef26f806&groupId=38364](http://portal.ncdenr.org/c/document_library/get_file?uuid=f4f0b765-7892-4681-885b-95f4ef26f806&groupId=38364)

For Haywood County this program is administered by the NC Department of Environment and Natural Resources Asheville Regional Office. The contact there is: Chuck Cranford, Surface Water Protection Supervisor, [chuck.cranford@ncdenr.gov](mailto:chuck.cranford@ncdenr.gov), (828) 296-4500.

Please let us know if Town staff may be of any further assistance with this process.

Sincerely,

Marcy Onieal

Town Manager





## Report For 8605-95-3848

WADE, NANCY  
TOMLINSON, PRISCILLA G  
738 N PARKWOOD RD  
DECATUR, GA 30030

potential access

### Int Information:

PIN: 8605-95-3848  
Deed: 660/245

### Site Information:

48 OLD HICKORY ST  
DWELLING  
SINGLE FAMILY  
HOMESITE PRIMARY, HOMESITE RESIDUAL  
Heated Area: 2549  
Year Built: 0  
Total Acreage: 1.83  
Township: TOWN OF WAYNESVILLE

### Site Value Information:

Land Value: \$42,300  
Building Value: \$191,000  
Market Value: \$233,300  
Deferred Value: (\$0)  
Assessed Value: \$233,300  
Sale Price: \$250,000  
Sale Date: 2/28/2006  
Taxes 2011: \$1,354.85  
Taxes 2010: \$1,354.85

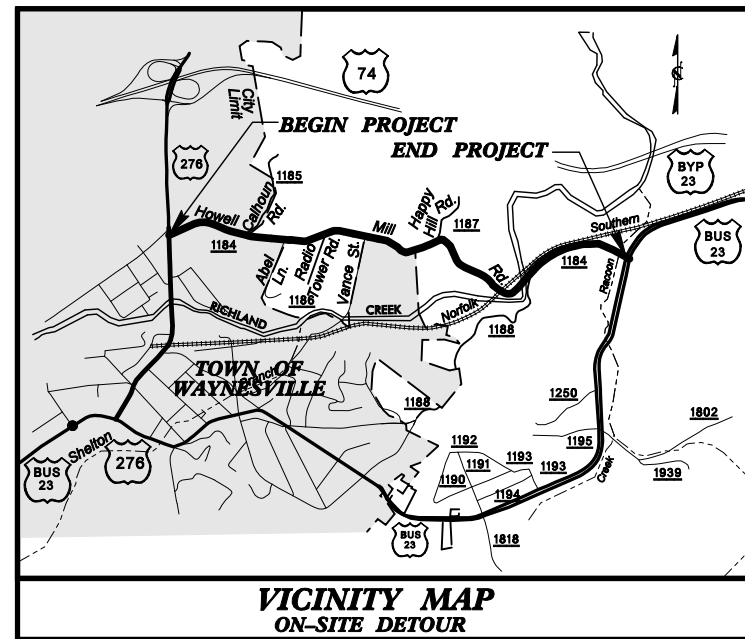


1: 2403

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.



TIP PROJECT: U-4412



VICINITY MAP  
ON-SITE DETOUR

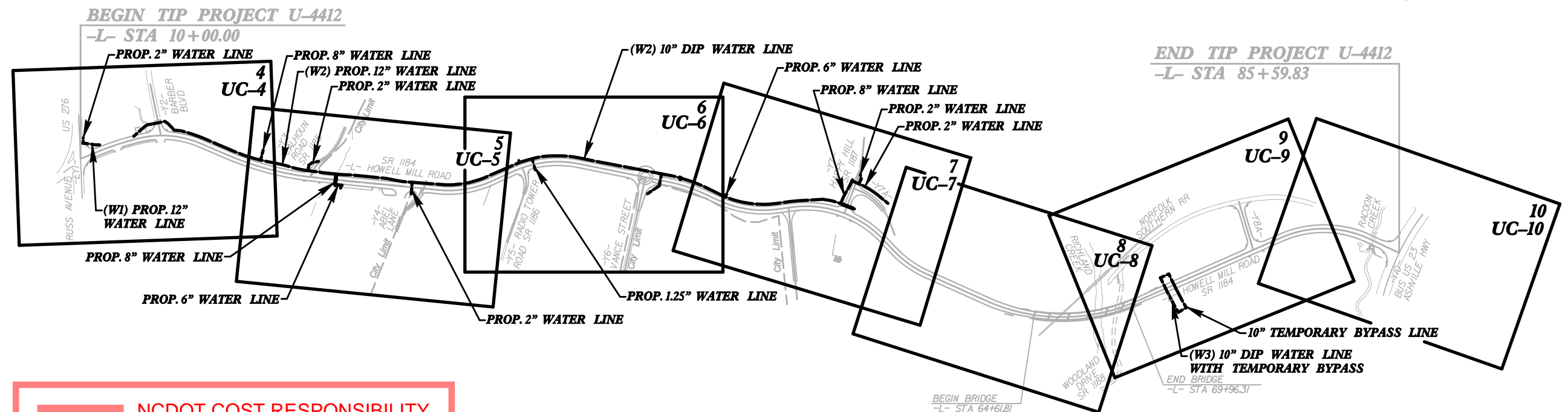
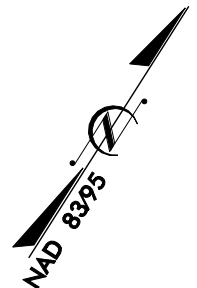
STATE OF NORTH CAROLINA  
DIVISION OF HIGHWAYS

UTILITY CONSTRUCTION PLANS  
HAYWOOD COUNTY

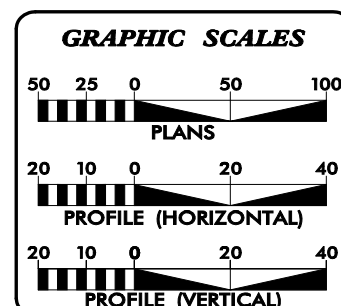
LOCATION: WAYNESVILLE - SR 1184 (HOWELL MILL ROAD)  
FROM US 276 (RUSS AVENUE) TO  
US 23 BUSINESS (ASHEVILLE HWY)

TYPE OF WORK: UTILITY CONSTRUCTION

T.I.P. NO.	SHEET NO.
U-4412	UC-1



**NCDOT COST RESPONSIBILITY**  
**ALL OTHER WORK IS TOWN OF  
WAYNESVILLE COST RESPONSIBILITY**



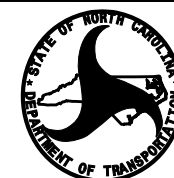
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
UC-1	TITLE SHEET
UC-2	UTILITY SYMBOLOGY
UC-3	NOTES
UC-4 THRU UC-10	UTILITY CONSTRUCTION SHEETS
UC-11	PROFILE SHEET

WATER AND SEWER OWNERS ON PROJECT

- (1) TOWN OF WAYNESVILLE
- (2) JUNALUSKA SANITARY DISTRICT

SEAL



DIVISION OF HIGHWAYS  
UTILITIES UNIT  
UTILITIES ENGINEERING

1591 MAIL SERVICES CENTER  
RALEIGH NC 27699-1591  
PHONE (919) 787-6599  
FAX (919) 250-4151

Roger Worthington, P.E. UTILITIES SECTION ENGINEER  
Ron Wilkins, P.E. UTILITIES SQUAD LEADER PROJECT ENGINEER  
Kevin Hinde, P.E. UTILITIES PROJECT DESIGNER (Hinde Engineering)



STATE OF NORTH CAROLINA  
DIVISION OF HIGHWAYS

UTILITIES PLAN SHEET SYMBOLS

PROJECT REFERENCE NO.		SHEET NO.	
U-4412		UC-2	
DESIGNED BY: BKA		<div><div></div><div>SEAL 029901</div><div>ENGINEER KEVIN S. HINDE</div></div>	
DRAWN BY: BKA			
CHECKED BY: KSH			
APPROVED BY:			
REVISED:			
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION		UTILITY CONSTRUCTION PLANS ONLY	
UTILITIES ENGINEERING SEC. PHONE: (919) 707-6690 FAX: (919) 250-4151			

PROPOSED WATER SYMBOLS

Water Line (Sized as Shown)	
11¼ Degree Bend	
22½ Degree Bend	
45 Degree Bend	
90 Degree Bend	
Plug	
Tee	
Cross	
Reducer	
Gate Valve	
Butterfly Valve	
Tapping Valve	
Line Stop	
Line Stop with Bypass	
Blow Off	
Fire Hydrant	
Relocate Fire Hydrant	
Remove Fire Hydrant	REM FH
Water Meter	
Relocate Water Meter	
Remove Water Meter	REM WM
Water Pump Station	
RPZ Backflow Preventer	
DCV Backflow Preventer	
Relocate RPZ Backflow Preventer	
Relocate DCV Backflow Preventer	

PROPOSED SEWER SYMBOLS

Gravity Sewer Line (Sized as Shown)	
Force Main Sewer Line (Sized as Shown)	
Manhole (Sized per Note)	
Sewer Pump Station	

Power Pole	
Telephone Pole	
Joint Use Pole	
Telephone Pedestal	
Utility Line by Others (Type as Shown)	
Trenchless Installation	
Encasement by Open Cut	
Encasement	

Power Pole	
Telephone Pole	
Joint Use Pole	
Utility Pole	
Utility Pole with Base	
H-Frame Pole	
Power Transmission Line Tower	
Water Manhole	
Power Manhole	
Telephone Manhole	
Sanitary Sewer Manhole	
Hand Hole for Cable	
Power Transformer	
Telephone Pedestal	
CATV Pedestal	
Gas Valve	
Gas Meter	
Located Miscellaneous Utility Object	
Abandoned According to Utility Records	AATUR
End of Information	E.O.I.

PROPOSED MISCELLANEOUS UTILITIES SYMBOLS

Thrust Block	
Air Release Valve	
Utility Vault	
Concrete Pier	
Steel Pier	
Plan Note	
Pay Item Note	

EXISTING UTILITIES SYMBOLS

*Underground Power Line	
*Underground Telephone Cable	
*Underground Telephone Conduit	
*Underground Fiber Optics Telephone Cable	
*Underground TV Cable	
*Underground Fiber Optics TV Cable	
*Underground Gas Pipeline	
Aboveground Gas Pipeline	A/G Gas
*Underground Water Line	
Aboveground Water Line	A/G Water
*Underground Gravity Sanitary Sewer Line	
Aboveground Gravity Sanitary Sewer Line	A/G Sanitary Sewer
*Underground SS Forced Main Line	
Underground Unknown Utility Line	
SUE Test Hole	
Water Meter	
Water Valve	
Fire Hydrant	
Sanitary Sewer Cleanout	

\*For Existing Utilities  
Utility Line Drawn from Record (Type as Shown)  
Designated Utility Line (Type as Shown)

UTILITY CONSTRUCTION



7520 E. Independence Blvd., Suite 230 Charlotte, NC 28227

License No. C-2839



# UTILITY CONSTRUCTION

## GENERAL NOTES:

1. THE PROPOSED UTILITY CONSTRUCTION SHALL MEET THE APPLICABLE REQUIREMENTS OF THE NC DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES" DATED JANUARY 2012.
2. THE EXISTING UTILITIES BELONG TO TOWN OF WAYNESVILLE AND JUNALUSKA SANITARY DISTRICT.
3. ALL WATER LINES TO BE INSTALLED WITHIN COMPLIANCE OF THE RULES AND REGULATIONS OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES, DIVISION OF ENVIRONMENTAL HEALTH. ALL SEWER LINES TO BE INSTALLED WITHIN COMPLIANCE OF THE RULES AND REGULATIONS OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF WATER QUALITY. PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODES.
4. THE UTILITY OWNER OWNS THE EXISTING UTILITY FACILITIES AND WILL OWN THE NEW UTILITY FACILITIES AFTER ACCEPTANCE BY THE DEPARTMENT. THE DEPARTMENT OWNS THE CONSTRUCTION CONTRACT AND HAS ADMINISTRATIVE AUTHORITY. COMMUNICATIONS AND DECISIONS BETWEEN THE CONTRACTOR AND UTILITY OWNER ARE NOT BINDING UPON THE DEPARTMENT OR THIS CONTRACT UNLESS AUTHORIZED BY THE ENGINEER. AGREEMENTS BETWEEN THE UTILITY OWNER AND CONTRACTOR FOR THE WORK THAT IS NOT PART OF THIS CONTRACT OR IS SECONDARY TO THIS CONTRACT ARE ALLOWED, BUT ARE NOT BINDING UPON THE DEPARTMENT.
5. PROVIDE ACCESS FOR THE DEPARTMENT PERSONNEL AND THE OWNER'S REPRESENTATIVES TO ALL PHASES OF CONSTRUCTION. NOTIFY DEPARTMENT PERSONNEL AND THE UTILITY OWNER TWO WEEKS PRIOR TO COMMENCEMENT OF ANY WORK AND ONE WEEK PRIOR TO SERVICE INTERRUPTION. KEEP UTILITY OWNERS' REPRESENTATIVES INFORMED OF WORK PROGRESS AND PROVIDE OPPROTUNITY FOR INSPECTION OF CONSTRUCTION AND TESTING.

6. THE PLANS DEPICT THE BEST AVAILABLE INFORMATION FOR THE LOCATION, SIZE, AND TYPE OF MATERIAL FOR ALL EXISTING UTILITIES. MAKE INVESTIGATIONS FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE MATERIAL OF THE EXISTING FACILITIES AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED UTILITIES AND FOR AVOIDING DAMAGE TO EXISTING FACILITIES. REPAIR ANY DAMAGE INCURRED TO EXISTING FACILITIES TO THE ORIGINAL OR BETTER CONDITION AT NO ADDITONAL COST TO THE DEPARTMENT.
7. MAKE FINAL CONNECTIONS OF THE NEW WORK TO THE EXISTING SYSTEM WHERE INDICATED ON THE PLANS, AS REQUIRED TO FIT THE ACTUAL CONDITIONS, OR AS DIRECTED.
8. MAKE CONNECTIONS BETWEEN EXISTING AND PROPOSED UTILITIES AT TIMES MOST CONVENIENT TO THE PUBLIC, WITHOUT ENDANGERING THE UTILITY SERVICE, AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. MAKE CONNECTIONS ON WEEKENDS, AT NIGHT, AND ON HOLIDAYS IF NECESSARY.
9. ALL UTILITY MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY TO THE PROJECT. SEE 1500-7, " SUBMITTALS AND RECORDS" IN SECTION 1500 OF THE STANDARD SPECIFICATIONS.

## LIST OF STANDARD DRAWINGS


- 1515.01    WATER METER
- 1515.02    FIRE HYDRANT
- 1520.01    SEWER CLEAN OUT

## PROJECT SPECIFIC NOTES:


1. ALL 1-INCH THROUGH 1.5-INCH DIAMETER PIPE SHALL BE HDPE DR9, UNLESS OTHERWISE NOTED ON THE UTILITY CONSTRUCTION PLANS.
2. ALL 2-INCH DIAMETER PIPE SHALL BE HDPE DR9 OR PVC SDR 13.5, UNLESS OTHERWISE NOTED ON THE UTILITY CONSTRUCTION PLANS.
3. ALL 4-INCH THROUGH 12-INCH DIAMETER PIPE SHALL BE DUCTILE IRON PRESURE CLASS 350, UNLESS OTHERWISE NOTED ON THE UTILITY CONSTRUCTION PLANS.
4. ALL 16-INCH AND LARGER DIAMETER PIPE SHALL BE DUCTILE IRON PRESSURE CLASS 250, UNLESS OTHERWISE NOTED ON THE UTILITY CONSTRUCTION PLANS.
5. VALVES ON WATER MAINS SMALLER THAN 16-INCH IN DIAMETER SHALL BE DIRECT BURY GATE VALVES, UNLESS OTHERWISE NOTED ON THE UTILITY CONSTRUCTION PLANS.
6. VALVES ON WATER MAINS 16-INCHES IN DIAMETER AND LARGER SHALL BE BUTTERFLY VALVES, UNLESS OTHERWISE NOTED ON THE UTILITY CONSTRUCTION PLANS.
7. ALL FITTINGS FOR 4-INCH THROUGH 12-INCH WATER PIPE SHALL BE RESTRAINED MECHANICAL JOINT FITTINGS.
8. CONCRETE THRUST BLOCKING SHALL BE USED AT ALL FITTING LOCATIONS.
9. CONCRETE WALL BLOCKING SHALL BE USED ON EXISTING WATER LINES AT THE PROPOSED RELOCATION TIE-IN POINTS.
10. CONTRACTOR SHALL CONNECT ALL WATER LINES AND SERVICE CONNECTIONS USING NECESSARY FITTINGS.
11. ALL BACKFLOW PREVENTORS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

## UTILITY CONSTRUCTION

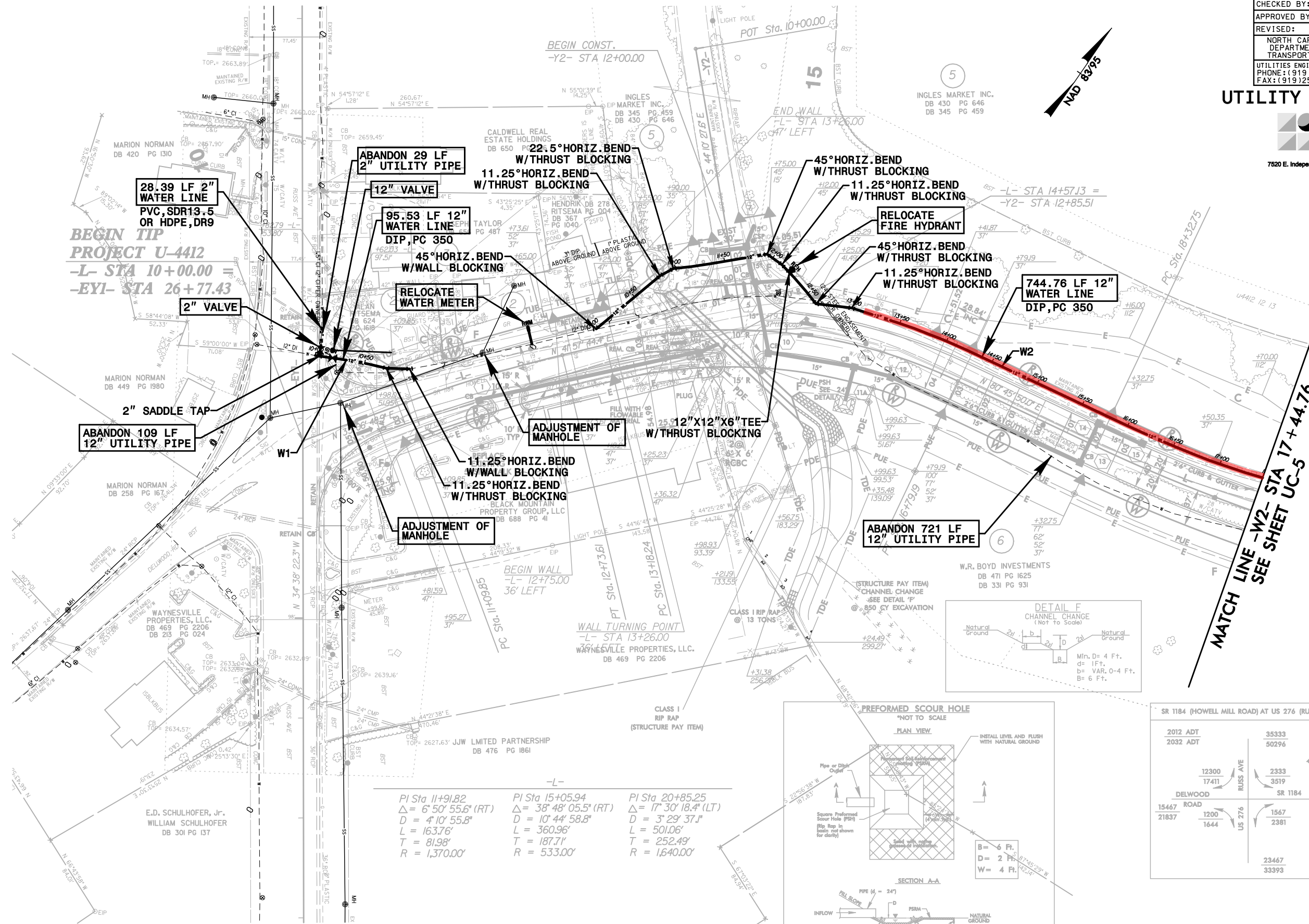


PROJECT REFERENCE NO.		SHEET NO.
U-4412		UC-3
DESIGNED BY: BKA		UTILITY CONSTRUCTION PLANS ONLY
DRAWN BY: BKA		
CHECKED BY: KSH		
APPROVED BY:		
REVISED:		
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION		
UTILITIES ENGINEERING SEC. PHONE: (919) 707-6690 FAX: (919) 250-4151		

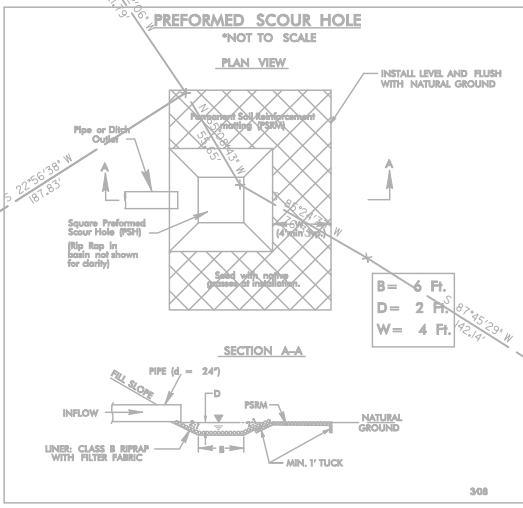
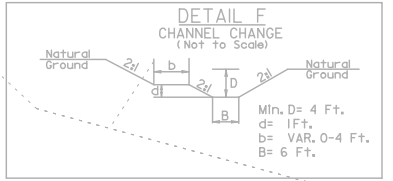


PROJECT REFERENCE NO.	SHEET NO.
U-4412	UC-4
DESIGNED BY: BKA	
DRAWN BY: BKA	
CHECKED BY: KSH	
APPROVED BY:	
REVISED:	
UTILITIES ENGINEERING SEC. PHONE: (919) 707-6690 FAX: (919) 250-4151	UTILITY CONSTRUCTION PLANS ONLY

# UTILITY CONSTRUCTION



MATCH LINE -W2- STA 17+44.76  
SEE SHEET UC-5



SR 1184 (HOWELL MILL ROAD) AT US 276 (RUSS AVE)			
2012 ADT	35333		
2032 ADT	50296		
	12300	2333	
	17411	3519	
	DELWOOD ROAD	SR 1184	
15467	1200	1567	5867
21837	1644	2381	8681
		23467	
		33393	

FOR -L- PROFILE, SEE SHEET 11  
FOR -Y2- PROFILE, SEE SHEET 15  
FOR CULVERT DESIGN, SEE SHEETS C-1 TO C-





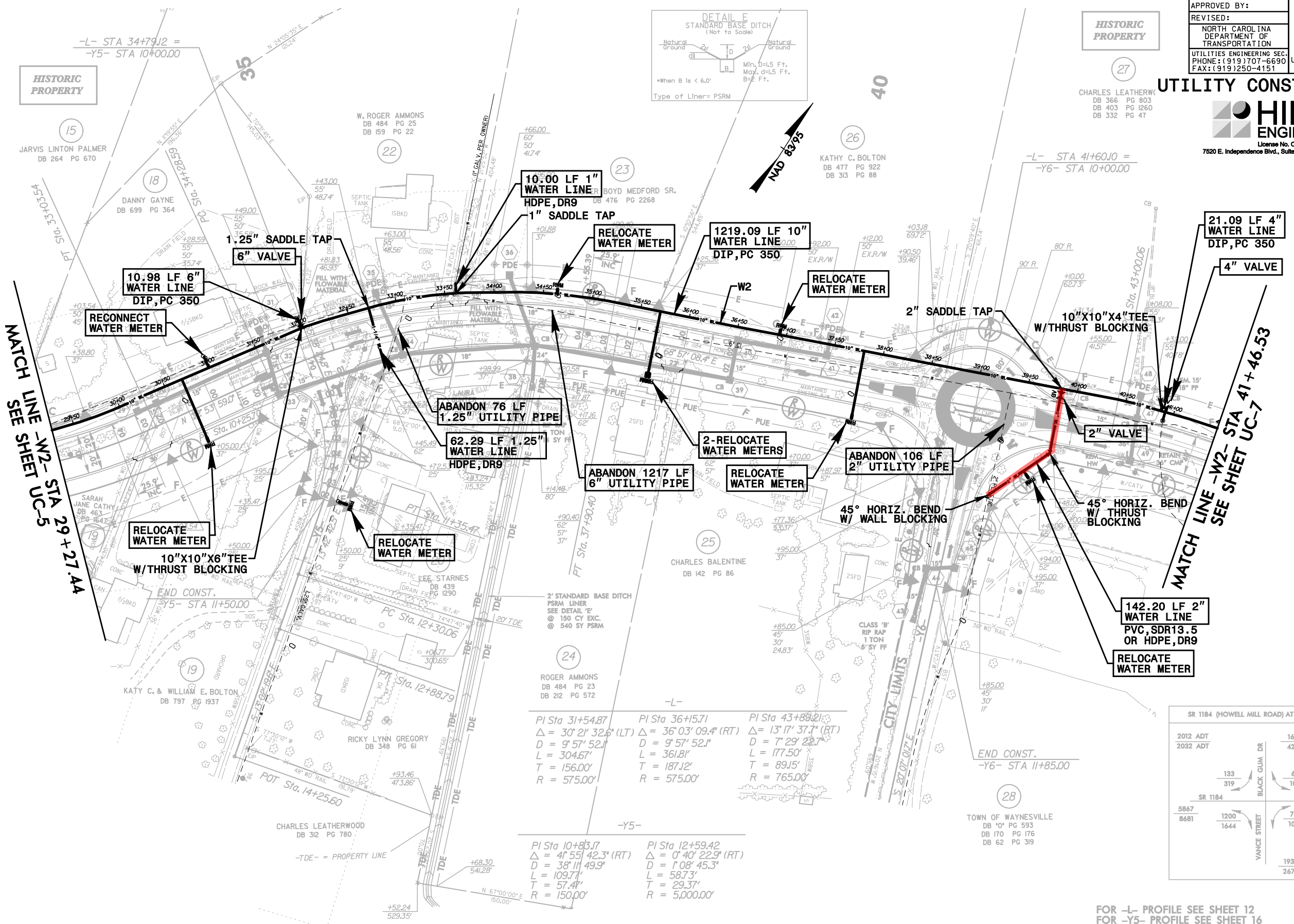
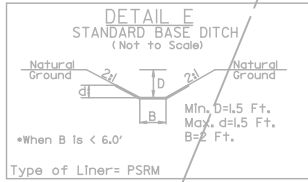


# UTILITY CONSTRUCTION



**HISTORIC  
PROPERTY**

CHARLES LEATHERWOOD  
DB 366 PG 803  
DB 403 PG 1260  
DB 332 PG 47




PI Sta 31+54.87 Δ = 30° 21' 32.6" (LT) D = 9° 57' 52.1" L = 304.67' T = 156.00' R = 575.00'	PI Sta 36+15.71 Δ = 36° 03' 09.4" (RT) D = 9° 57' 52.1" L = 361.81' T = 187.12' R = 575.00'	PI Sta 43+89.21 Δ = 13° 17' 37.7" (RT) D = 7° 29' 22.7" L = 177.50' T = 89.15' R = 765.00'
PI Sta 10+83.17 Δ = 4° 55' 42.3" (RT) D = 38° 11' 49.9" L = 109.77' T = 57.47' R = 150.00'	PI Sta 12+59.42 Δ = 0° 40' 22.9" (RT) D = 1° 08' 45.3" L = 58.73' T = 29.37' R = 5,000.00'	

SR 1184 (HOWELL MILL ROAD) AT VANCE STREET

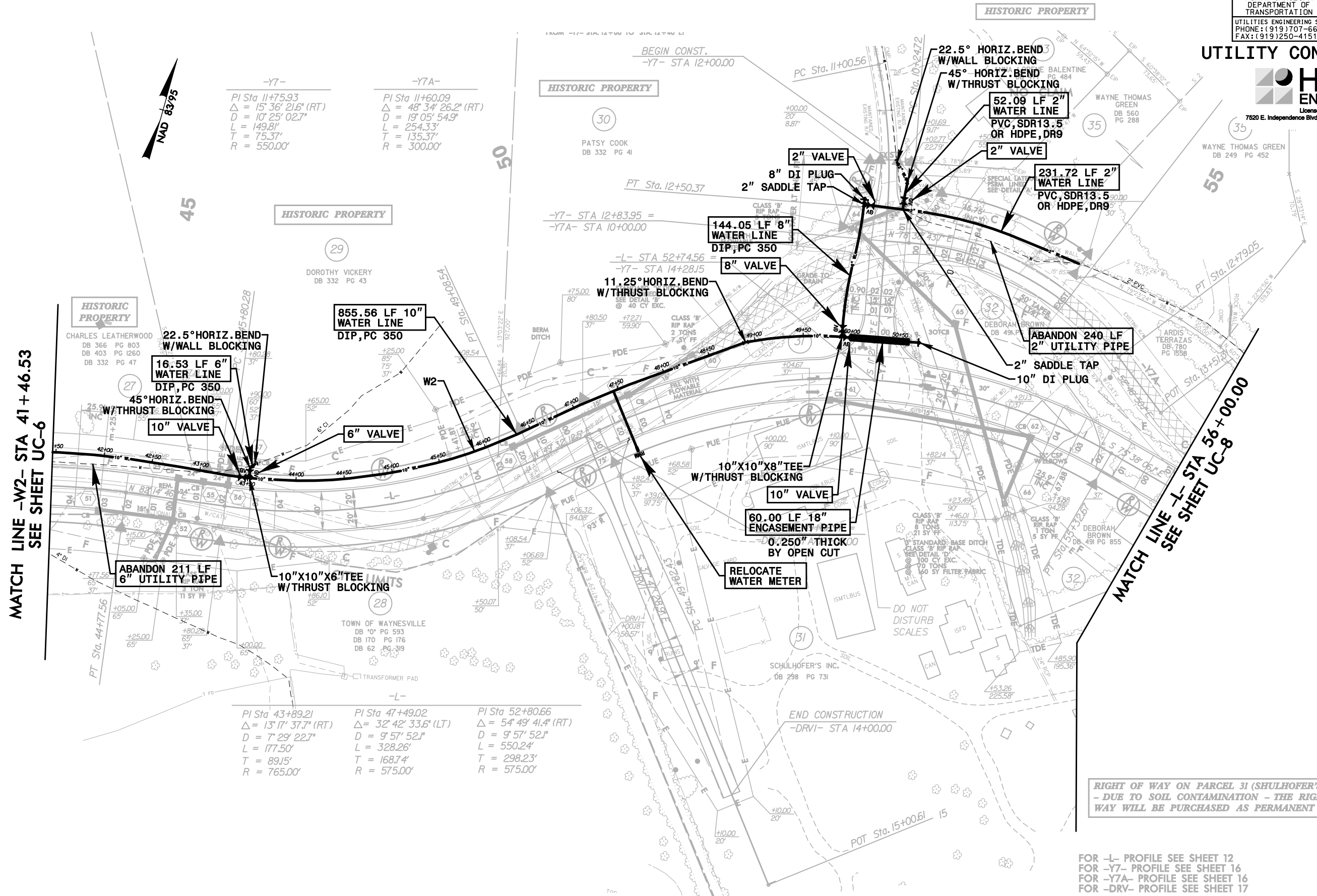
2012 ADT	167
2032 ADT	426
133	67
319	104
SR 1184	SR 1184
5867	5333
8681	7852
1200	733
1644	1030
VANCE STREET	
	1933
	2674

FOR -L- PROFILE SEE SHEET 12  
FOR -Y5- PROFILE SEE SHEET 16  
FOR -Y6- PROFILE SEE SHEET 16  
FOR ROUNDABOUT DETAIL, SEE SHEET 2G




PROJECT REFERENCE NO.	SHEET NO.
U-4412	UC-7
DESIGNED BY: BKA	
DRAWN BY: BKA	
CHECKED BY: KSH	
APPROVED BY:	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	UTILITY CONSTRUCTION PLANS ONLY
UTILITIES ENGINEERING SEC. PHONE: (919) 707-6690 FAX: (919) 250-4151	

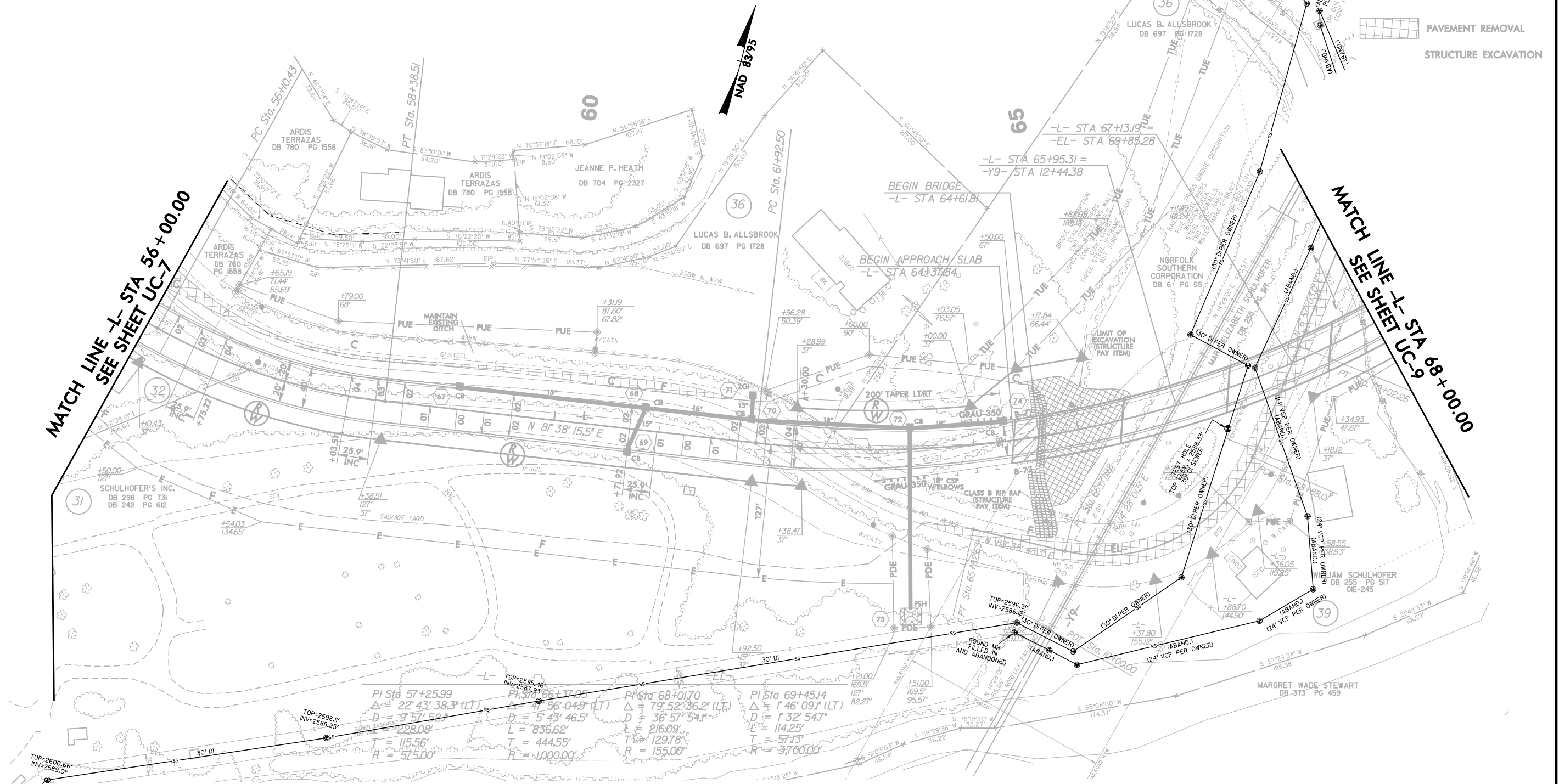
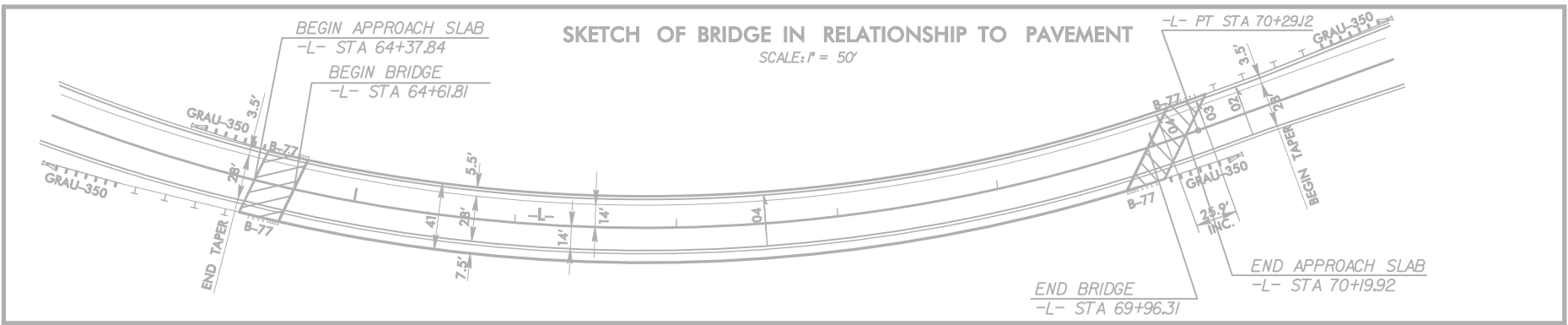
# UTILITY CONSTRUCTION





PROJECT REFERENCE NO.	SHEET NO.
U-4412	UC-8
DESIGNED BY: BKA	
DRAWN BY: BKA	
CHECKED BY: KSH	
APPROVED BY:	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	UTILITY CONSTRUCTION PLANS ONLY
UTILITIES ENGINEERING SEC. PHONE: (919) 707-6690 FAX: (919) 250-4151	

# UTILITY CONSTRUCTION



RIGHT OF WAY ON PARCEL 31 (SHULHOFER'S, INC.)  
- DUE TO SOIL CONTAMINATION - THE RIGHT OF  
WAY WILL BE PURCHASED AS PERMANENT EASEMENT

FOR -L- PROFILE, SEE SHEET 13  
FOR -DRV- PROFILE, SEE SHEET 17  
FOR STRUCTURE PLANS, SEE SHEETS S1-S



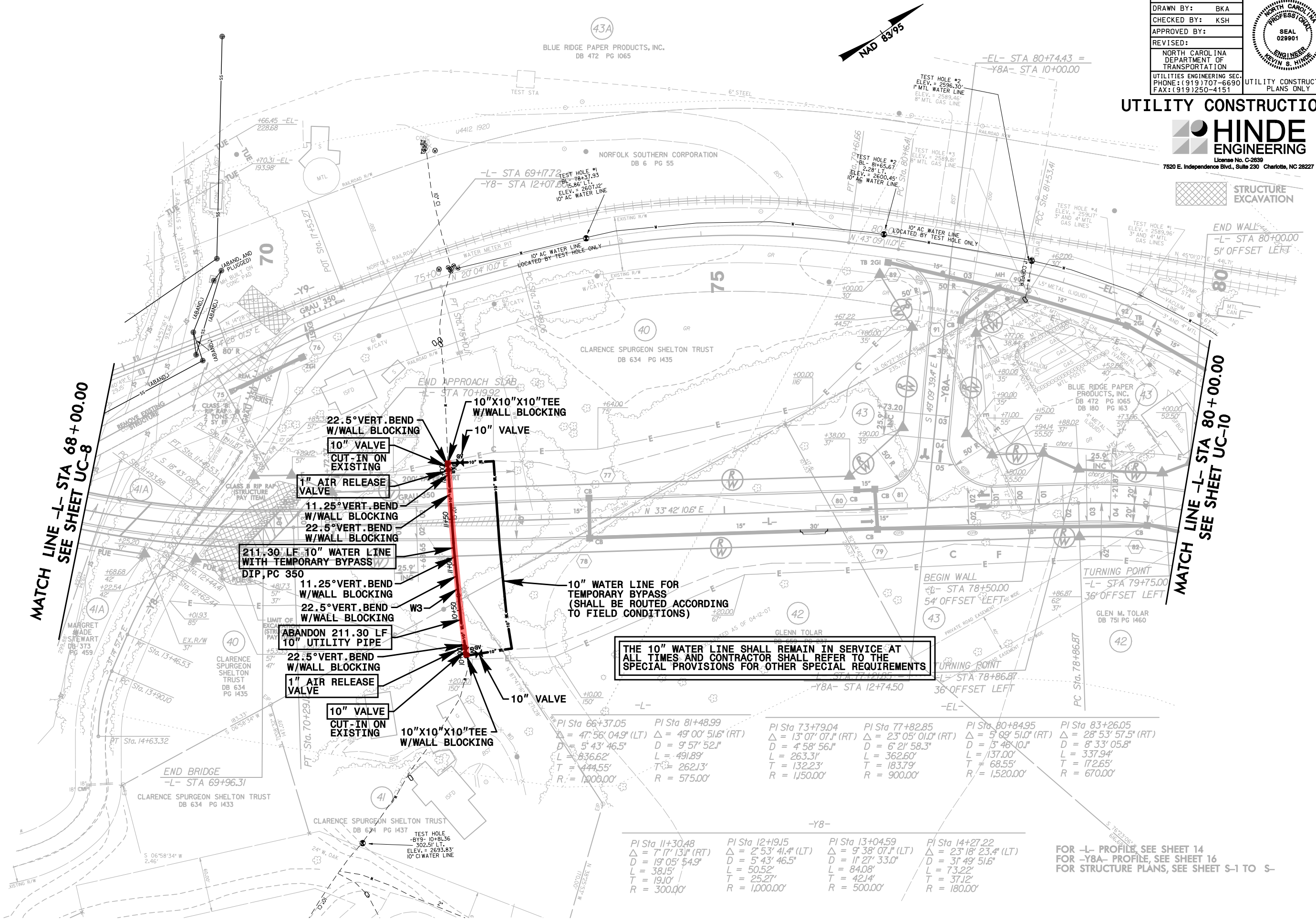
# UTILITY CONSTRUCTION

**HINDE ENGINEERING**  
License No. C-2839  
7520 E. Independence Blvd., Suite 230 Charlotte, NC 28227

 **STRUCTURE EXCAVATION**

MATCH LINE -L- STA 68+00.00  
SEE SHEET UC-8

MATCH LINE -L- STA 80+00.00  
SEE SHEET UC-10




THE 10" WATER LINE SHALL REMAIN IN SERVICE AT ALL TIMES AND CONTRACTOR SHALL REFER TO THE SPECIAL PROVISIONS FOR OTHER SPECIAL REQUIREMENTS

PI Sta 66+37.05 Δ = 47° 56' 04.9" (LT) D = 5' 43' 46.5" L = 836.62' T = 444.55' R = 1000.00'	PI Sta 81+48.99 Δ = 49° 00' 51.6" (RT) D = 9' 57' 52.1" L = 491.89' T = 262.13' R = 575.00'	PI Sta 73+79.04 Δ = 13° 07' 07.1" (RT) D = 4' 58' 56.1" L = 263.31' T = 132.23' R = 1150.00'	PI Sta 77+82.85 Δ = 23° 05' 01.0" (RT) D = 6' 21' 58.3" L = 362.60' T = 183.79' R = 900.00'	PI Sta 80+84.95 Δ = 5° 09' 51.0" (RT) D = 3' 46' 10.1" L = 137.00' T = 68.55' R = 1,520.00'	PI Sta 83+26.05 Δ = 28° 53' 57.5" (RT) D = 8' 33' 05.8" L = 337.94' T = 172.65' R = 670.00'
PI Sta 11+30.48 Δ = 7° 17' 13.1" (RT) D = 19' 05' 54.9" L = 38.15' T = 19.10' R = 300.00'	PI Sta 12+19.15 Δ = 2° 53' 41.4" (LT) D = 5' 43' 46.5" L = 50.52' T = 25.27' R = 1,000.00'	PI Sta 13+04.59 Δ = 9° 38' 07.1" (LT) D = 11' 27' 33.0" L = 84.08' T = 42.14' R = 500.00'	PI Sta 14+27.22 Δ = 23° 18' 23.4" (LT) D = 31' 49' 51.6" L = 73.22' T = 37.12' R = 180.00'		

FOR -L- PROFILE SEE SHEET 14  
FOR -Y8A- PROFILE SEE SHEET 16  
FOR STRUCTURE PLANS, SEE SHEET S-1 TO S-

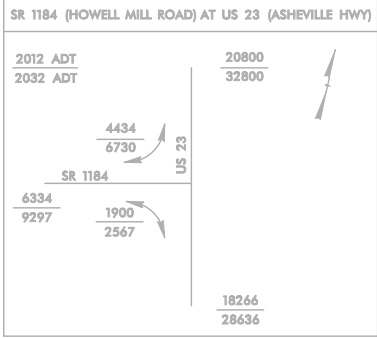
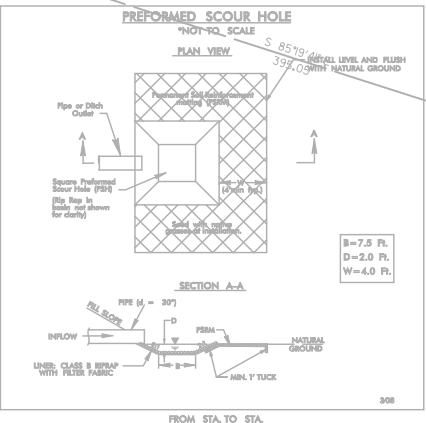
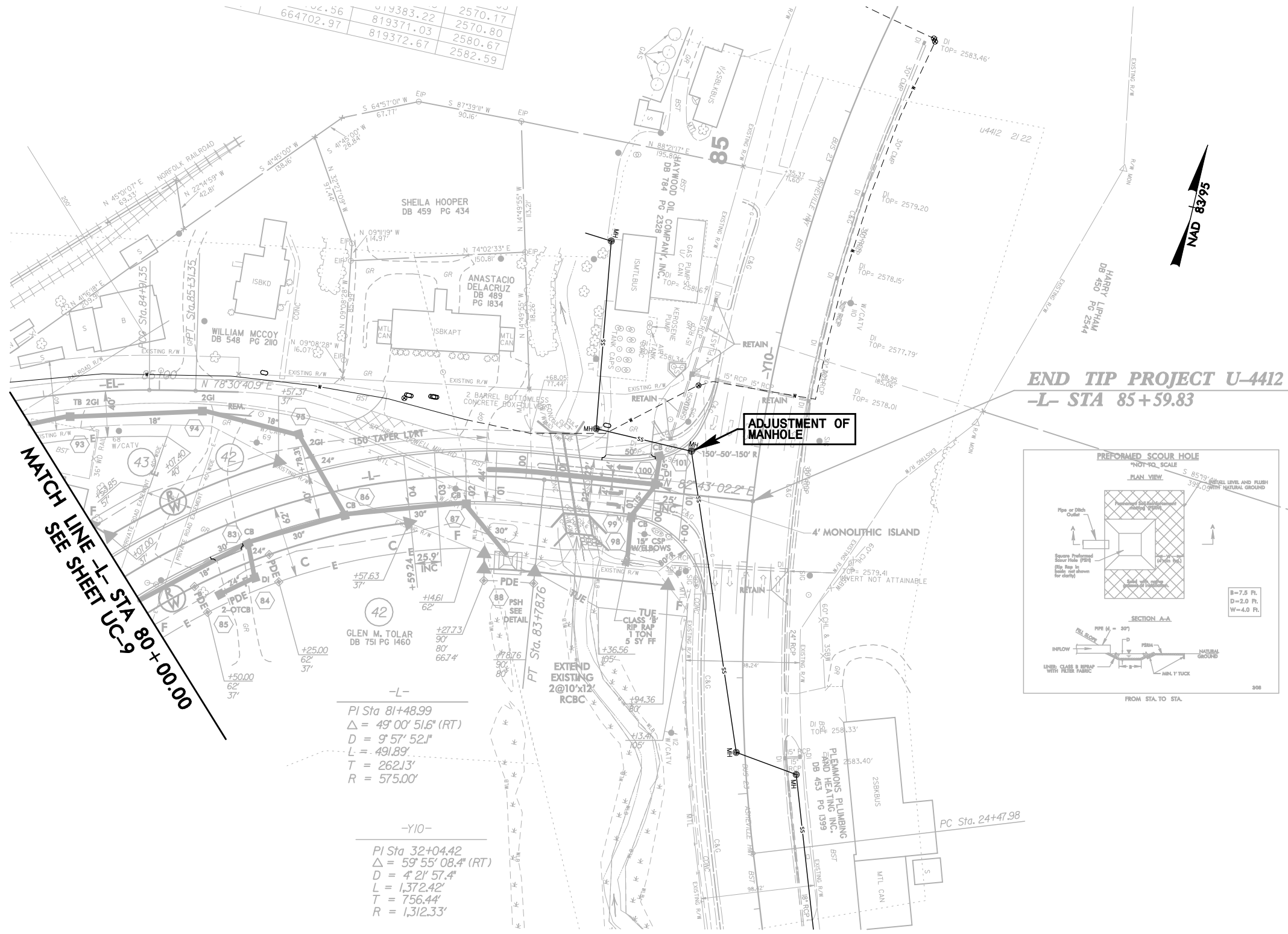


PROJECT REFERENCE NO.		SHEET NO.	
U-4412		UC-10	
DESIGNED BY: BKA			
DRAWN BY: BKA			
CHECKED BY: KSH			
APPROVED BY:			
REVISED:			
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION			
UTILITIES ENGINEERING SEC. PHONE: (919) 707-6690 FAX: (919) 250-4151		UTILITY CONSTRUCTION PLANS ONLY	

# UTILITY CONSTRUCTION



License No. C-2839  
7520 E. Independence Blvd., Suite 230 Charlotte, NC 28227



FOR -L- PROFILE, SEE SHEET 14 and 15  
FOR CULVERT PLANS, SEE C- TO C-





1: 2023

## Haywood County GIS

Map generated by the Haywood County Map Server.  
10/1/2012

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.