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AGENDA REGULAR MEETING

**HISTORIC PRESERVATION COMMISSION
MUNICIPAL BUILDING, 16 SOUTH MAIN STREET
FEBRUARY 7, 2024
WEDNESDAY – 2:00 PM**

A. CALL TO ORDER

1. Welcome/Announcements
2. Approval of January 3, 2024 Minutes

B. BUSINESS ITEMS

1. Continuation of a Public Hearing to Consider an application to designate 486 East Marshall Street, PIN 8615-79-8480, (Former Haywood Hospital, now Brookmont Lofts) as a Local Landmark.

C. OTHER BUSINESS

1. Discussion on Action Plan for coming year.

D. ADJOURN



TOWN OF WAYNESVILLE

Historic Preservation Commission

9 South Main Street
Waynesville, NC 28786

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

www.waynesvillenc.gov

Development Services
Director
Elizabeth Teague

Alex McKay-Chairman
Rodney Conard-Vice-Chair
Clare Bass
Judi Donovan
Glenn Duerr
Linda Ann Lee
Anne Marie Miller
Bill Revis

Regular Meeting

Municipal Building - 16 South Main Street, Waynesville, NC 28786

Wednesday January 3rd, 2024, 2:00 PM

The **WAYNESVILLE HISTORIC PRESERVATION COMMISSION** held a regular meeting on Wednesday January 3rd, 2024, at 2:00 PM in the Conference Room of the Municipal Building.

A. CALL TO ORDER:

Director Elizabeth Teague asked the board to allow board member Glenn Duerr to act as Chairman in the absence of the Chairman and Vice Chairman. There was unanimous consent of the board.

Acting Chairman Glenn Duerr called the meeting to order at 2:06 pm.

The following members were present:

Clare Bass
Judi Donovan
Glenn Duerr
Anne Marie Miller
Bill Revis (on phone)
Caroline Williamson

The following members were absent:

Rodney Conard (Vice Chairman)
Alex McKay (Chairman)
Linda Ann Lee

The following emeritus members were present:

Sandra Owen

The following staff members were present:

Elizabeth Teague, Planning Board Director
Esther Coulter, Administrative Assistant

Director Ms. Teague gave an update on Land Use Administrator Byron Hickox, that he has taken a position with the Town of Canton as Planning Director and wished him great luck. Ms. Teague gave history of herself, and stated she will be stepping in as interim staff with the HPC board.

Historic Preservation Commission Minutes

Regular Meeting

January 3rd, 2024

Acting Chairman Glenn Duerr asked for a motion to adopt the December 6th, 2023, minutes.

A motion was made by Commission Member Caroline Williamson, seconded by Commission Member Bill Revis, to approve the minutes of the December 6th 2023, meeting as presented or amended. The motion passed unanimously.

A. BUSINESS ITEMS:

1. Local Landmark Public Hearing-Haywood County Hospital

Ms. Teague asked to speak and explained the process of the public hearing for a Local Landmark.

Acting Chairman Mr. Duerr open the Public Hearing at 2:12 pm.

Ms. Teague continued the process saying there were no members of the public and no applicant currently present. Ms. Teague stated that the Commission could hold the Public Hearing without the applicant present, or the Public Hearing could be continued until the next meeting in order to make sure that all parties involved are notified according to the State Statues and Local Ordinances.

A motion was made by Commission Member Clare Bass, seconded by Commission Member Judi Donovan, to continue the public hearing until the February 6th, meeting. The motion passed unanimously.

2. Discussion of Greenhill Cemetery Tour- April 20th, 2024.

The present members discussed the reasoning of why the tour was moved from the fall to spring and indetermination: The commission also expressed the uncertainty of details of the Appalachian Festival in April. Commission member Bill Revis stated some work was going to be done in the Cemetery with the arch and the rock walls and should be completed by the fall.

A motion was made by Commission member Caroline Williamson, seconded by Commission member Anne Marie Miller, to move the Cemetery Tour back to the fall. The motion passed unanimously.

3. Historic signage

Commission Member Caroline Williamson stated that Mr. Hickox was waiting to receive quotes from a couple of companies. Mr. Revis spoke up and said he would follow up with the companies, Ms. Teague asked Mr. Revis to meet with her on Friday January 9th, 24 to discuss further details.

B. OTHER BUSINESS

1. Preservation Plan to be presented to Town Council on January 9th, 2024.

Ms. Teague told the Commission that she had made an administrative decision to not submit the Preservation Plan to the Town Council until she talked with Anne McDonald and all the Historic Commission members, and she had the final draft in hand. Ms. Teague also recommended to put it on Historic Preservation Commission Minutes

Regular Meeting
January 3rd, 2024

the website to allow the public to read the plan and give feedback. There was unanimous consent of the board.

2. The tour booklet sub-committee will meet January 23rd, at 1:00 pm. In Municipal conference room.

The Commission discussed recommendations from Preservation Plan for future agenda items, including:

- Page 68 review and update bylaws.
- Links to local landmarks
- Produce updated property inventory list.
- Conduct educational programs.
- Develop a calendar for the coming year.
- Revisit the Dix Hill cemetery/Pigeon Community Center
- Snapshot Series

C. ADJOURN

With no further business, a motion was made by Commission Member Clare Bass, seconded by Commission Member Judi Donovan, to adjourn at 3:26pm. The motion carried unanimously.

Glenn Duerr, Acting Chairman

Esther Coulter, Administrative Assistant

Historic Commission Staff Report

Subject: Request for Designation of a Local Landmark
486 East Marshall Street, PIN 8615-79-8480
Ordinance Sections: Section 15.11 of the Land Development Standards.
Applicant: Brookmont Lofts, LLC, John Stiltner,
Presenter: Elizabeth Teague, Development Services Director
Meeting Date: February 7, 2024

Background

A responsibility of the Historic Preservation Commission is to evaluate property for designation as a local landmark. This designation must be accompanied by the Commission's findings that the documentation provided, as well as the historic elements of the property, justify the designation, and the tax benefits and demolition limitations associated with that designation.

Attached for the HPC's information and consideration is:

- local and state legislation relative to the HPC's responsibilities and the designation of local landmarks;
- the application, property information, and associated material provided by the applicant;
- a draft of the ordinance which will be forwarded on to the Town Council (as provided or amended);

Upon HPC consideration and recommendation, this matter shall be forwarded to the State Historic Preservation Office for comment for a period of up to 30 days, and then referred to Town Council which will then hold a public hearing with proper notice in accordance with Chapter 15 of the Town's Land Development Standards.

Staff Recommendations:

The applicant has provided adequate documentation for the HPC to find that this property meets the criteria for designation as a local landmark because:

- 1) the hospital building and portion of the grounds are already on the National Register of Historic Places,
- 2) the applicant has provided documentation showing that the renovation and rehabilitation of the property maintains the historic integrity of the original architecture in a way that will preserve the structure even as it has converted its use to a multifamily residential facility, and
- 3) the applicant has made a significant investment into the rehabilitation of the property and will continue to maintain it.

The HPC should consider a motion to recommend that the Town Council adopt the attached ordinance designating 486 East Marshall Street, PIN 8615-79-8480, as a local landmark.

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING THE HISTORIC HAYWOOD
HOSPITAL
AT 486 EAST MARSHALL STREET AS A LOCAL HISTORIC
LANDMARK**

WHEREAS, the Historic Preservation Commission of the Town of Waynesville has taken into full consideration all statements and information presented at a public hearing held on the 7th day of February, 2024 on the question of designating a property known as the HISTORIC HAYWOOD HOSPITAL (PIN 8615-79-8480), and currently owned by BROOKMONT LOFTS, LLC, at 486 East Marshall Street, as a Local Historic Landmark; and

WHEREAS, the property known as the Historic Haywood Hospital (PIN 8615-79-8480) is owned and managed by Brookmont Lofts, LLC and the owners have made application for historic designation; and

WHEREAS, the property is listed on the National Register of Historic Places, and has therefore been recognized as an official historic landmark; and

WHEREAS, the Historic Preservation Commission finds that the property owners have demonstrated that this property at 486 East Marshall Street (PIN 8615-79-8480) possesses special significance in terms of its historical, architectural, and cultural importance, and that they have worked to restore and preserve the integrity of historic elements of the structure through documentation provided in their application; and

WHEREAS, the Historic Preservation Commission considered this request for local landmark designation at a hearing at their regular meeting of January 3, 2024, and continued until February 7, 2024, and recommends approval by the Waynesville Town Council in accordance with Section 15.11 of the Town of Waynesville Land Development Standards; and

WHEREAS, after notice duly given, a public hearing was held by the Waynesville Town Council on _____, 2024;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF
THE TOWN OF WAYNESVILLE, AT A MEETING IN REGULAR SESSION ON
_____ AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING
IN THE AFFIRMATIVE, THE FOLLOWING:**

**That the property known as the Historic Haywood County Hospital
(PIN 8615-79-8480) is hereby designated as a Local Historic
Landmark pursuant to Chapter 160A-400.5 of the General Statutes of
North Carolina.**

ADOPTED this _____ Day _____ of 2024.

TOWN OF WAYNESVILLE

Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

APPROVED AS TO FORM:

Martha Bradley, Town Attorney

15.10.3 Effect of Decisions.

- A. **Appeals:** An appeal from the decision of the Planning Board regarding a Special Use Permit application may be made by an aggrieved party and shall be made to the Superior Court of Haywood County in the nature of certiorari. Any such petition to the Superior County shall be filed with the court no later than thirty (30) days after the applicant receives the written copy of the decision of the Planning Board.
- B. **Permit Validity:** two (2) years to obtain building permit. Such permit shall remain valid as long as a valid building permit exists for the project.
- C. **Permit Extension:** The applicant may apply for an extension of the approval period. The Planning Board may approve an extension of the time required to file the final plat up to a total of five (5) years from the date the initial application was approved where warranted in light of all relevant circumstances, including, but not limited to, the size and phasing of development, the level of investment, the need for the development, economic cycles, and market conditions or other considerations. No further development activity shall be performed until the new approval is issued.

15.11 Historic Preservation.

15.11.1 Designation of Historic Landmarks/Historic Districts.

Upon complying with the required landmark designation procedures set forth herein, the Board of Aldermen may adopt and from time to time amend or repeal an ordinance designating one or more historic landmarks. No property shall be recommended for designation as a landmark unless it is deemed and found by the Historic Preservation Commission to be of special significance in terms of its historical, pre-historical, architectural or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

- A. **Process Type:** Legislative.
- B. **Inventory of Possible Landmarks:** As a guide for the identification and evaluation of landmarks, the Historic Preservation Commission shall maintain an inventory of properties of historical, architectural, pre-historical and cultural significance within the land development jurisdiction of the town.
- C. **Creation of Ordinance for Designation:**
 - 1. Once a potential landmark has been identified, the Administrator shall draft an ordinance for the designation of said property as an official historic landmark.
 - 2. The ordinance shall describe the property designated in the ordinance, the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural or pre-historical value, including the land area of the property so designated and any other information the governing board deems necessary.
 - 3. For each building, structure, site, area or object so designated as a landmark, the ordinance shall require that the waiting period set forth in this ordinance be observed prior to its demolition.
- D. **Opportunity for Comment from the State of North Carolina:**
 - 1. Once the ordinance is drafted, the Historic Preservation Commission shall make or cause to be made an investigation and report on the historic, architectural, pre-historical, educational or cultural significance of each building, structure, site, area or object

proposed for designation or acquisition. Such report shall be forwarded to the Division of Archives and History, North Carolina Department of Cultural Resources.

2. The Department of Cultural Resources, acting through the State Historic Preservation Officer, or his or her designee, shall either upon request of the Department or at the initiative of the commission be given an opportunity to review and comment upon the substance and effect of the designation of any landmark. All comments will be provided in writing. If the department does not submit its comments to the Historic Preservation Commission within thirty (30) days following receipt by the department of the report, the commission and the Board of Aldermen shall be relieved of any responsibility to consider such comments.
- E. **Public Notification:** Level 1, 2 and 3.
- F. **Neighborhood Meeting (15.3.7):** Optional.
- G. **Public Hearing and Decision by the Board of Aldermen:** The Historic Preservation Commission and the Board of Aldermen shall hold a joint public hearing (or separate public hearings) on the proposed ordinance. Following the public hearing(s), the Board of Aldermen may adopt the ordinance as proposed, adopt the ordinance with any amendments it deems necessary, or reject the proposed ordinance.
- H. **Post-Adoption Procedures:**
1. Upon adoption of the ordinance the owners and occupants of each landmark shall be given written notification of such designation insofar as reasonable diligence permits.
 2. One copy of the ordinance and all amendments thereto shall be filed by the Administrator in the office of the Register of Deeds of Haywood County.
 3. Each landmark shall be indexed according to the name of the owner of the property in the grantor and grantee indexes in the Register of Deeds office and the commission shall pay a reasonable fee for filing and indexing.
 4. A second copy of the ordinance and all amendments thereto shall be kept on file in the office of the Town Clerk and be made available for public inspection at any reasonable time.
 5. A third copy of the ordinance and any amendments thereto shall be given to the building inspector for the Town.
 6. The fact that a building, structure, site or area has been designated a landmark shall be clearly indicated on all tax maps maintained by Haywood County for such period as the designation remains in effect.
 7. Upon the adoption of the landmark ordinance or any amendments thereto, it is the duty of the Historic Preservation Commission to give notice thereof to the tax supervisor of Haywood County.
 8. The designation and any recorded restrictions upon the property limiting its use for preservation purposes shall be considered by the tax supervisor in appraising it for tax purposes.
 9. A suitable sign for each property designated as a landmark may be placed on the property at the owner's consent; otherwise, a sign may be placed on a nearby right-of-way.

§ 160D-303. Historic preservation commission.

(a) **Composition.** – Before it may designate one or more landmarks or historic districts pursuant to Part 4 of Article 9 of this Chapter, the governing board shall establish a historic preservation commission. The governing board shall determine the number of the members of the commission, which shall be at least three, and the length of their terms, which shall be no greater than four years. A majority of the members of the commission shall have demonstrated special interest, experience, or education in history, architecture, archaeology, or related fields. All the members shall reside within the planning and development regulation jurisdiction of the local government as established pursuant to this Chapter. The commission may appoint advisory bodies and committees as appropriate. Members of the commission may be reimbursed for actual expenses incidental to the performance of their duties within the limits of any funds available to the commission but shall serve without pay unless otherwise provided in the ordinance establishing the commission.

(b) **Alternative Forms.** – In lieu of establishing a historic preservation commission, a local government may designate as its historic preservation commission (i) a separate historic districts commission or a separate historic landmarks commission established pursuant to this Chapter to deal only with historic districts or landmarks respectively, (ii) a planning board established pursuant to this Chapter, or (iii) a community appearance commission established pursuant to this Chapter. In order for a commission or board other than the historic preservation commission to be designated, at least three of its members shall have demonstrated special interest, experience, or education in history, architecture, or related fields. At the discretion of a local government, the ordinance may also provide that the preservation commission may exercise within a historic district any or all of the powers of a planning board or a community appearance commission.

(c) **Joint Commissions.** – Local governments may establish or designate a joint preservation commission. If a joint commission is established or designated, it shall have the same composition as specified by this section, and the local governments involved shall determine the residence requirements of members of the joint preservation commission.

(d) **Duties.** – The historic preservation commission shall have the duties specified in G.S. 160D-942. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

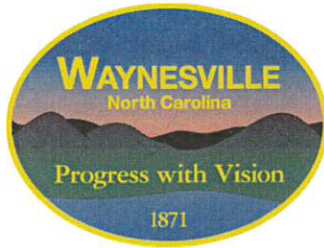
§ 160D-941. Historic preservation commission.

Before it may designate one or more landmarks or historic districts, a local government shall establish or designate a historic preservation commission in accordance with G.S. 160D-303. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

§ 160D-942. Powers of the historic preservation commission.

A preservation commission established pursuant to this Chapter may, within the planning and development regulation jurisdiction of the local government, do any of the following:

- (1) Undertake an inventory of properties of historical, prehistorical, architectural, and/or cultural significance.
- (2) Recommend to the governing board areas to be designated by ordinance as "Historic Districts" and individual structures, buildings, sites, areas, or objects to be designated by ordinance as "Landmarks."
- (3) Acquire by any lawful means the fee or any lesser included interest, including options to purchase, to properties within established districts or to any such properties designated as landmarks to hold, manage, preserve, restore, and improve such properties, and to exchange or dispose of the property by public or private sale, lease or otherwise, subject to covenants or other legally binding restrictions that will secure appropriate rights of public access and promote the preservation of the property.
- (4) Restore, preserve, and operate historic properties.
- (5) Recommend to the governing board that designation of any area as a historic district or part thereof, or designation of any building, structure, site, area, or object as a landmark, be revoked or removed for cause.
- (6) Conduct an educational program regarding historic properties and districts within its jurisdiction.
- (7) Cooperate with the State, federal, and local governments in pursuance of the purposes of this Part. The governing board or the commission, when authorized by the governing board, may contract with the State, or the United States of America, or any agency of either, or with any other organization provided the terms are not inconsistent with State or federal law.
- (8) Enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee, or agent of the commission may enter any private building or structure without the express consent of the owner or occupant thereof.
- (9) Prepare and recommend the official adoption of a preservation element as part of the local government's comprehensive plan.
- (10) Review and act upon proposals for alterations, demolitions, or new construction within historic districts, or for the alteration or demolition of designated landmarks, pursuant to this Part.
- (11) Negotiate at any time with the owner of a building, structure, site, area, or object for its acquisition or its preservation, when such action is reasonably necessary or appropriate. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

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www.waynesvillenc.gov

FOR PUBLICATION IN THE MOUNTAINEER: December 20 & 27, 2023 Editions

Date: December 15, 2023

Contact: Elizabeth Teague – 456-2004

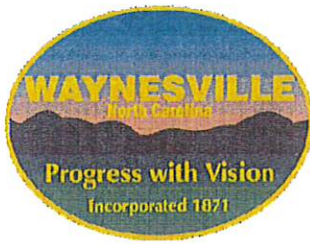
Notice of Public Hearing

Waynesville Historic Preservation Commission

The Waynesville Historic Preservation Commission will hold a **public hearing on Wednesday, January 3, 2024, at 2:00 PM**, in the Municipal Building Conference Room, located at 16 South Main Street, Waynesville, NC, to consider:

An application to designate the property at 486 East Marshall Street, known as the Historic Haywood County Hospital, as a Local Historic Landmark.

For more information contact the Development Services Department at: (828) 456-8647, email: eteague@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

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Application for Designation as a Local Historic Landmark

Property Address/Location: 486 E. Marshall Street, Waynesville, NC 28786

Property PIN: 8615-79-8480 Property Zoning District: (NM-NC)

Owner Name: Brookmont Lofts, LLC Owner Phone #: (336) 714-8920

Owner Mailing Address: 401 E. 4th Street, Suite 203 Winston-Salem, NC 27101

Detailed description of the property's special significance in terms of its historical, pre-historical, architectural, or cultural importance, and its integrity of design, setting, workmanship, materials, feeling and/or association (attach additional pages if necessary):

Haywood County Hospital, established in 1927 in Waynesville, North Carolina, is locally significant for the medical care it provided as one of the region's largest hospitals during its operation from 1927 until 1979. The Classical Revival-style and Modernist buildings are also architecturally important as they feature distinctive characteristics of 1920's and 1950's hospital design. Beginning in 1927, the institution was the primary source of inpatient and outpatient medical treatment for the residents of Haywood County. Haywood County Hospital became North Carolina's first publicly funded county hospital. It was also the first of many North Carolina and South Carolina hospitals subsidized by a grant from the Duke Endowment, which supported the construction effort with a \$10,000 donation. The institution was in dire need of additional space by the mid-1930's, but improvements were not feasible until the passage of the 1946 Hill-Burton Act, which provided federal, state, and local funding for health care facility improvements throughout the nation.

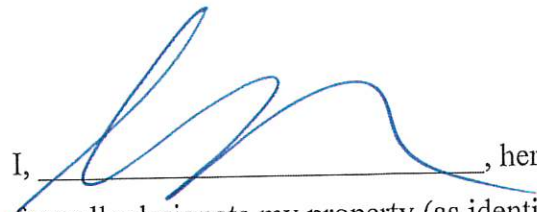
Haywood County Hospital reflects both the design standards of the 1920's, intended to result in buildings that were commanding in appearance as well as fireproof and hygienic, and changes in medical technology, theory, and practice that coalesced with the desire for a fresh, progressive image for new facilities in the 1950's. In his design for the 1927 hospital, Charlotte architect Louis H. Asbury

employed classical architectural elements that evoke a sense of tradition and permanence. The imposing brick edifice features a stepped parapet, Indiana limestone cornice and water table, and double-hung multi-light wood sash. Interior finishes such as terrazzo floors and ceramic-tile wainscoting and floors were durable and easy to disinfect.

Asheville architect Lindsay M. Gudger prepared plans for the five-story, brick, Modernist 1952 addition, while Foy and Lee Associates, Architects, of Waynesville, designed the 1958 addition that doubled the real wing's size. The long rectangular form, horizontal massing, flat roof, sleek lines, smooth brick facades, and large multipaned steel sash express Modernist tenets in a pragmatic manner. The architects selected economical materials due to the limited construction budget. The contrasting texture and color of the 1958 wing's red brick walls, orange-brick stretcher-course accents, and cream concrete-block spandrels was an affordable means of adding interest and dimension. Large windows in every room and the southeast stair tower's full-height curtain wall supply abundant light and ventilation while creating a sense of openness and connectivity between the building interior and the surrounding landscape.

The additions encompassed air-conditioned operating and delivery rooms, private and semi-private rooms for up to four patients, nursing stations on each floor, a third-floor nursery, a medical library, a kitchen, and a morgue. Finishes such as ceramic-tile wainscoting, floors, and baseboards in the surgical suite, restrooms, kitchen, and morgue facilitated a hygienic environment. Built-in closets, cabinets, and lockers provided efficient storage and reduced furnishing costs. In the 1958 corridors, angled baseboards and aluminum handrails protected the walls from repeated strikes from gurneys and other equipment.

The hospital's period of significance begins in 1927 with the construction of the Classical Revival-style building and continues through 1968, encompassing the completion dates of the 1952 and 1958 additions. Haywood County Hospital continued to function at this location until moving to a new facility in 1979.

I, , hereby petition the Historic Preservation Commission to formally designate my property (as identified above) a local historic landmark.

Date: 04/25/2023



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORK

Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number
34436

1. Historic Property Name Haywood County Hospital

Street 1230 North Main Street

City Waynesville County Haywood State NC Zip 28786-3310

Is property a certified historic structure? ☒ Yes ☐ No If yes, date of NPS certification 08/08/2016 OR date of National Register listing _____

2. Project Data

Project start date 09/30/2020 Project completed and building placed in service date 12/28/2021

Estimated rehabilitation costs (QRE) \$9,608,655 Total estimated costs (QRE plus non-QRE) \$11,343,983

Number of housing units before/after rehabilitation 0 / 55 Number of low-moderate housing units before/after rehabilitation 0 / 55

3. Project Contact (if different from applicant)

Name Heather Fearnbach Company Fearnbach History Services, Inc.

Street 3334 Nottingham Road City Winston-Salem State NC

Zip 27104 Telephone (336) 765-2661 Email Address heatherfearnbach@bellsouth.net

4. Applicant (List all additional owners on next page.)

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years. Additionally:

- ☐ If I am not the fee simple owner of the above described property, I have checked this box to attest that the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which statement (a) either is attached to this application form and incorporated herein, or has been previously submitted, and (b) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
- ☐ Applicant, SSN, or TIN has changed since previously submitted application.
- ☐ There are no additional owners within the meaning of "owner" set forth in 36 CFR § 67.2 (2011).

Name Samuel J. Sari Signature (Sign in ink)  Date 08/15/2022

Applicant Entity Brookmont Lofts LLC SSN _____ or TIN 84-3050550

Street 406 E. Fourth Street City Winston-Salem State NC

Zip 27101 Telephone (336) 782-5976 Email Address devadmin@landmarkdevelopment.biz

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Request for Certification of Completed Work (Part 3) for this property and has determined that:

- ☐ the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.
- ☐ the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, because this property is not yet a "certified historic structure," the rehabilitation cannot be designated a "certified rehabilitation" eligible for Federal tax credits at this time. The property will become a "certified historic structure" on the date it or the historic district in which it is located is listed in the National Register of Historic Places. On that date, the completed rehabilitation will automatically become a "certified rehabilitation." It is the owner's responsibility to obtain such listing through the State Historic Preservation Office. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.
- ☐ the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

A copy of this determination will be provided to the Internal Revenue Service in accordance with Federal law.

Date _____

National Park Service Authorized Signature (Sign In Ink)

☐ NPS Comments Attached



North Carolina Department of Natural and Cultural Resources
Division of Historical Resources
State Historic Preservation Office
State Tax Credit for Rehabilitating Historic Structures

HPO Use Only

Project No.:

Rev. 1/1/16

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART B – REQUEST FOR CERTIFICATION OF COMPLETED WORK

Read the instructions carefully before completing. Upon completion of the rehabilitation, return this form with representative photographs of the completed project (both exterior and interior views) to the State Historic Preservation Office (HPO).

Check applicable box(es): ☒ Income Producing ☐ Non-income Producing

1. Name of property: Haywood County Hospital Street 1230 North Main Street
City Waynesville County Haywood State NC Zip 28786-3310

For Non-Income Producing structures only, check applicable box:

- ☐ Located in a National Register or Certified Local Historic District; please complete Attachment 1.
☒ Listed individually in the National Register of Historic Places; give date of listing: 6/18/2018

2. Data on rehabilitation project:

Project starting date: 09/30/2020 Rehabilitation work on this property was completed on: 12/28/2021
Estimated rehabilitation expenses attributed solely to the rehabilitation of the historic structure: \$ 9,608,655
Estimated rehabilitation expenses attributed to other new construction associated with the rehabilitation, including additions, site work, and landscaping: \$ 1,735,328

3. Owner: (space on reverse for additional owners)

I hereby apply for certification of rehabilitation work described above for the purpose of the State Historic Rehabilitation Tax Credit Program for Historic Structures. I hereby attest that the information provided is correct to the best of my knowledge, and that in my opinion the completed rehabilitation meets the *Secretary's Standards for Rehabilitation* and is consistent with the work described in the "Historic Preservation Certification Application Part A – Description of Rehabilitation." I also attest that I own the property described above.

Name Samuel J. Sari Signature [Signature] Date 8/15/2022
Company Brookmont Lofts LLC Social Security or Taxpayer Identification Number 84-3050550
Street 406 E. Fourth Street City Winston-Salem State NC Zip 27101
Telephone 336-782-5976 Email Address devadmin@landmarkdevelopment.biz

HPO Use Only

The HPO has reviewed the "Historic Preservation Certification Application Part B" for the above-named property and the SHPO has determined:

☐ that the property contributes to the significance of the above-named National Register or certified historic district and is a "certified historic structure" for the purpose of the State Tax Credit for Rehabilitating Historic Structures. (Non-Income Producing structures only)

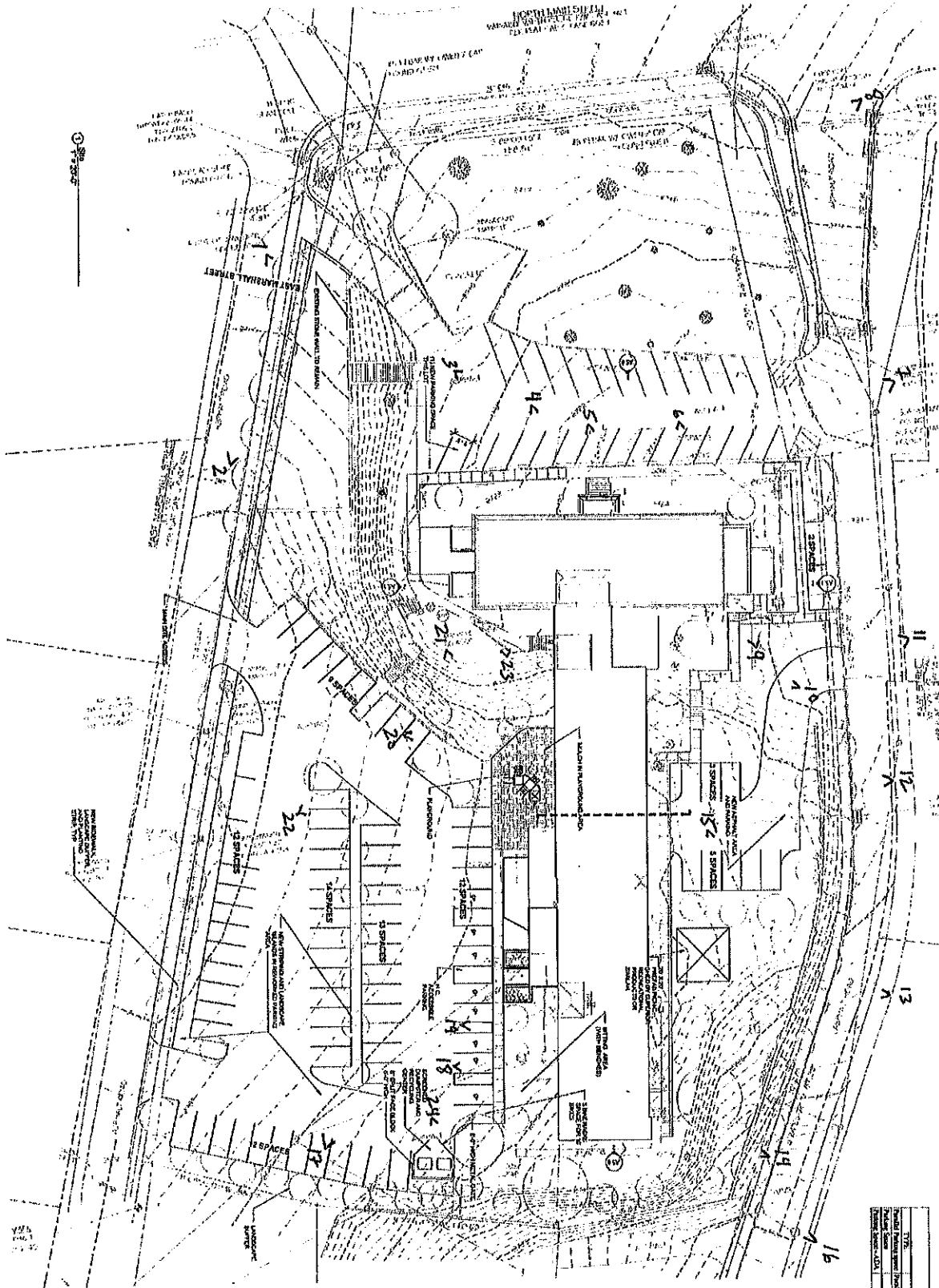
☐ that the property does not contribute to the significance of the above-named National Register or certified historic district, and therefore, the property is not a "certified historic structure" for the attached given reasons. (Non-Income Producing structures only)

☐ that the completed rehabilitation meets the *Secretary of the Interior's Standards for Rehabilitation* and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Department of Revenue regulations. Questions concerning specific tax consequences or interpretations of North Carolina income tax rules and bulletins should be addressed to the Department of Revenue.

☐ that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the *Secretary of the Interior's Standards for Rehabilitation* for the attached given reasons.

Deputy SHPO _____

Date _____



PROJECT DATA			
PROJECT NAME	PROJECT NO.	DATE	SCALE
BROOKMONT LOFTS	100-000000	10/1/00	1"=20'
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
J. H. HARRIS	J. H. HARRIS	J. H. HARRIS	J. H. HARRIS
PARKING COUNT			
TYPE	COUNT	REMARKS	
Handicap	1	1/2 SPACES PER ADULT	
Other	10	1/2 SPACES PER ADULT	
TOTAL	11		

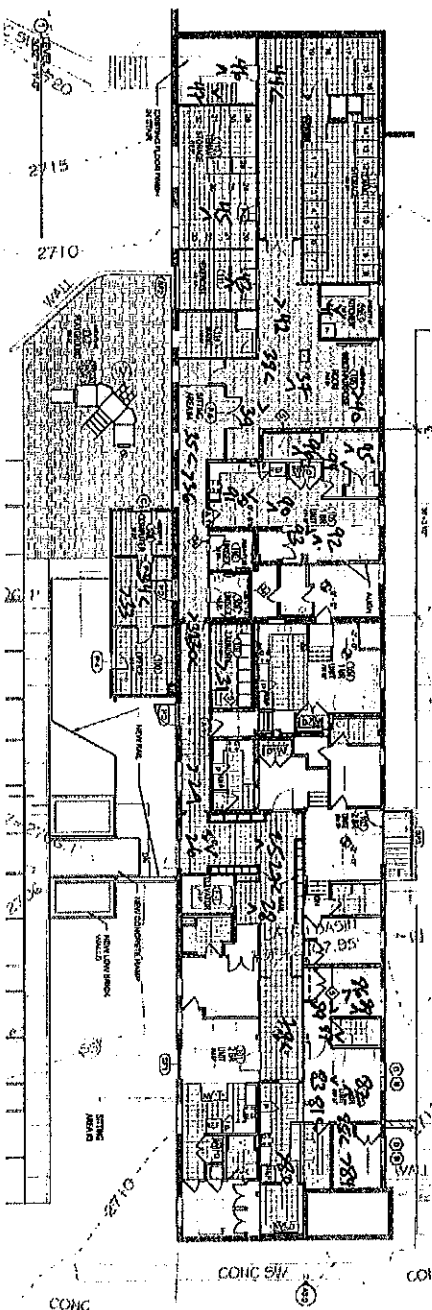
BROOKMONT LOFTS
A FAMILY DEVELOPMENT
WAYNESVILLE, NC



A2.0

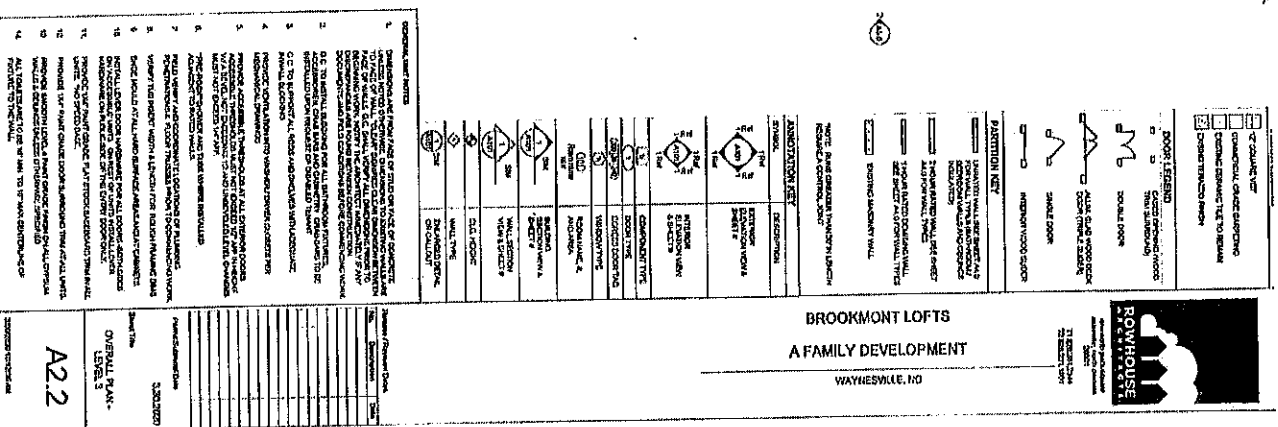
SITE PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/1/00
2	ISSUED FOR PERMIT	10/1/00
3	ISSUED FOR PERMIT	10/1/00
4	ISSUED FOR PERMIT	10/1/00
5	ISSUED FOR PERMIT	10/1/00
6	ISSUED FOR PERMIT	10/1/00
7	ISSUED FOR PERMIT	10/1/00
8	ISSUED FOR PERMIT	10/1/00
9	ISSUED FOR PERMIT	10/1/00
10	ISSUED FOR PERMIT	10/1/00
11	ISSUED FOR PERMIT	10/1/00
12	ISSUED FOR PERMIT	10/1/00
13	ISSUED FOR PERMIT	10/1/00
14	ISSUED FOR PERMIT	10/1/00
15	ISSUED FOR PERMIT	10/1/00
16	ISSUED FOR PERMIT	10/1/00
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18	ISSUED FOR PERMIT	10/1/00
19	ISSUED FOR PERMIT	10/1/00
20	ISSUED FOR PERMIT	10/1/00
21	ISSUED FOR PERMIT	10/1/00
22	ISSUED FOR PERMIT	10/1/00
23	ISSUED FOR PERMIT	10/1/00
24	ISSUED FOR PERMIT	10/1/00



TO BE FORWARDED TO THE
BUREAU

ROWHOUSE
ARCHITECTS
ONE NORTH JORDY AVENUE
SARASOTA, FL 34236
20001
TEL: 800-397-2344
TEL: 941-552-1000





Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



**HW0079_Waynesville_
1230NMainSt_7-25-2022_hf_001**



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**HW0079_Waynesville_
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**HW0079_Waynesville_
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**HW0079_Waynesville_
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**HW0079_Waynesville_
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**HW0079_Waynesville_
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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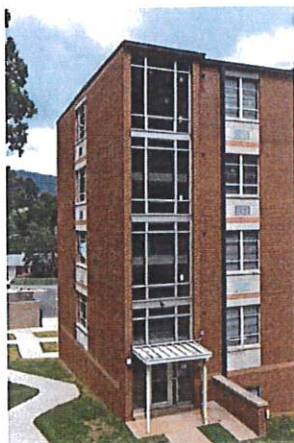
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**HW0079_Waynesville_
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
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**HW0079_Waynesville_
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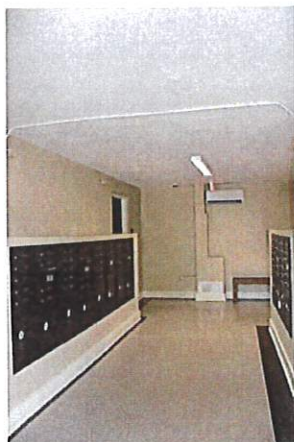
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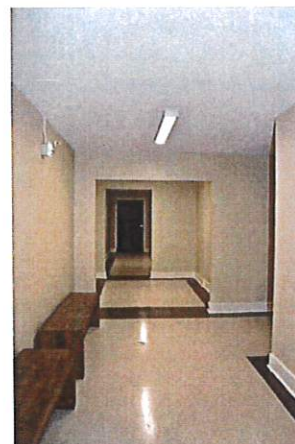
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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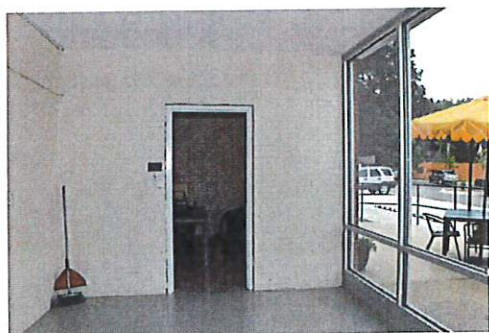
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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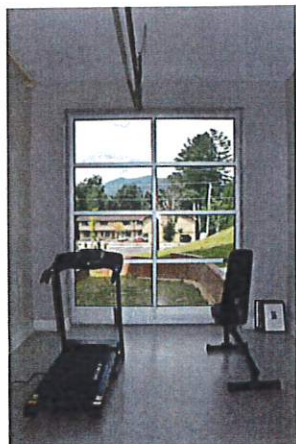
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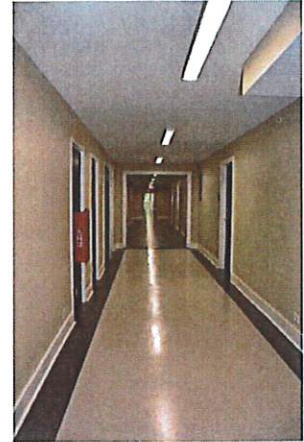
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
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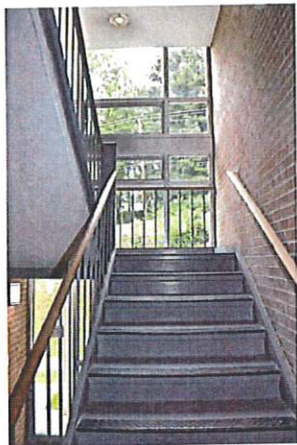
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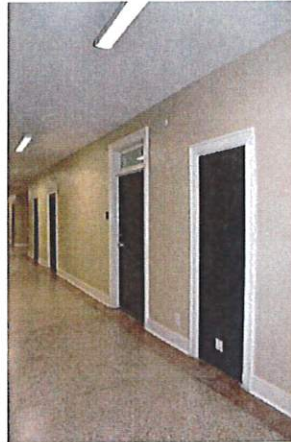


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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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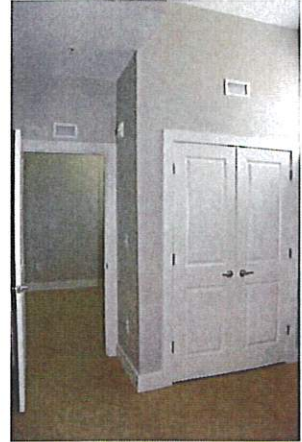
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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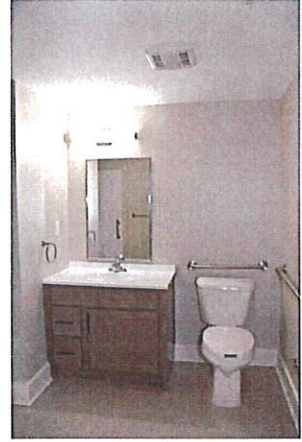
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
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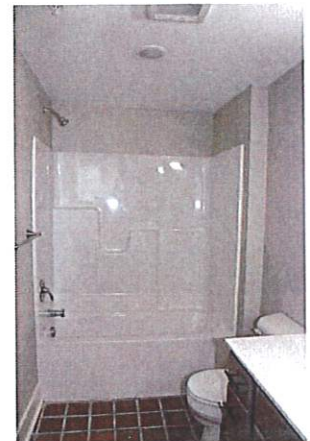
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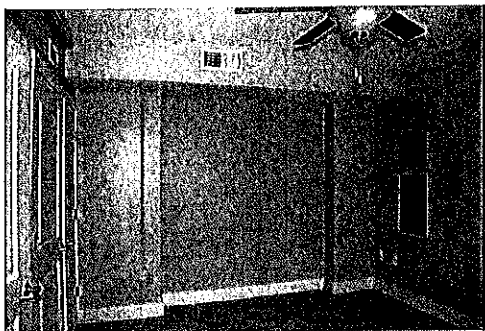


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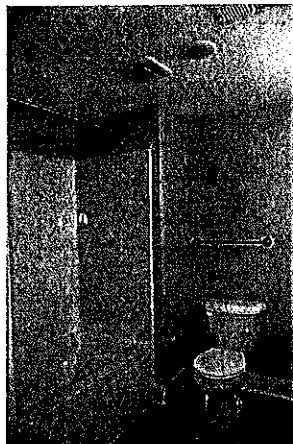


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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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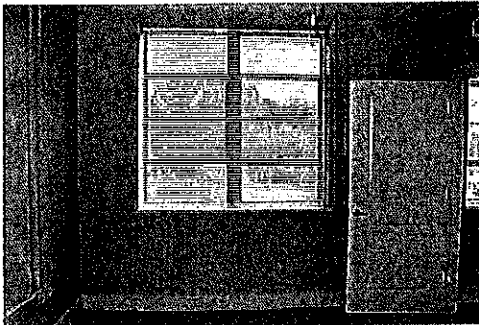
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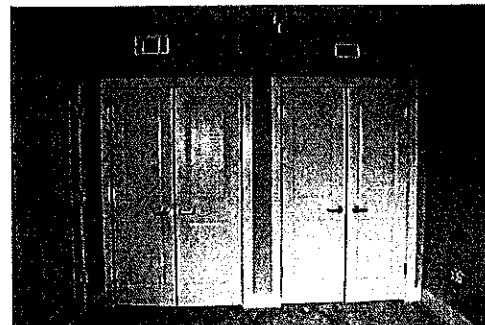
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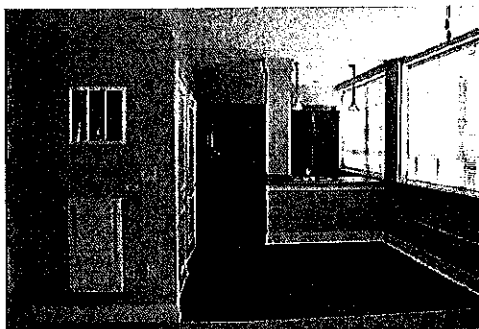
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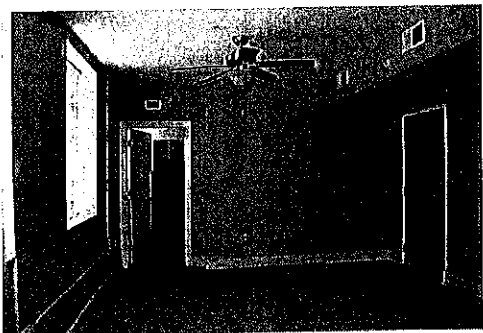


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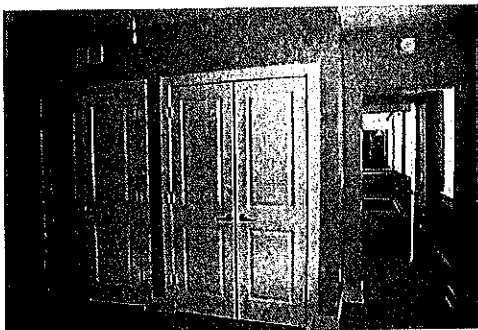


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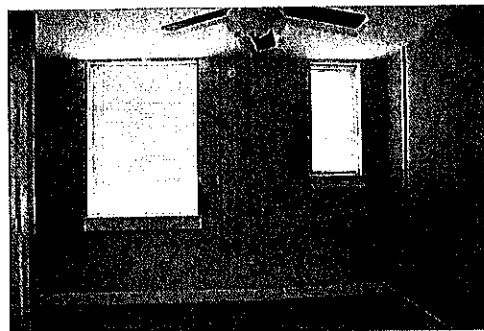
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



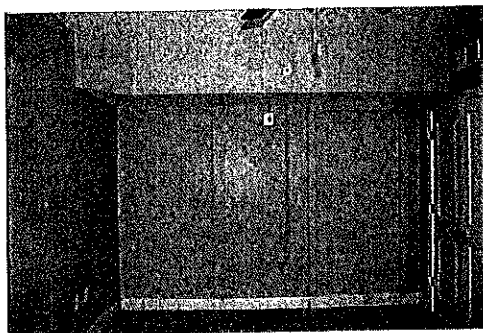
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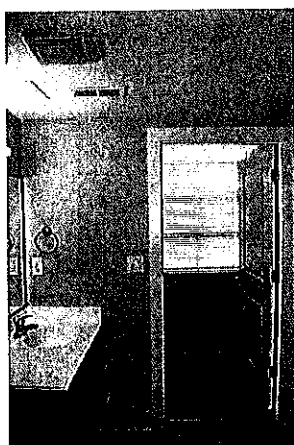
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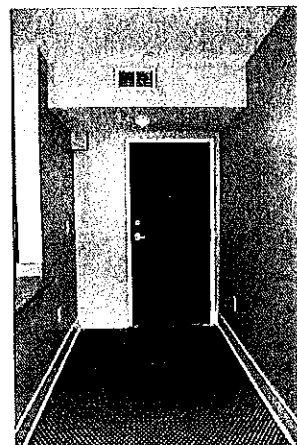
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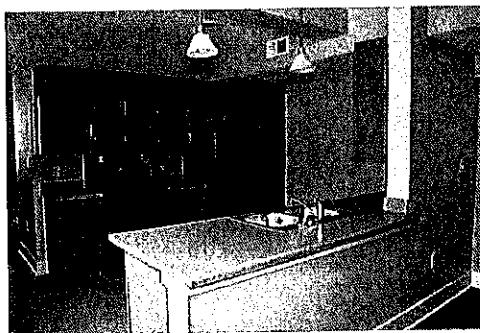
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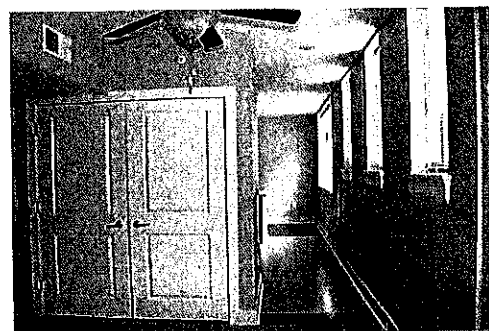
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



**HW0079_Waynesville_
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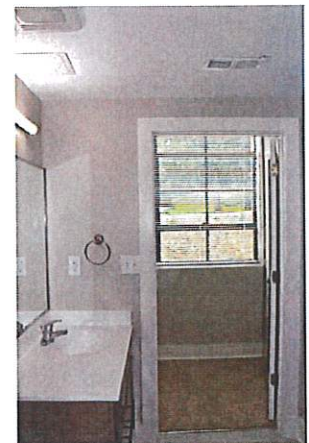
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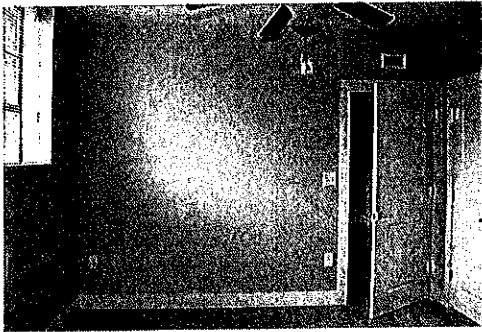


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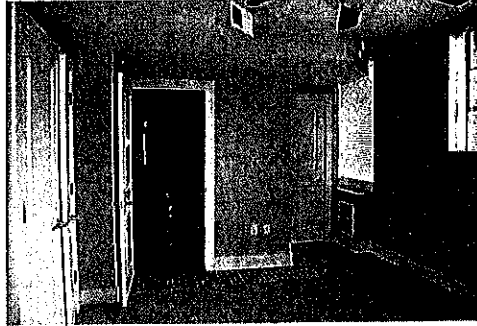


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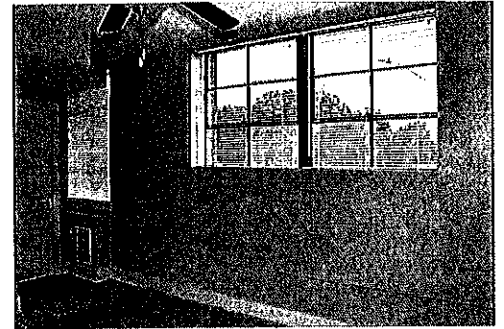
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



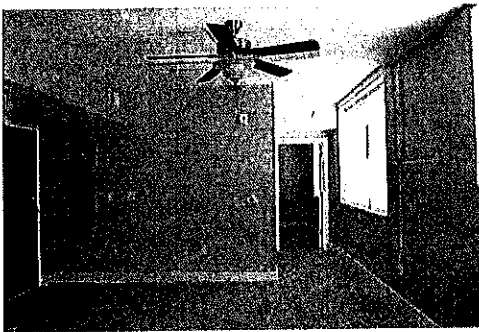
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_hf_127



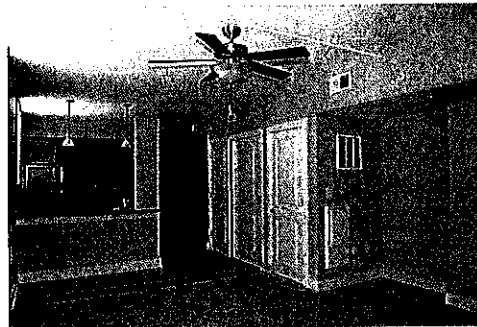
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1230NMainSt_Unit207_7-25-2022
_hf_129



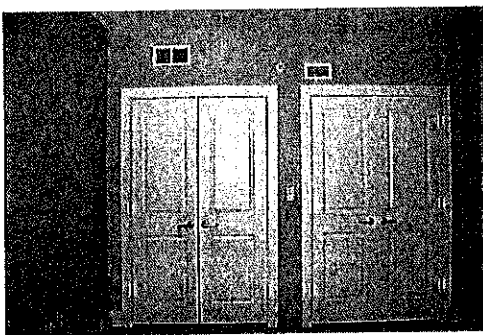
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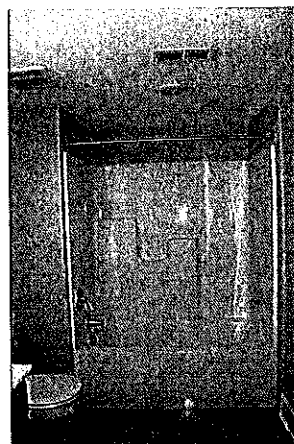
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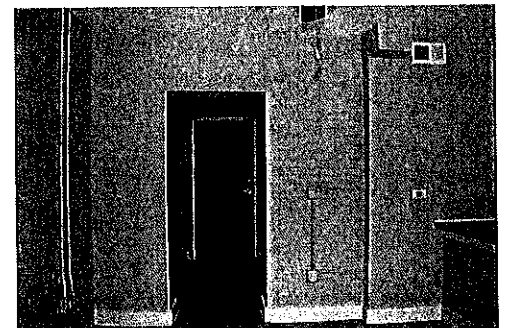
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HW0079_Waynesville_
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_hf_133



HW0079_Waynesville_
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_hf_134



HW0079_Waynesville_
1230NMainSt_Unit209_7-25-2022
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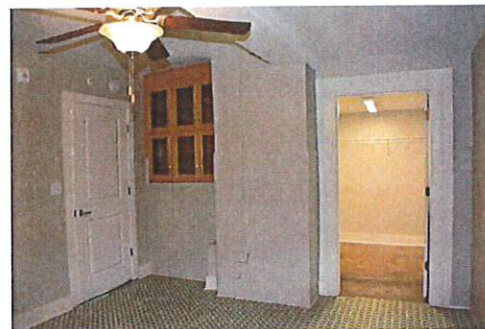
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



HW0079_Waynesville_
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_hf_136



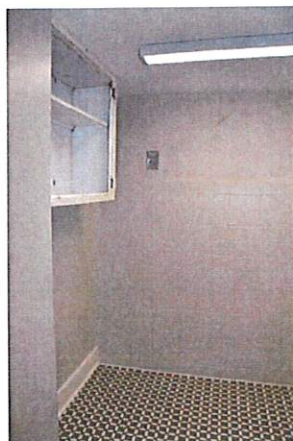
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HW0079_Waynesville_
1230NMainSt_Unit209_7-25-2022
_hf_140



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1230NMainSt_Unit209_7-25-2022
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HW0079_Waynesville_
1230NMainSt_Unit209_7-25-2022
_hf_143



HW0079_Waynesville_
1230NMainSt_Unit301_7-25-2022
_hf_144

Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



HW0079_Waynesville_
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_hf_152



HW0079_Waynesville_
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



**HW0079_Waynesville_
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_hf_154**



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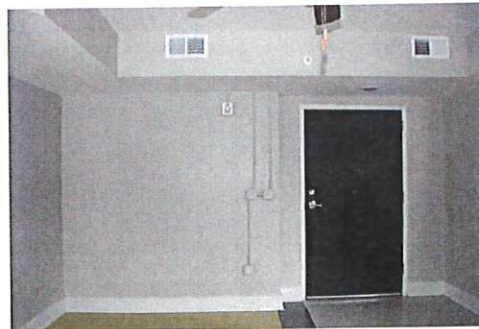
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_hf_160**



**HW0079_Waynesville_
1230NMainSt_Unit304_7-25-2022
_hf_161**



**HW0079_Waynesville_
1230NMainSt_Unit304_7-25-2022
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



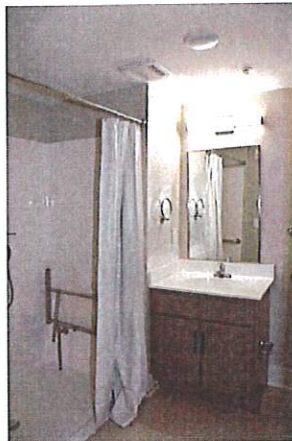
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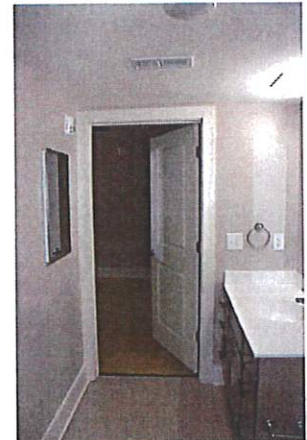
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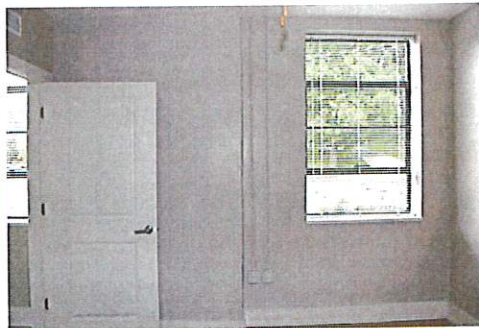
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_hf_169**



**HW0079_Waynesville_
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_hf_171**

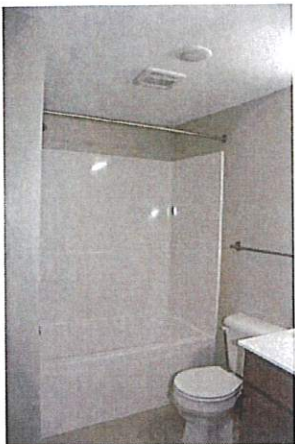
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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_hf_172



HW0079_Waynesville_
1230NMainSt_Unit402_7-25-2022
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HW0079_Waynesville_
1230NMainSt_Unit402_7-25-2022
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HW0079_Waynesville_
1230NMainSt_Unit403_7-25-2022
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1230NMainSt_Unit403_7-25-2022
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HW0079_Waynesville_
1230NMainSt_Unit403_7-25-2022
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



**HW0079_Waynesville_
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_hf_181**



**HW0079_Waynesville_
1230NMainSt_Unit404_7-25-2022
_hf_182**



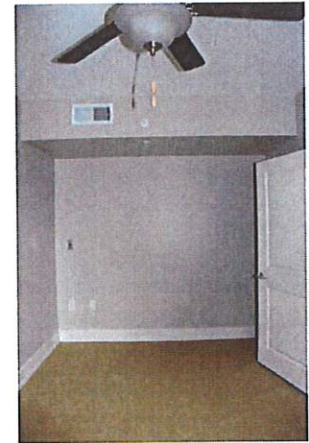
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_hf_184**



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1230NMainSt_Unit404_7-25-2022
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_hf_188**



**HW0079_Waynesville_
1230NMainSt_Unit404_7-25-2022
_hf_189**

Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



**HW0079_Waynesville_
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_hf_190**



**HW0079_Waynesville_
1230NMainSt_Unit404_7-25-2022
_hf_191**



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_hf_192**



**HW0079_Waynesville_
1230NMainSt_Unit406_7-25-2022
_hf_193**



**HW0079_Waynesville_
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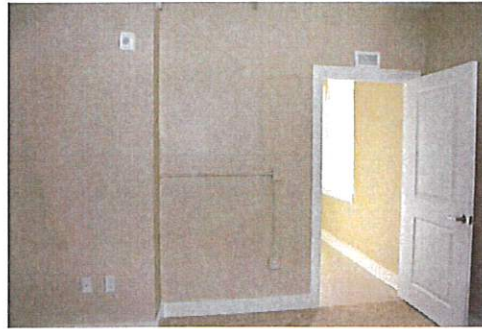
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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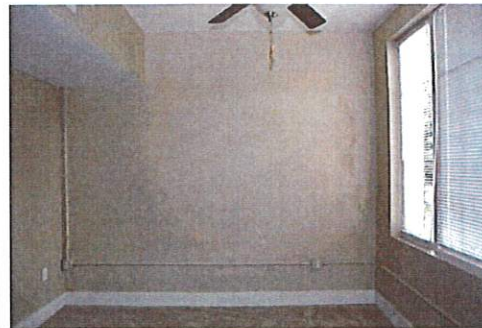
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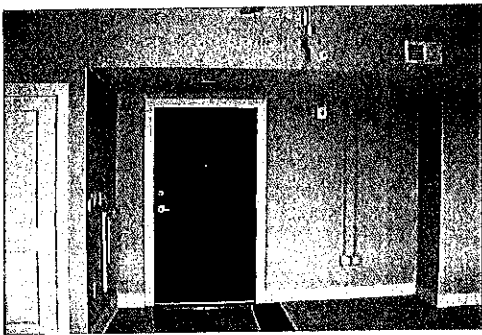


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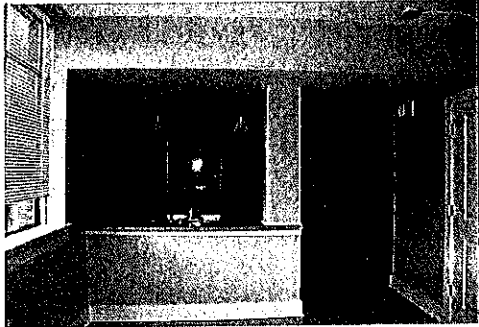


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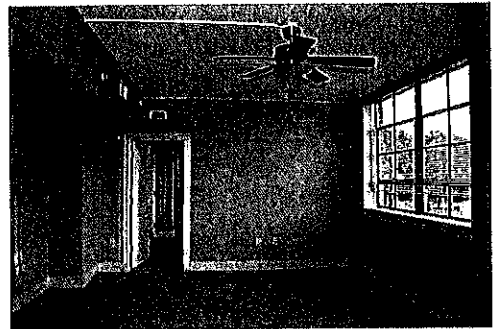
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



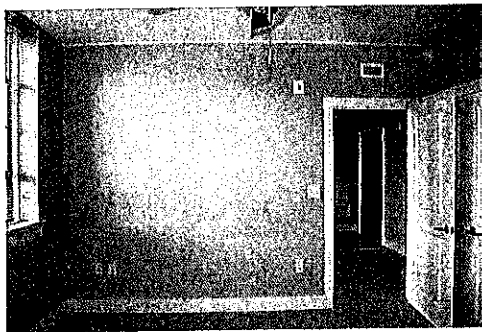
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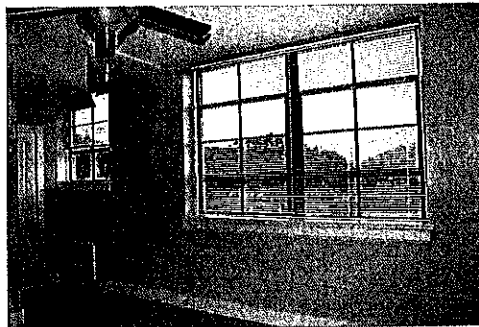
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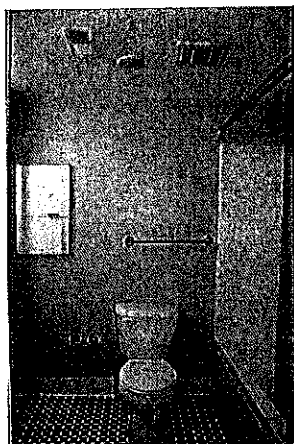
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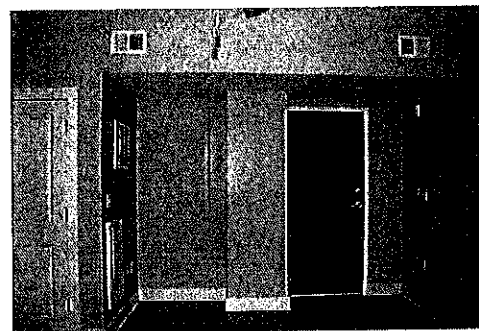
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HW0079_Waynesville_
1230NMainSt_Unit507_7-25-2022
_hf_214



HW0079_Waynesville_
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1230NMainSt_Unit508_7-25-2022
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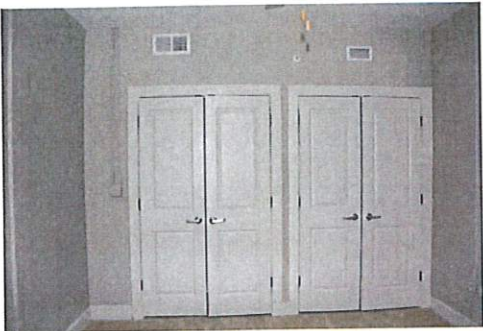
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



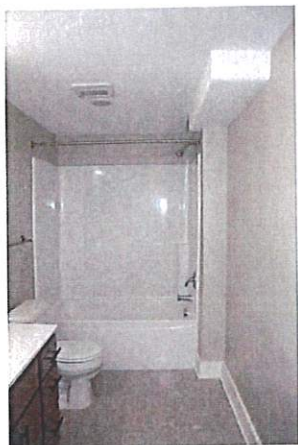
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_hf_219



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HW0079_Waynesville_
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_hf_224



HW0079_Waynesville_
1230NMainSt_Unit509_7-25-2022
_hf_225

Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



HW0079_Waynesville_
1230NMainSt_Unit509_7-25-2022
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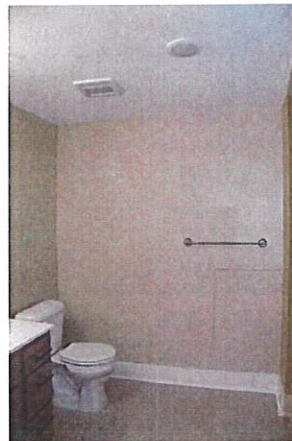
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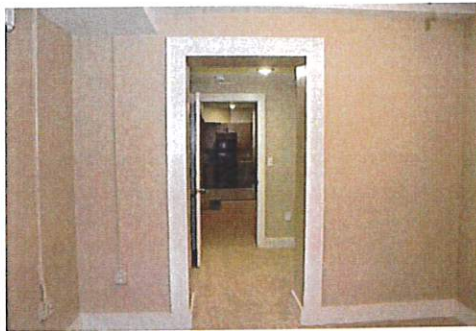


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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



HW0079_Waynesville_
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_hf_235



HW0079_Waynesville_
1230NMainSt_Unit510_7-25-2022
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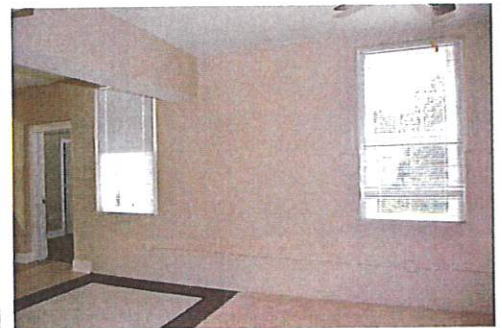
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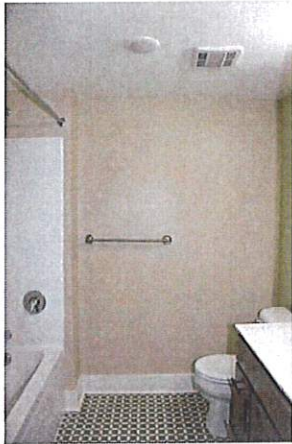


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HW0079_Waynesville_
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



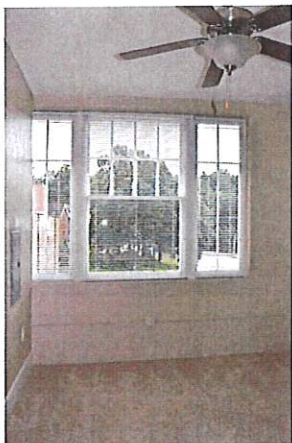
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HW0079_Waynesville_
1230NMainSt_Unit511_7-25-2022
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HW0079_Waynesville_
1230NMainSt_Unit511_7-25-2022
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