

TOWN OF WAYNESVILLE Historic Preservation Commission

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Development Services
Director
Elizabeth Teague

Chairman

Sandra Owen

Board Members

Ann Melton (Vice)

Joanna Swanson

Coley Bartholomew

Bette Sprecher

Peter Sterling

Glenn Duerr

Ronald Sullivan

REGULAR MEETING HISTORIC PRESERVATION COMMISSION TOWN OF WAYNESVILLE MUNICIPAL BUILDING 16 SOUTH MAIN STREET October 7, 2015

Members present:

Chairman Sandra Owen
Vice Chairman Ann Melton
Coley Bartholomew
Peter Sterling
Glenn Duerr
Ron Sullivan
JoAnna Swanson

Also present:

Development Services Director Elizabeth Teague
Acting Secretary Phyllis Rogers

Absent:

Bette Sprecher

A. CALL TO ORDER

1. Welcome and announcements

Chairman Owen called the meeting to order at 2:04 p.m., and welcomed everyone. She introduced visitor Alex McKay, a young "Civil War Buff". Mr. McKay was invited to attend the meeting and observe what the Historic Preservation Commission does. Chairman Owen said Mr. McKay would have an opportunity to give the Commission some information about himself later in the meeting.

2. Adoption of Minute of September 2, 2015

A motion to approve the Minutes of the September 2, 2015 meeting was made by Ann Melton, seconded by Bette Glenn Duerr. The motion passed unanimously.

B. BUSINESS ITEMS

1. Report on "at-risk" properties from the Development Services Director

A house located on the corner of Boyd Avenue and Richland Street was recently burned by the Waynesville Fire Department. The house had been condemned and the owner had requested that it be burned. Commission members were concerned because the house was more than one hundred years old and the interior of the house was original. If the Commission had known the house was to be burned, they could have taken pictures of the house. The Commission requested that a list of any properties to be demolished or burned be given to the Historical Preservation Commission for evaluation of historic value.

Development Services Director Elizabeth Teague reported that the Town does not get involved unless the conditions of a house rise to the level of a health issue. The Town currently has a list of minimum housing to be followed for houses. Town Staff works with those property owners to make sure that housing is safe and in compliance, giving the property owner a reasonable amount of time to apply for a building permit. Most property issues are related to financial issues with the owners. There are open permits on properties that go on for several years. When there is a property that reaches a point where it is no longer safe, the Town is required by law by the Department of Insurance to intercede by following a condemnation process, containing steps such as a certified letter to the property owner and a condemnation hearing.

Joanna Swanson asked if there were any loans or funds available that could be applied for by the property owner to make necessary repairs. Elizabeth Teague said there is the possibility of applying for a State or Federal tax credit. However, the State Tax Program has been put on the chopping block and is currently about one third of the amount that it once was.

Coley Bartholomew said organizations such as United Way and Mountain Projects that have some funds available for housing repairs. Habitat for Humanity in Haywood County only builds new housing. Elizabeth Teague said the Town will work with property owners and there is no rush to condemn properties. Ann Melton said the Commission would like to know when properties are to be demolished or burned so that photos can be taken of the building interior prior to demolition. Commission Members mentioned two houses of concern currently. One is the Clark house on Shackford Street and the other is the Barber house located close to Ingles on Barber Boulevard. Elizabeth Teague said Town Staff will contact the owners of both houses.

Another area of concern is the Hardware Store on Main Street owned by the Coffey family. Ann Melton said this property and its content are of historic significance. It was the consensus of the Commission to pursue preserving its contents as a historical museum. One of the roles of the Commission is to identify properties of cultural or historic significance. However, it is important that the Commission be sensitive to the property owners.

A motion to contact the Coffey family and work with them to help preserve the Hardware Store on Main Street as a historic museum was made by Ann Melton, seconded by Glenn Duerr. Town Staff is to compose a letter to be signed by Historic Preservation Commission Chairman Sandra Owen. The motion carried unanimously.

Peter Sterling requested that follow up be done on items discussed by the Commission. Elizabeth Teague said those items will be placed on the following agenda, and items brought up at meetings will be placed on agendas for discussion or follow up on an on-going basis.

2. Review and possible approval of draft request for proposals for the Federal Register Nomination for Green Hill Cemetery

Elizabeth Teague said she has been in touch with the State Staff and is in the process of gathering a list of certified consultants to send out a Request for Proposals. It is hoped that at least three responses are received. Ann Melton pointed out that the consultants need to be especially knowledgeable of tombstones and funerary art. Sandra Owen added that the Board of Aldermen unanimously approved \$5,700 for this purpose. Elizabeth Teague said the Aldermen are very supportive of this project.

3. Planning for Greenhill Cemetery Tour, October 10, 4-5 p.m.

The Greenhill Cemetery Tour is scheduled Saturday, October 10, at 4-5 p.m. the same day as the Church Street Arts and Crafts Fair. Several people will be dressed to represent historic persons who are buried in the Greenhill Cemetery. These characters will stand beside the roadway and direct persons walking through the tour to where the actual gravesites are located. Most of the graves are located in the bottom portion of the cemetery and some people may have difficulty walking to these areas. The tour will begin outside the cemetery gate and Coley Bartholomew will speak regarding the cemetery's history. Ann Melton will then speak about the National Registry. Ann Melton spoke with the Waynesville Police Department regarding parking concerns. People should park on either side of the road at Hillview and walk through the gate. Characters represented in the tour include Richard Barber, Caroline Miller, William Greer, Brian Barr (Gig Young), Robert Love and William Holland Thomas. A printed sheet with those names will be available for distribution for the tour. Ann Melton will bring a photograph showing the cemetery art done by Thomas Wolfe's father to include on the sheet. The walk is approximately ¼ mile in length. Books of historic homes will be available for sale during the tour. Elizabeth Teague will have a laminated sign made to read "Tour Cancelled Due to Weather" in case of rain and the other side of the sign will indicate where the tour begins. Members of the Daughters of the American Revolution plan to attend the Cemetery Tour.

4. Discussion of on-going Planning Items: Historic Commission Speaker Series, 2015-2016 and a possible Christmas Home Tour in 2016

Chairman Owen said the Commission is interested in having speakers come to the Commission meetings to speak on historical places and events in Waynesville to which the public would be invited. She had several names of people who might be willing to speak. Mr. Peter Sterling suggested that several speakers be lined up over several months and possibly schedule the first speaker in February 2016, after the Cemetery tour and the holidays in November and December. He said he would like the Commission to approve the speakers and speeches beforehand and have a schedule ready to be sent out by the end of December. Ms. Coley Bartholomew expressed interest in helping with the marketing of the Speaker Series. Joanna Swanson volunteered to help with publicizing and marketing the Speaker Series. It was suggested that the Programs be on Saturday or Sunday at 2:00 p.m. with tea and cookies available.

Ron Sullivan agreed that he could speak about his book on logging. Other speakers of interest include Ann Melton and her books on historic homes and boarding houses, Buffy Messer (Main Street), Glenn Duerr (Bed and Breakfasts). Chairman Owen stressed that the purpose of this series is to make the residents of Waynesville aware of the historic value of homes and other buildings in the area, and to help preserve that history. Other items of interest include inviting Jonathan Key with the Mountaineer Newspaper and Thomas Woltz, heir of Heilda Way Gwyn, regarding the restoration of the Gwyn house located beside the Way Inn.

It was felt that a subcommittee would be needed to coordinate and schedule the speakers. It was the consensus of the Commission to appoint Coley Bartholomew, Joanna Swanson, Sandra Owen and Peter Sterling to serve on this subcommittee. All agreed to serve.

Note: Glenn Duerr had to leave the meeting at 2:57 p.m.

C. COMMUNICATIONS FROM STAFF

Frog Level Business Association

Elizabeth Teague reported that the Frog Level Business Association has a new President. They would like to get some historic markers to place around Frog Level. More information will be reported later.

D. CALL ON THE AUDIENCE

Alex McKay attended the meeting to observe and express interest in serving on the Commission. Mr. McKay said his family once owned and operated the meat locker and slaughter house and the Piedmont Inn. Mr. McKay has an interest in Civil War history in this area and has been involved with the Haywood County Historical Society for some time. Mr. McKay would like to preserve the history of properties and would like for his children and grandchildren to experience the same. Mr. McKay reads old newspapers and enjoys finding historical items and holding them in his hand. Using a metal

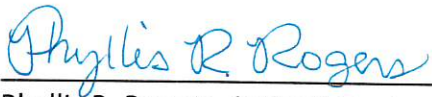
Waynesville's Historic Preservation Commission Meeting Minutes of October 7, 2015

detector he found a very old spoon and a Union Officer's coat button. His father tore down a lot of old buildings around the area as a contractor and his family has a strong history in Haywood County, including an ancestor that made Moonshine. Chairman Owen said it is very exciting to have young people interested in history. The Commission thanked Mr. McKay for attending the meeting.

Note: Joanna Swanson had to leave the meeting at 3:00 p.m.

E. ADJOURN

With no further business, Ann Melton made a motion and it was the consensus of the Commission to adjourn at 3:05 p.m.



Phyllis R. Rogers, Acting Secretary



Sandra Owen, Chairman