



TOWN OF WAYNESVILLE

Historic Preservation Commission

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**Development Services
Director**
Elizabeth Teague

Chairman
Sandra Owen (Chairman)
Board Members
Alex McKay (Vice)
Ann Melton
Coley Bartholomew
Bette Sprecher
Glenn Duerr
Jeff Childers
Virgil Messer
Bill Revis

REGULAR MEETING HISTORIC PRESERVATION COMMISSION TOWN OF WAYNESVILLE MUNICIPAL BUILDING 16 SOUTH MAIN STREET June 20, 2018

Members Present:

Sandra Owen - Chairman
Alex McKay - Vice Chairman
Jeff Childers
Ann Melton
Virgil Messer
Bill Revis
Bette Sprecher

Absent:

Glenn Duerr
Coley Bartholomew

Also Present:

Elizabeth Teague, Development Services Director
Byron Hickox, Land Use Administrator
Chelle Baker, Administrative Assistant
Ron Sneed, Attorney

A. CALL TO ORDER

1. Welcome and Announcements

Chairman Sandra Owen called the meeting to order at 1:58 PM.

B. BUSINESS ITEMS

1. Continuance of Quasi- Judicial Consideration of an Application for a Certificate for Appropriateness for the Demolition or Removal of the First Presbyterian Church Manse located at 39 Walnut Street

Chairman Sandra Owen read an opening statement of Quasi- Judicial rules of continuance. She swore in new members of the public.

Chairman Sandra Owen asked the applicant to come forward and speak:

Ron Morrow
First Presbyterian Church Building and Grounds Chair
Waynesville, NC 28786

Mr. Morrow advised the Commission the First Presbyterian Church was requesting the manse be removed. He stated there was nothing additional to add and asked the Commission if they had any questions for him.

Chairman Sandra Owen asked him if there was a follow up after the last meeting from someone who had an interest in moving the building. Mr. Morrow informed her Mr. Lee had contacted a moving contractor who gave an estimate of forty to forty five thousand dollars to move the building approximately a block. Some concerns in moving the manse involved the dimensions of the house, the distance to be moved and the streets. He said the church has not had a response from the contractor as of this date. Mr. Morrow affirmed that the church would do their best to find someone to take or move the house if the certificate is issued.

Chairman Owen suggested contacting other towns that have moved a large historic building for their input.

Beth Johnson
Maggie Valley

Ms. Johnson stated she was a former elder of the Presbyterian Church and had been a member for almost 25 years. She explained to the Commission records could not be found that stated the church was in the Historic District. She asked the Commission if they had these records.

Development Services Director, Elizabeth Teague replied that the property was part of an investigation that was made as part of the National Register Nomination for the Spread Out District. The notifications would have been documented in previous minutes and those minutes would not be available today. As part of any National Register Nomination the Town would contact the property owners involved.

Bo Prevost
28 Lodge Lane
Waynesville, NC 28786

Ms. Prevost stated she was disheartened over the last meeting and with the delay. She stated the Historic Spread Out District Book was beautifully authored and the church was grateful for all of the pictures. Ms. Prevost expressed her concern that the manse located at 39 Walnut St. was not included in the pictures or the history of the Historic Spread Out District, and not on the map in the book. Land Use Administrator, Mr. Byron Hickox, addressed Ms. Prevost's concern by stating that The First Presbyterian Church manse is listed as a contributing building to the Spread Out Historic District,

which is a National Register Historic District that was established in 2010. The National Register documentation contains the following passage regarding the First Presbyterian Church manse:

Located to the north of the Presbyterian church, the two-story Colonial Revival-style manse features a gambrel roof with a flared, broken pitch in the lower roof slope, engaged partial-width porch, shed dormers, stuccoed interior chimney, and replacement one-over-one windows. The house has been covered with aluminum siding. The single-leaf glazed-and-paneled entry door is flanked by multi-light sidelights. The congregation rebuilt the manse in 1930, borrowing \$4,000.00 for its construction.

Mr. Hickox explained that the book was authored by two historians but is not an official national registered document, and the manse is a contributing building to the Spread Out National Register Historic District. Ms. Prevost asked if this was the map in the book and Mr. Hickox informed her it looked similar to that. Commission Member Ann Melton advised they used the Sanborn maps and apologized for missing a part in the book.

Ms. Teague presented a Spread Out Historic District map of Walnut Street and defined a contributing building and Spread Out District in relation to the map.

Chairman Sandra Owen reiterated that the book is a privately published book and does not have anything to do with the Historic Preservation Commission. She asked for any other speakers.

**Stanley Briggs
171 Minnetonka Rd
Waynesville, NC 28785**

Mr. Briggs stated that he is an eight year member of the church and his wife, Pat, is on the Session. He said that if they were to lose the parking, they would lose their church. He told the Commission another church could not go in there because of the limited parking.

Commission Member Virgil Messer asked the church members if there was a limit in funds to move the building. Members of the church congregation in the audience responded none. Mr. Ron Morrow informed the Commission that the church has made no formal planning for the manse other than getting an estimate for removal or demolition. He advised there are no funds because they are coming off of a renovation of their church, and they are in step one of the manse process.

Mr. Hickox addressed the Commission and read from the staff report. He reminded the members that in making its decision, the Historic Preservation Commission should determine whether the proposed removal or demolition meets the following standards for buildings that are located within historic districts, found on page 84 of the Design Review Guidelines:

Moving Buildings

Moving buildings is recommended only in instances where all other means of preservation have failed. Vacant lots in the town may be appropriate locations for the relocation of buildings fifty years old or older. Moving buildings is generally considered a last resort to demolition.

1. Explore all other avenues of preservation before moving a building or feature from its historic location.
2. Moving buildings into vacant lots in the town may be appropriate if the building is compatible with the area's architectural character in style, period, height, scale, materials, setting, and placement on the lot.
3. Avoid moving buildings out of their original location and context. This should occur only as an alternative to demolition.
4. Perform a structural assessment by a qualified professional to ensure the structure can be moved without failure.

Demolition

Application for a Certificate of Appropriateness for any demolition of a primary building or structure (contributing or noncontributing) located within the boundary of a locally designated landmark or in a locally designated historic district shall be submitted by the property owner to the HPC. No building or structure in a locally designated historic district shall be demolished without approval by the HPC, unless by a superseding order of a government agency or a court of competent jurisdiction.

1. Demolition should only occur after all other options have been considered and retention of the building is found not to be feasible due to structural or economic reasons.
2. Demolition may occur to ensure the public safety and welfare.

Mr. Hickox asked the Commission if they had any questions for him. There were none. Chairman Sandra Owen asked the Commission Members if they were ready to entertain motions at this time.

Commission Member Bill Revis made a motion, seconded by Commission Member Bette Sprecher to put a six month stay on demolition but to grant the certificate of appropriateness for moving the building effective immediately. The motion passed unanimously.

D. ADJOURNMENT

A motion was made by Jeff Childers and seconded by Alex McKay to adjourn the meeting at 2:50 P.M. The motion passed unanimously.

The next regular meeting is scheduled for Wed, August 1st at 2:00 P.M.



Sandra Owen, Chairman

Aug. 1, 2018



Chelle Baker, Administrative Assistant