

# TOWN OF WAYNESVILLE Historic Preservation Commission

9 South Main Street

Development  
Services Director

Sandra Owen, Chairman  
Alex McKay, Vice-Chairman  
Ann Melton  
Linda Ann Lee  
Abigail Carver  
Glenn Duerr  
Jeff Childers  
Virgil Messer  
Bill Revis

## Regular Meeting

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

Wednesday, December 5<sup>th</sup>, 2018 2:00 pm

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The WAYNESVILLE HISTORIC PRESERVATION COMMISSION held a regular meeting on Wednesday, December 5<sup>th</sup>, 2018 at 2:00 p.m. in the conference room of the Municipal Building, 16 South Main Street, Waynesville, NC.

### A. CALL TO ORDER:

#### 1. Welcome/Calendar/Announcements

Ms. Sandra Owen, Chairman, welcomed everyone and called the meeting to order at 2:00 p.m.

The following members were present:

Sandra Owen  
Alex McKay  
Ann Melton  
Linda Ann Lee  
Abigail Carver  
Jeff Childers  
Virgil Messer  
Bill Revis

The following members were absent:

Glenn Duerr

The following staff members were present:

Elizabeth Teague, Development Services Director  
Byron Hickox, Land Use Administrator  
Chelle Baker, Administrative Assistant  
Preston Gregg, Town Engineer

2. Adoption of Minutes

*Commission Member Virgil Messer made a motion, seconded by Commission Member Abigail Carver, to approve the minutes of the November 7, 2018 meeting as presented. The motion passed unanimously.*

**B. BUSINESS ITEMS:**

1. Presentation by NCDOT and CALYX Engineers & Consultants

Chairman Owen gave an introduction for the meeting. She advised that last year the Commission expressed concern for impacts to Walnut Street and the National Register Spread Out Historic District in the initial NCDOT project design for Russ Avenue and US 276. She stated that the Commission's concerns related to the widening footprint of the proposed roadway, destruction of existing walls and stairs, the loss of established trees, and the overall impact the project might have on adjacent properties within the district. She gave a reminder that the Historic Preservation Commission adopted a resolution expressing concerns to the Board of Alderman and the NCDOT. In response, the NCDOT and their design team made revisions to the original plan to try to stay within that existing footprint of Walnut Street and preserve walls and landscaping. She advised this involved the loss of some on-street parking and the development of an alternate plan by the town's engineer, Preston Gregg, to provide power to properties by placing utility infrastructure underground or servicing houses from the rear. This also means the presence of utility boxes in certain locations along the corridor. Ms. Owen stated that earlier this year, the NCDOT design team met with the Commission to show their progress and ask for input on their initial plans. The Commission asked that an effort be made to minimize the visual impact of the utility boxes and use as few as possible. Discussion also took place about decorative light poles that would match the type along Main Street. She informed that the NCDOT design team was on the agenda to present a more detailed plan with their revisions to the plan for Walnut Street and the consideration of a new resolution of support so they can proceed.

Ms. Owen gave a layout for how the meeting would run and advised that first would be introductions from the NCDOT speakers, then their plan review, followed with public questions and comments, and ending with Commission consideration.

Chairman Owen invited those speaking to introduce themselves:

**Jonathan Woodard**  
**NCDOT-Project Engineer**  
**Division 14, Sylva**

**Dave McHenry**  
**NCDOT**

**Mary Pope Furr**  
**NCDOT, Raleigh**  
**Historic Architecture**

**Steve Drum**  
**CALYX**  
**Roadway design project manager**

**Martha Hodge**  
**CALYX**  
**Planning project manager**

**Scott Miller**  
**NCDOT, Sylva**  
**Project Engineer, overseeing South Main St project**

**Todd Butner- HINDE Engineering**  
**Utility Coordination**

Ms. Mary Pope Furr, NCDOT, advised that since August her department had been working with Preston Gregg, Waynesville's town engineer. They had made many suggested changes from the last meeting. She advised they brought maps for the Commission to review with the changes and asked if the Commission had any questions.

Mr. Butner, HINDE Engineering, spoke regarding an overview dealing with the utilities. He advised he had also been working with Mr. Gregg and many of the pedestals and transformers were rerouted to match the route of the overhead line. There were no changes to properties for connections. He advised the visually pleasing conduits go under where the existing sidewalk is now and it will not damage landscaping or the historic trees. He stated that everything was on track and there was a verbal agreement by all customers.

Ms. Furr advised that the Williamson "locally designated" property, was the only property with a box, and that this was brought back to the fence whereas, previously it was to the sidewalk.

Mr. Woodard talked about the placement of the utility boxes, such as the orange ATT proposed box placement, and how they were working on having this set back far enough so that it possibly couldn't be seen from the road. Chairman Owen reiterated how important it was in keeping the historic character of the district. Ms. Furr advised they would try their best, but the camouflage could not be complete because there would still need to be access to the utility boxes.

Commission member Childers asked about the changes made to the lanes and on-street parking. Mr. Woodard advised that due to some of the citizens' vocalizations at the last meeting of concerns with losing the on-street parking in front of their businesses and not being able to make the left hand turn into the back entrance of their property they updated and provided this left hand turn ability.

Commission members McKay and Carver advised they had spoken with citizen and property owner Mr. McDarris who stated there was a marker on his stairs, but he asked that it be spelled out in plans to avoid his walls and steps as well. Mr. Drum advised that it was in white on the maps and will be on the construction plans as well to avoid the walls and steps on that property.

Discussion took place regarding the sidewalks and curbs. Mr. Miller advised that they would be replacing like material for like material and that the existing sidewalks are concrete sidewalk with concrete curb on one side and brick sidewalk with granite curb on the other side. He also advised that most of the brick and granite was broken and needed replacing so they would be setting with new material. Commission member Revis brought up discussion of the possibility of continuing

the brick sidewalks further. Ms. Teague stated that would be something the town would have to pay for. Mr. Revis suggested it would be a cost efficient project due to it possibly only being a matter of paying for the materials since the labor would already be something that was being done and should be covered. Ms. Teague advised that this is something that staff and the Commission could work with DOT on and get a cost estimate to present to the Board of Aldermen. Mr. Revis also asked about the historical street lamp posts. Preston Gregg advised that the town was working on a style they would like to see for this project, since they do not make the Main Street style anymore.

Mr. Miller stated that if the Commission wanted to go over and beyond anything they were providing, they would provide estimates if needed. He advised that they do cost investigations all the time and once provided the town can then decide if they want to proceed with the additional project or not.

Ms. Teague stated that the first step would be for the Commission to ask the Board of Aldermen if they can work with DOT and ask for approval to get those cost estimates. Preston Gregg also asked Mr. Miller at this time what DOT's price match on the sidewalk project might be. Mr. Miller advised if it is existing then the price match is 100% but if it was over and beyond the existing, he would need to check for sure, but he thought it was a 30% match.

Ms. Teague asked for a consensus from the Commission for staff to go back to the Board of Aldermen for approval on a DOT cost estimate for brick sidewalks all the way down and on both sides. The commission gave a unanimous yes.

Ms. Teague asked if there was any available area or best placement for a Historic District sign. Ms. Furr advised that as long as it does not impair the line of sight and the commission provided the sign then they would install it. Discussion took place over the placement and a design of a sign.

Ms. Teague and Chairman Owen gave a thank-you to the DOT, CALYX, Preston Gregg, and the commission for all of their hard work and dedication.

## 2. Consideration of Resolution of Support for Russ Avenue/Walnut Street Project

Mr. Byron Hickox, Land Use Administrator, presented a resolution of support of the revised designs to NC DOT project U-5839 Russ Avenue/Walnut Street. He advised that there is a request by DOT for additional language, to add a line to act in lieu of a separate certificate of appropriateness for the work that they are doing on the three historic properties.

### **A RESOLUTION IN SUPPORT OF THE REVISED DESIGNS TO NC DOT Project U-5839 Russ Avenue/Walnut Street**

**WHEREAS**, the Town of Waynesville's Historic Preservation Commission is a Certified Local Government ("CLG") of the State of North Carolina and Federal Certified Local Government Program; and

**WHEREAS**, federal and state guidelines require that CLG's participate in the review of projects that impact designated historic resources; and

**WHEREAS**, on the 5<sup>th</sup> day of December, 2018 the Historic Preservation Commission was presented with revisions to the Russ Avenue/Walnut Street Roadway Improvement Project (NCDOT Project U-5839); and

**WHEREAS**, a portion of Project U-5839 is located within the Spread Out Historic District, a National Register Historic District.

**NOW, THEREFORE BE IT RESOLVED** that the Town of Waynesville Historic Preservation Commission does hereby adopt this Resolution of Support, which shall serve in lieu of a Certificate of Appropriateness, for the U-5839 Roadway Improvement Project.

Upon motion duly made by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_, the above resolution was duly adopted by the Town of Waynesville Historic Preservation Commission at a meeting held on the 5<sup>th</sup> day of December, 2018, in the Town Hall Building at 16 South Main Street, Waynesville, North Carolina.

*Commission Member Alex McKay made a motion, seconded by Commission Member Bill Revis to accept the resolution of support with the addition of a line to act in lieu of a separate certificate of appropriateness for the work that they are doing on the three historic properties. The motion carried unanimously.*

3. South Main Street Project Questions and Locally Designated Structures

Ms. Teague advised that she would like to insert a slight change to the agenda since the NC DOT was in attendance and ask some questions about a project the Commission was currently working on. She advised that the Commission had just sent a letter to Mr. Miller documenting some of the local structures, walls, and bridges with surveys and pictures. Ms. Furr explained how the process works on having properties and landmarks designated with the National Register and they would be looking forward to receiving this packet and coordinating with the Commission on this project along with forwarding the final version of the properties report from SHPO to Ms. Teague for the Commission to review, although she did advise that this report would not contain lone standing structures as they are not necessarily pulled for review.

4. 2019 Speaker Series

Mr. Hickox advised the 2019 speaker series would begin in February and it was the first Thursday every month at 4 p.m. The following months and tentative details were discussed and held:

**February:** Thomas Woltz, originally from Haywood County  
Landscape architect and designer

He would speak about the history of agriculture and landscape or history of his house.

His firm is working with the town on Main Street streetscape.

Ms. Teague will follow up with his place holder potential for February.

**March:** Alex McKay  
Historic Preservation Commission  
Historic Photographs



**April:** Patrick Womack/ Bob Plott  
Mr. Womack grew up on Plott Creek/ Hyatt Creek  
History of Plott Creek.  
Also the possibility of Bob Plott.  
Mr. McKay will follow up with both of them.

**May:** Reverend Bill Lowry  
Point of Contact is Nancy Watkins  
Lake Junaluska Historian  
History of Lake Junaluska  
Ms. Abigail Carver will follow up with his place holder potential for May.

Mr. Hickox asked everyone with follow-ups to get back with him via email throughout the month so that he could get these dates verified and a poster created and ready to hand out at the January 9<sup>th</sup> meeting.

5. Determine January HPC Meeting Date


The Commission decided with the New Year holiday to hold the January meeting on 01/09/19 at 2 p.m.


Mr. Hickox announced that Ms. Teague had received a letter from Dr. Kevin Cherry in reference to the Sybil Argintar report and the Dix Hill Cemetery. This letter was to notify the Commission that the Dix Hill Cemetery had been approved by the NC National Registration Advisory Committee to be added to the study list to be eligible for nomination to the National Registry.

Commission Member Alex McKay asked when Ms. Argintar's final report would be ready to view. Mr. Hickox advised that staff had the report and would forward that on to Commission Members.

**C. ADJOURN**

*With no further business, Commission Member Linda Ann Lee made a motion, seconded by Commission Member Abigail Carver to adjourn at 4:00 p.m. The motion carried unanimously.*

  
Sandra Owen, Chairman

Feb. 6, 2019   
Chelle Baker, Administrative Assistant