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## **AGENDA REGULAR MEETING**

**HISTORIC PRESERVATION COMMISSION  
MUNICIPAL BUILDING, 16 SOUTH MAIN STREET  
DECEMBER 6, 2023  
WEDNESDAY – 2:00 PM**

### **A. CALL TO ORDER**

1. Welcome/Announcements
2. Approval of November 1, 2023 Minutes

### **B. BUSINESS ITEMS**

1. Preservation Plan
2. Historic Signage
3. Local Landmark Application – Haywood County Hospital

### **C. OTHER BUSINESS**

### **D. ADJOURN**



# TOWN OF WAYNESVILLE

## Historic Preservation Commission

9 South Main Street  
Waynesville, NC 28786

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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  
Caroline Williamson

### Regular Meeting

Municipal Building - 16 South Main Street, Waynesville, NC 28786  
**Wednesday, November 1<sup>st</sup>, 2023, 2:00 PM**

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The **WAYNESVILLE HISTORIC PRESERVATION COMMISSION** held a regular meeting on Wednesday, November 1<sup>st</sup>, 2023, at 2:00 PM in the Conference Room of the Municipal Building.

#### A. CALL TO ORDER

Chairman Alex McKay welcomed everyone and called the meeting to order at 2:01 PM.

The following members were present:

Alex McKay  
Clare Bass  
Judi Donovan  
Glenn Duerr  
Linda Ann Lee  
Anne Marie Miller  
Bill Revis (by Phone)  
Caroline Williamson

The following members were absent:

Rodney Conard

The following emeritus members were present:

Sandra Owen

The following staff members were present:

Byron Hickox, Land Use Administrator  
Esther Coulter, Administrative Assistant

Land Use Administrator Byron Hickox announced that HPC Member Judy Donovan would attend the Historic Resilience Conference in Asheville. Mr. Hickox stated that Elizabeth Teague would make the reservations for herself and Mrs. Donovan.

*A motion was made by Commission Member Bill Revis, seconded by Commission Member Anne Marie Miller, to approve the minutes of the September 13<sup>th</sup>, 2023, meeting as presented or amended. The motion passed unanimously.*

## **B. BUSINESS ITEMS**

### **1. Preservation Plan**

Land Use Administrator Byron Hickox explained to the Commission Members that he had sent Senior Architectural Historian Annie McDonald a few minor changes to the draft Preservation Plan. Ms. McDonald made the changes and sent back the final draft of the Preservation Plan. Mr. Hickox said the next step would be to have a letter from the Commission to propose adoption of the Preservation Plan for Waynesville's commercial districts to the Town Council. Mr. Hickox will give a 5-7-minute presentation to the Town Council for the recommendation to adopt the Preservation Plan.

### **2. Historic Coloring Books**

Commission Member Glenn Duerr said that visiting all the Elementary Schools and handing out the Historic Coloring books went well, and that the students were very interactive with the commission members. Mr. Duerr thanked everyone that helped. The schools were very happy that this was being done again. One of the schools said they were going to add it to their history curriculum. Mr. Duerr said with this being the 4<sup>th</sup> year they have introduced about 800 4<sup>th</sup> graders to the History of Waynesville.

### **3. Historic Waynesville Tour Booklet**

Mr. Hickox told the Commission Members that these books are self-guided tour booklets. He asked the members to give their thoughts on republishing the books or expanding them to include locations that are not currently included. Mr. Hickox said he will need to find out who originally printed the books. The commission members discussed many different locations that could be added. Commission Member Caroline Williamson suggested an audio link to go with the booklets with the addition of a QR code. Chairman Alex McKay suggested a subcommittee to work on the project. The subcommittee consists of Glenn Duerr, Linda Lee, Anne Marie, Judy Donovan, Caroline Williamson also Alex McKay.

## **C. OTHER BUSINESS**

Mr. Hickox said the owners of the historic hospital, now Brookmont Lofts, had submitted their application for Local Landmark Designation. Mr. Hickox sent the application to the North Carolina State Historic Preservation Office for their comments. SHPO made comments regarding additional information that should be included, Brookmont Lofts responded with a resubmittal, and now they're waiting to hear back from SHPO. If the resubmittal is acceptable, the HPC will adopt an ordinance supporting the designation as a Local Landmark and forward it to the Town Council for approval.

Chairman Alex McKay said he talked with Luke Kinsland, Director of the Parks and Recreation Department. Mr. Kinsland and coworkers were at Sulphur Spring Park looking at work that needs to

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Regular Meeting

November 1<sup>st</sup>, 2023

be done including drainage, tree trimming, bush hogging, and stump grinding. Mr. Duerr shared that Haywood Waterways has grant money to help with projects at the park. Commission Member Clare Bass asked if the parking had been addressed. Mr. Hickox said he had talked with Public Services Director Jeff Stines to obtain a quote for the town to pave a parking area.

**D. ADJOURN**

*A motion was made by Commission Member Clare Bass, seconded by Commission Member Judi Donovan, to adjourn at 2:44pm. The motion carried unanimously.*

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Alex McKay, Chairman

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Esther Coulter, Administrative Assistant

**DRAFT**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE DESIGNATING  
THE HISTORIC HAYWOOD COUNTY HOSPITAL  
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 3rd day of January, 2024 on the question of designating a property known as the Historic Haywood County Hospital (PIN 8615-79-8480) as a Local Historic Landmark; and

**WHEREAS**, the Historic Preservation Commission agrees that the property known as the Historic Haywood County Hospital possesses special significance in terms of its historical, architectural, and cultural importance; and

**WHEREAS**, the Historic Preservation Commission agrees that the property known as the Historic Haywood County Hospital possesses integrity of design, setting, workmanship, and materials; and

**WHEREAS**, the property known as the Historic Haywood County Hospital is owned by Brookmont Lofts LLC; and

**WHEREAS**, after notice duly given, a public hearing was held by the Historic Preservation Commission on January 3, 2024.

**NOW, THEREFORE, BE IT ORDAINED BY THE HISTORIC PRESERVATION COMMISSION OF THE TOWN OF WAYNESVILLE, MEETING IN REGULAR SESSION ON JANUARY 3, 2024 AND WITH A MAJORITY OF THE COMMISSION MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:**

**That the property known as the Historic Haywood County Hospital (PIN 8615-79-8480), which includes the land on this property and the stone retaining walls located in the public right-of-way, is hereby designated as a Local Historic Landmark pursuant to Chapter 160D-945 of the General Statutes of North Carolina.**

**ADOPTED** this \_\_\_\_\_ Day \_\_\_\_\_ of 2024.

\_\_\_\_\_  
Alex McKay, HPC Chairman

\_\_\_\_\_  
Esther Coulter, Administrative Assistant