

AGENDA REGULAR MEETING

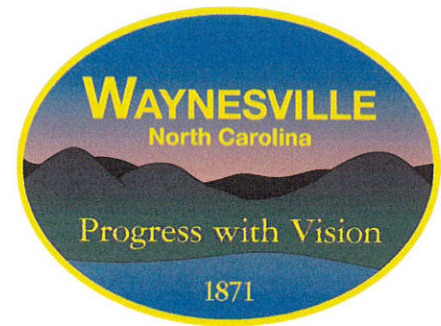
**HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
TOWN HALL
DECEMBER 4, 2013
WEDNESDAY 2:00 PM**

Call to order:

1. Regular Meeting Minutes of November 6, 2013
2. Follow-up to Ms. McDonald's presentation, specifically Greenhill Cemetery
3. Preservation Plan
4. Retreat
5. Lake Junaluska Survey
6. Application—Strand Theater Sign
7. Other Business
8. Adjourn

The next regular meeting of the Historic Preservation Commission will be announced at a later date.

REGULAR MEETING MINUTES
HISTORIC PRESERVATION COMMISSION
TOWN OF WAYNESVILLE
TOWN HALL
NOVEMBER 6, 2013
WEDNESDAY 2 PM



Those present:
Chairman Henry Foy
Vice-Chairman Bette Sprecher
Peter Sterling
Ann Melton
Shawn Leatherwood

Also present:
Town Planner Paul Benson
Secretary Ginny Boyer
Haywood County Head Librarian Sharon Woodrow
Preservation Specialist Annie McDonald, SHPO

Absent:
Sandra Owen
Nikki Owens

Minutes of September 4, 2013 (October's meeting was canceled)

Vice-Chairman Sprecher made a motion to approve the content of the September 4, 2013 regular meeting minutes. Ann Melton seconded the motion and all were in favor. A minor administrative correction was made to the September minutes in the present/absent categories: Nikki Owens, Shawn Leatherwood and Peter Sterling were absent (they had been placed in both categories).

Preservation Specialist Annie McDonald with the State Historic Preservation Office on issues related to cemetery designation

Chairman Foy thanked Town Planner Paul Benson for his information on Greenhill Cemetery. Thanks to Mr. Benson's research it appears the cemetery was deeded much earlier than he thought, 1835, when the academy was being constructed and before it was Methodist Church property rather than much later in 1876. In all likelihood Greenhill Cemetery originated as a Love family cemetery.

Chairman Foy then introduced Annie McDonald with the State Historic Preservation Office who was invited by Town Planner Paul Benson to discuss the possibility of designating Greenhill Cemetery. Ms. McDonald works with property owners, individuals and organizations across twenty-five counties, facilitating when conflict arises between new development and historic districts, helping people understand the work of preservation commissions, and serving as a

representative for preservation in a community. Waynesville has successfully applied for grants which brought about lately Design Guidelines and before that the designation of Spread Out as Waynesville's third National Historic District.

Ms. McDonald's power point presentation "Power and Money" (attachment) educated Commissioners on the Commission's powers which are often viewed as specifically regulatory and pertaining to certificates of appropriateness. Often when people think about local historic districts they think only about regulation and identifying historic properties. The Historic Preservation Commission does much more. As commissioners you are enabled to hold, manage and conduct educational programs on historic properties, prepare and recommend adoption of a preservation plan or negotiate with owners. There are many powers outside identifying and designating.

A lot of commissions forget about the advocacy component which is very important as you proceed with historic districts. This requires a lot of outreach, effective designation is critical, a lot of powers besides Certificates of Appropriateness.

The CLG program (certified local government program) is a program in which money the government receives from offshore oil leases is sub-granted to local governments. Because of our funding we are at the ten percent amount. In 2012 we awarded for Waynesville's Design Guidelines. Eligible recipients are local governments, non-profits and educational institutions. Qualifying projects include architectural, nominations, educational, restoration, local district designation, local preservation plans.

Many national register nominations are granted including Oakdale Cemetery in Hendersonville (which was highly unusual). Oakdale Cemetery is a 22 acre site which required extensive research and documentation, meeting required significance for social history (criterion A) and funerary art (criterion C).

Cemeteries are notoriously difficult nationwide to designate as a national register listing. And as for Waynesville's Greenhill Cemetery, there are already a couple of demerits: We don't list burial places. When we list a site it should be a site of someone's time of greatest productivity, not where he was buried or born. Secondly, the original structure once located on the property, the academy, was relocated.

Hendersonville's cemetery, an unusual national register listing, was a site that best represented Hendersonville's diverse group during its period of greatest growth. At a certain point, all burials outside the city limits were prohibited and there are several sections: a Jewish section; a paupers' cemetery; World Wars I memorial sections and World War II memorial section. Hendersonville's cemetery best represents all of the city's social groups and is very intact with notable funerary art. Also there is a pavilion, circa 1900, that was found to be significant but it took a lot of research and documentation.

Ms. McDonald explained she does not want to discourage the Commission's nomination of Waynesville's Greenhill Cemetery, but she asked the commission to consider what their goals and objectives are and how best to approach them. Other very worthy goals might be

preservation plans. Preservation planning is becoming an increasingly important activity at local levels as there is increased growth. Municipalities need to develop strategies on how to approach preservation planning. Workshops and training are worthy endeavors as you are advocating preservation activities. Remember, if a nomination is for an individual resource, you get the least bang for your buck.

As the State Historic Preservation Office considers CLG applications we always review to see how they meet our funding priorities. Does the application:

- Respond to goals in North Carolina's historic preservation plan?
- Contribute to the statewide architectural or archaeological inventory?
- Address comprehensive planning considerations?
- Demonstrate need for and feasibility of the project?
- Contain a realistic budget?
- Demonstrate local commitment and the applicant's ability to carry out the project?

Ms. McDonald supplied the commission with the NC HPO Staff contact information:

- Michele McCabe, Grants Coordinator, can be reached at 919-807-6582; michele.patterson.mccabe@ncdcr.gov
- Annie McDonald, Preservation Specialist, can be reached at 828-296-7230 x 223 or annie.mcdonald@ncdcr.gov.
- The website address for the State Historic Preservation Office is <http://www.hpo.ncdcr.gov/grants.htm>.

As you move forward, think about the broader context of the commission's goals for advocacy throughout the community and how can the commission most strategically advance its priorities?

Chairman Foy mentioned what he considers to be the noteworthy items for the possible designation of Greenhill Cemetery's designation: Waynesville's first educational building was on that site and the building is still in existence (although it was moved) with construction estimated at 1835; the cemetery is the most prime piece of property in Waynesville; Thomas Wolfe's father designed some of the tombstones; and the rock walls are historical.

Ms. McDonald said a national register listing is challenging so you must consider: Is your goal to document it or have it recognized? You can document and promote without national register listing. National register listing with both commercial and residential has a greater advantage to pursue. The commission may want to consider the publication of a pamphlet complete with research and narrative. Ms. McDonald highly recommended researching the cemetery as it is an important resource that should be documented in a tour brochure much like the HPC's Historic Waynesville: a self-guided tour.

Consider what may affect a wider number of properties, what may have a clear and direct impact, particularly if an area is threatened by demolition. This can be more valuable for planning purposes. The rock walls are worthy of identification a survey of rock walls may not be CLG eligible. Also, although it is significant because of its association, due to its being relocated, the SHPO does not list relocated buildings.

Ms. McDonald asked if the commission's priorities for preservation community-wide have been established. She suggests an annual workshop where the commission discusses its goals and objectives for the upcoming year and its past year's successes and challenges. Consider how the CLG monies can fit into the commission's objectives. Also set some goals for education and outreach. Ask yourselves what are the preservation needs of the commission and community?

Peter Sterling said while the commission has done some good things, it lacks a strategic plan for community-wide preservation and needs to work on initiating, researching and advocating for preservation. Ms. McDonald said that is challenge when you have a staff person who is both Planning Director and staff person to the commission; commissioners need to look at their capacity to take on this work. Mr. Sterling mentioned the need to get others involved. Ms. McDonald agreed that integration with others is key; neighborhood associations, for instance need to play a part.

Chairman Foy expressed his concern that the commission, since its inception, does not have any authority; the Historic Preservation Commission's recommendation has to be approved by town board. Ms. McDonald answered the more you are required annually to provide a report, written and verbal, look at that as an opportunity to promote the work we have done and dispel myths. Celebrate yourselves! The more you advocate on your own behalf the better off you are to make a request, if it's for matching funds or support for designation. Become publically visible to the community. The more authoritative your stance, the more you make yourselves stewards of preservation in a community.

Chairman Foy thanked Ms. McDonald for her presentation and expressed an open invitation for her to join the Commission in future workshops.

Peter Sterling asks 1) What role should the HPC play? 2) How can the most knowledgeable and committed citizens participate? 3) What process should be used to "put teeth" in the new standards?

Henry said "Peter your suggestions are first class and something we need to address right away" so that a report can be presented to the Board of Aldermen. Chairman Foy asked commissioners to follow the suggestions from Peter, come up with answers so that a good report could be assembled for the Town board. Everyone was agreeable to do this by next meeting.

Other Business

Ann Melton mentioned checking with Fred Baker on signage for the **Love Lane** area. It was mentioned that Mayor Brown would supply a proof of what could be used in the area.

Ann Melton will also follow up on Hendersonville's cemetery. Commissioners also hope to have a copy of **Greenhill Cemetery's** property/boundary lines.

Bette Sprecher reported \$6.00 from sale of *Historic Waynesville, a self-guided tour* booklets. The cash was given to Ginny Boyer to send to the Finance Department.

Adjourn

Shawn Leatherwood made a motion to adjourn the meeting at 3:44. Bette seconded and all were in favor.

Ginny Boyer, Secretary

Henry Foy, Chairman

Town of Waynesville Historic Preservation Commission – Past Actions and Future Goals

Since inception in January of 1995 the Waynesville Historic Preservation Commission has a strong record of preservation efforts. Beginning with a comprehensive survey of historic resources in 1996 which generated much of the essential information for the publication of “Mountain Gables, A History of Haywood County Architecture” in 2001, and for the identification of historic resources eligible for National Register and Local Landmark designation. The Commission has used its most powerful tool in the designation of 14 Landmarks which now have the highest level of regulatory protection available under North Carolina law. More honorary, but also a powerful tool for preservation through the potential for income tax credit, is listing on the National Register of Historic Places. The Commission has overseen projects leading to listing of the town’s three most intact historic districts: Main Street, Frog Level and Spread Out. Finally, the survey and the subsequent National Register and Local Landmark research reports provided the information used to produce a “self-guided tour” of the town’s historic resources – a popular publication that has no doubt introduced many visitors and citizens to these resources.

An on-going responsibility of the Commission will be stewardship of the designated resources. Exterior alterations to Local Landmarks require Commission review and approval in the form of a Certificate of Appropriateness. An important tool just developed and published for this responsibility is the Design Review Guidelines. Because of this document the Commission is now better able to review and advise property owners as to appropriate maintenance and alteration of historic structures.

This sequence of activities is typical and the reason that the NC Department of Archives and History stresses the importance of an academic inventory of the community’s resources. That information provides the basis for subsequent historic designations, and it is these designations that provide both the regulatory requirements and tax credit incentives for historic preservation.

Where to go from here?

Arguably the town’s best preserved historic districts have been listed on the National Register of Historic Places (perhaps all that currently qualify), most and almost certainly the best structures have been individually listed on the National Register (again, perhaps all that would qualify) and if not all that would qualify perhaps all the structures owned by willing owners have been designated as Local Landmarks. Now what?

Some ideas:

1. Local Historic District Designation: The ground work has been laid for the potential designation of Main Street, Frog Level and Spread Out. National Register nomination reports provide much of the information required for local district designation reports. Well developed Design Guidelines are now in place. However, this is a level of regulation that has not been requested by property owners and has been met with concern and resistance. Unfortunately, the time is probably not right for moving forward with local historic district designation and it may take the demolition of a key building to generate the awareness that this level of protection would be desirable.

2. Landmark Designations: Appeals in the form of direct mailings, workshops or perhaps more importantly personal contact to the owners of potential Landmark properties. This was last done a few years ago, but no new applications resulted. The cost of the report, the permanence of the design restrictions and the presence of non-historic siding have been issues cited in situations where property owners have declined or been advised not to go forward with Landmark designation. The Commission may wish to reconsider its position on the presence of non-historic siding as a disqualifying feature of an otherwise worthy structure.

3. Inventory Update: Now that the Architectural Inventory is almost 20 years old it would be good to consider a project to update the inventory. With the passing of time new resources would now qualify for historic designation and with the planned annexation of the Lake Junaluska it would be important to include that area as there are undoubtedly historic resources present and an interest in historic preservation in that community.

4. Stone Walls: This has been an on-going area of concern for the Commission. While we have discovered that there is nothing the Commission may do in the way of regulatory protection, the Commission may wish to consider using its "bully pulpit" (and brochure sale proceeds) to raise awareness and provide for future preservation. The wall along South Main Street in the vicinity of Green Hill Cemetery lends particular character to the community and might be a good focal point. Research has shown that the wall is something of a "hot potato" with neither the Town government nor the NC Department of Transportation wanting to claim responsibility for the wall's maintenance. In fact, both organizations have undertaken repair activities in the past that have not been entirely appropriate in preserving the historic character of the wall. The Commission could undertake to obtain a commitment from the Town of Waynesville to maintain the wall in its historic state.

5. Town-County Preservation Commission: This has long been recognized as a need in Haywood County. The county has no formal preservation program and needs a Commission to be eligible for grant funding of essential preservation steps, as have been undertaken by Waynesville. Individual members could use contacts through the Preservation and Genealogical Society and the Bethel Rural Community Organization (and perhaps others) to work toward this goal. A combined municipal-county Commission operates in other counties and may be a good idea for Haywood County.

Finally, preservation is doing. While it is easy to say things such as "someone ought to do this or that" each member of the Commission should take personal responsibility for preservation. If you own a historic house that needs a coat of paint – paint it. If you know someone with a property that might qualify for designation, buy them lunch and sell them on it. Get to know members of the Board of Aldermen and the County Commissioners and be ready to give them a call in support of a preservation activity. If you know someone with money to invest encourage them to buy and restore a historic property. Instead of holding a workshop with a dry preservation speaker with slides from Asheville or Boston or wherever – be a personal ambassador for preservation! To be successful the effort must come from influential, well-connected individuals in the community!

