

Consider the environment ♦ Conserve resources ♦ Print only when necessary

The Town of Waynesville provides accessible facilities, programs and services for all people, in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or accommodation for this meeting, please contact the Administrative Assistant at: (828) 456-8647, cbaker@waynesvillenc.gov

AGENDA REGULAR MEETING

**HISTORIC PRESERVATION COMMISSION
TOWN HALL BOARD ROOM, 9 SOUTH MAIN STREET
JUNE 6, 2018
WEDNESDAY, 2:00 PM**

A. CALL TO ORDER:

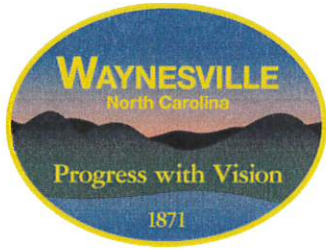
1. Welcome/Announcements
2. Adoption of Minutes
 - **Motion:** *Adopt May 2, 2018 meeting minutes as presented (or as corrected)*

B. BUSINESS ITEMS:

1. Consideration of an Application for a Certificate of Appropriateness for the Demolition or Removal of the First Presbyterian Church Manse located at 39 Walnut Street
2. Historic Coloring Book Report
3. Schedule July HPC Meeting

C. CALL ON THE AUDIENCE

D. ADJOURN – *The next meeting has not yet been scheduled.*



TOWN OF WAYNESVILLE

Historic Preservation Commission

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

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 MAY 2, 2018

Members Present:

Sandra Owen - Chairman

Alex McKay - Vice Chairman

Coley Bartholomew

Virgil Messer

Bill Revis

Bette Sprecher

Absent:

Ann Melton

Jeff Childers

Glenn Duerr

Also Present:

Land Use Administrator, Byron Hickox

Administrative Assistant, Chelle Baker

A. CALL TO ORDER

1. Welcome and Announcements

The meeting was called to order at 2:00 PM.

2. Adoption of Minutes of April 4, 2018

A motion was made by Bette Sprecher, seconded by Alex McKay, to adopt the minutes of the February 7, 2018 meeting. The motion carried unanimously.

B. BUSINESS ITEMS

1. Update on Pigeon Street Community Survey – Sybil Argintar

Ms. Sybil Argintar gave a brief presentation on her progress of research on the Pigeon Street community historic survey. She advised that they have completed the bulk of the research phase. She discussed items such as the Rosenwald School, minutes of the Haywood County Board of Education and the Sandborn Fire Insurance Maps. These along with her oral history interview findings will be included in part of the final report documentation, yet to be put out. Ms. Argintar also passed around a photo sampling of houses and properties that be going into the survey files. The historic preservation committee members were impressed and thankful to Ms. Argintar for her research into the survey.

2. Historic Coloring Book

Land Use Administrator Byron Hickox gave a historic coloring book update. The newspaper will be covering the delivery of the coloring books to the 4th grade students at Hazelwood and Lake Junaluska schools in the coming weeks. The date will need to be set up yet with teachers' schedules. Discussion took place regarding selling the remaining coloring books.

C. CALL ON THE AUDIENCE

Land Use Administrator Byron Hickox presented a handout of a trip that he took with Alex McKay, Vice Chairman last month to a Civil War Trails meeting in Bristol, Virginia. They do informational stations at historic sites related to the civil war and Waynesville is a participating community.

D. ADJOURNMENT

A motion was made by Glenn Duerr and seconded by Coley Bartholomew to adjourn the meeting at 2:48 PM. The motion carried unanimously.

The next meeting is scheduled for June 6, 2018 at 2:00 PM.

Sandra Owen, Chairman

Historic Preservation Commission Staff Report

Consideration of an Application for a Certificate of Appropriateness

June 6, 2018

| | |
|---------------------|---|
| Agenda Item: | Public Hearing to Consider a Certificate of Appropriateness |
| Location: | 39 Walnut Street, PIN 8615-38-9417 Located within the Spread Out Historic District |
| Zoning: | Central Business District |
| Project: | Proposed demolition or removal of the manse (parsonage) associated with First Presbyterian Church |

Background

A Certificate of Appropriateness (COA) is required to be issued by the HPC prior to the issuance of a building permit or other permit granted for the purposes of the constructing, altering, moving, or demolishing structures within a historic district. As a proposed demolition or removal, this project is considered a “Major Work.” To consider the issuance of a COA for a Major Work, the HPC must conduct a quasi-judicial public hearing to examine the proposed changes and determine the extent to which the application is or is not congruous with the special character of the historic district.

The First Presbyterian Church manse is listed as a contributing building to the Spread Out Historic District, a National Register Historic District that was established in 2010. The National Register documentation contains the following passage regarding the FPC 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.

Representatives of the FPC have approached town staff about the possibility of demolishing or removing the manse. According to the church’s Building and Grounds Committee, the manse is in an advanced state of disrepair and would be prohibitively expensive for the church to repair and bring into compliance with current building codes.

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.

This public hearing has been duly notified with two legal notices published in The Mountaineer, notices mailed to landowners within 100 feet of the subject property, and with a notice posted on the subject property.

Land Development Standards Regarding Demolition of Buildings within Historic Districts

The Town of Waynesville's Land Development Standards specifically addresses the HPC's authority to deny an application for a certificate of appropriateness for the demolition or removal of a building within a historic district. According to the LDS, such an application may not be denied except as provided below:

1. The effective date of such a certificate may be delayed for up to three hundred and sixty-five (365) days from the date of approval. The period of delay should be reduced by the Historic Preservation Commission if it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.
2. During the delay period the commission shall negotiate with the owner in an effort to find a means of preserving the building, structure or site.
3. If the Historic Preservation Commission finds that a building, structure or site has no special significance or value toward maintaining the character of a district, it shall waive all or part of such period of delay and authorize earlier demolition or removal.
4. If the Historic Preservation Commission has voted to recommend the designation of a landmark or the designation of an area as a historic district, and final designation has not been made by the Board of Aldermen, the demolition or destruction of any building, structure or site in the proposed district or of the designated landmark may be delayed by the commission for up to one hundred and eighty (180) days or until the Board of Aldermen takes final action on the designation, whichever occurs first.
5. An application for a certificate of appropriateness authorizing the demolition of a building, structure or site determined by the State of North Carolina's Historic Preservation Officer as having statewide significance as defined in the criteria of the National Register of Historic Places may be denied except where the Historic Preservation Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

Staff Recommendation

As noted in the attachments from the First Presbyterian Church, the issue of the proper course of action regarding the FPC manse has been considered by the church for many years. Various solutions have been explored, including complete rehabilitation, demolition, removal, and inaction on the issue. It appears that the church and its Building and Grounds Committee have made a good faith effort to find the best solution for the situation at hand. The proposal by the church to demolish or remove the manse does not appear to be a decision made in haste or without proper consideration. It seems unlikely that a delay in the demolition or removal of the building would create an additional, more desirable outcome as the building and its foundation will only continue to degrade and become less stable.

Therefore, staff recommends approval of the Certificate of Appropriateness to demolish or remove the First Presbyterian Church manse located at 39 Walnut Street (PIN 8615-38-9417).



TOWN OF WAYNESVILLE

Development Services Department

PO Box00

9 South Main Street, Suite 110

Waynesville, NC 28786

Phone (828) 456-86 • Fax (828) 452-1492

www.waynesvillenc.gov

CERTIFICATE OF APPROPRIATENESS

Pursuant to Section 15.11 of the Town of Waynesville Land Development Standards, the following activity is hereby approved for the property known as:

FIRST PRESBYTERIAN CHURCH MANSE 8615-38-9417

Name of Landmark or Property 39 WALNUT ST. WAYNESVILLE *PIN*

Site Address

FIRST PRESBYTERIAN CHURCH 828-400-3983 RDN MORROW

Property Owner Name (print) *Contact Phone Number*

Approved as a: Minor Work _____ Major Work _____

If a Major Work, date of Historic Preservation Approval: _____

Description of activity (attach description, drawings, specifications as necessary):

REQUEST DEMOLITION/REMOVAL

Conditions of approval (attach sheets as necessary):

Issued by: _____ Date: _____

Staff Signature

ATTACHMENTS:

LETTER TO TOWN OF WAYNESVILLE

MANSE DISPOSAL STUDY

LETTER TO THE TOWN OF WAYNESVILLE HISTORIC PRESERVATION COMMISSION

FROM: FIRST PRESBYTERIAN CHURCH, WAYNESVILLE
DATE: 5/17/2018
SUBJECT: DISPOSAL OF CHURCH MANSE, 39 WALNUT ST.

Waynesville First Presbyterian Church is a landmark in downtown Waynesville. Approaching Main St. via Walnut St. or from either direction on Main St., the impact of the church on the character of Waynesville is significant. For many, it is their first impression of Waynesville, with its distinctive tile roofing and imposing bell tower. The importance of First Presbyterian's appearance is not lost on the congregation of this church.

This sanctuary is not the first house of worship that has stood at this site. Presbyterians have worshipped here since 1885. When the congregation outgrew that wooden structure, the existing church was built in 1906 and dedicated in 1907. A lot has changed since then. The original church did not have restrooms or a basement. Only very basic electrical service was utilized. Over the years, the church adapted as need was identified and adopted new technologies as they presented themselves. As the congregation grew, modifications to the original structure included digging a basement, installing restrooms, kitchen and dining areas, classrooms, upgrading electrical, etc. While the exterior of the original sanctuary remained essentially original, the digging of the basement and the resulting exposure of the foundation did alter the "look" of the church. In 1988, the fellowship Building was completed with new kitchen, fellowship area, classrooms, and offices. The character of the original sanctuary was maintained in the design of the new addition.

In 2014, the church undertook a major renovation to preserve the structural integrity of the original building and address some major maintenance needs. During this renovation, replacement roofing of the same manufacture as the original was utilized, the compromised foundation and load-bearing elements were reinforced, and the sanctuary's damaged interior plaster was repaired and painted. At the same time, a restroom was added to the main level of the sanctuary (for the first time), new safer stairs were built, and handicap access was made easier. Other actions for interior comfort, safety, or utilization were accomplished. Throughout its life, the church family has fulfilled the mission of the church while providing a suitable place for worship and service to the community.

The church finds itself facing the prospect of yet further change. The church manse, at 55 Walnut St., has not been occupied for about 10 years. The structure has several major issues.

A study to determine the options available to the church regarding the manse was undertaken in 2012, (the results of which are submitted separately). The decision of the church Session at that time was that the manse be removed by burning. The church still wants to be able to plan for possible next steps in helping meet the needs of our congregation, including possible additional parking, or other options yet to be determined. One great concern for the church is if the present option of parking in the Badcock parking lot were to cease since this area provides the majority of our parking availability. In order to have options available, the church desires to remove the manse. While moving the manse by someone would be considered, the most likely removal would be by burning or demolition.

Please note that the referenced Manse Disposition document was generated 2/28/2012, and the decision at that time for demolition is upheld by the current Session. Also note the cost figures associated with this report would not be current; that is they would surely be significantly increased. At the time this report was generated and the decision made, the church was about to undergo a more than \$750,000 renovation to the sanctuary building, and could not afford the added expense of manse removal. The cost of removal even now would be a struggle for the church body, but it is felt that we should have a plan in place so that execution could be made if the opportunity presented itself. Also note that water to the house has been cut and capped, the fuel tank emptied, and the natural gas line disconnected.

The manse is in the Historical District (known as The Spread Out District), and as such, the church leadership is making a formal request to the Historic Preservation Commission for intention to remove or demolish the manse.

Ronald Morrow

Building and Grounds Chair

First Presbyterian Church

Waynesville

The Manse at First Presbyterian Church, Waynesville, North Carolina

February 28, 2012

Authors: Beverly Stubbs and Hughes Roberts

Version V rev 1

FINAL

Introduction

The purpose of this paper is to document, for decision by the Session, a proposal developed by Beth and Rick Johnson that the manse at First Presbyterian Church, Waynesville, be given to the Waynesville Fire Department for demolition by burning.

This is a DRAFT document and additional information will be added to this paper as it is developed or questions are raised. The final recommendation will be in this format.

We have due diligence as an objective including review of all options for disposition of the building with associated costs and benefits.

Our research was begun with the assumption that considering the deteriorated condition of the inside of the manse and the potential costs of repair, our best approach is for the Fire Department to burn the building to the ground as a training exercise.

We are indebted to the Johnsons for their work to research options for disposition of this building, obtain proposals and for their work with the Fire Department.

History of the Manse

The church manse at 39 Walnut Street, Waynesville was built ~ 1930 and has been upgraded several times since then. This home has 2 stories with attic and hand dug basement. There is a concrete parking site and underground fuel tank. . Over the years it has been used by ministers of the church and their families. During these years it was customary for churches to provide a home for their ministers. This is not the custom today as ministers now generally prefer an allowance for housing so that they can select a home of their choosing. An exception to this is the case where an interim minister does not desire a permanent home and needs a temporary place to live. It is important to note that the manse would require substantial and expensive repair (Estimated by a contractor at \$ 150,000 or more) to be used by any interim minister. The First Presbyterian Manse has been vacant for the past 3 years. Externally it appears to be in reasonable shape. Internally it is not in good shape due to plumbing leaks, foundation failure and general inside deterioration. Even if this repair is done by the church, there is no identified need for this space by the church and no confidence that this money could be recovered in a sale of the house. In addition, sale of the house would suggest sale of the land under it with a reduction in the size of our church property.

The church is incurring expenses for insurance and utilities which totals approximately _ \$2,000 per year or \$10,000 if the manse remains vacant for the next 5 years.

Why Consider Removal of the Manse Now?

The manse is not being used, is deteriorating, has a carrying cost and does not seem to have appeal to purchasers. The church may have some liability risk from continuing to have the building sit empty. It seems reasonable and desirable to review options for disposition now.

Options Considered

Do Nothing: Delay in dealing with the manse does not represent a solution to its continuing costs and deteriorating condition.

Sell the manse: The building has not been listed for sale.

Fix up the manse to sell or rent it.

Offer to rent the manse to someone who will pay for the fix up

Pay to have the building demolished.

Engage the Waynesville Fire Department to demolish the building by burning as a training exercise.

Best Option

Our analysis indicates that the lowest cost option is having the Waynesville Fire Department burn the building as a training exercise as soon as details can be worked out.

Plan for Moving Ahead

The plan for moving ahead begins with a decision from the Session on the recommendations from the Johnsons and this analysis. The Plan for Disposition which follows sets out a number of steps which are needed for the Session to implement the decision. It will be important for the Session to select someone from the congregation to act as a Project Manager and a single point of contact for the church.

See the Following Pages for More Information

- The Manse in More Detail
- Assumptions and Options Considered
- Savings and Cost for the Recommended Option
- Evaluation of Options
- Plan for Disposition
- Contacts
- Pictures

The Manse in more Detail

On January 6, 2012, Beverly Stubbs met with Gerald New, a licensed contractor, to develop an estimate of expense to return the manse to usable condition meeting building code requirements.

This review covered the outside including the front porch, roof, gutters, siding, the foundation and the interior including plumbing, heating and air conditioning system, kitchen, floors, ceilings and condition of paint.

Major items of repair expense identified in this survey included the following:

- There is evidence of foundation failure. Estimated cost to repair \$ 50,000 – 60,000.
- There is evidence of plumbing leaks in the upstairs bath and water damage at the back entry. Cast iron piping in the basement needs to be replaced. Estimated cost \$ 8,000.
- The heating and air conditioning system is judged to be inadequate. Duct system may have to be replaced due to dirt, mold and duct sizing. Estimated cost \$ 16,000
- Interior repairs to floors, rafters and ceilings. Replacement of kitchen cabinets. Estimated costs \$ 66,000
- Replacement of the front porch. Estimated cost \$ 5,000
- Repair siding and replace gutters. Estimated cost \$ 2,500

These estimates add up to \$ 157,500. Our purpose in requesting these estimates was not to develop firm figures but to develop a “ball park” figure for use in decision making for disposition of the manse.

Assumptions and Options Considered

Assumptions:

- The church has space available in the main church building to meet any future need for classrooms, meeting rooms, etc. so the manse is not needed for any projected space needs.
- A decision to do nothing at this time with this building will likely require the session to revisit the same group of options at a later date...a duplication of the current effort.
- The option to repair the building as usable space for a home or office at an estimated cost of \$ 157,500 represents a high risk of not being able to recover that expense for the church.
- There is some value in making the space now occupied by the manse into parking space for the church.
- The Session would like to make a decision now about the future of the manse as opposed to continue to allow it to sit unused.
- The church is not willing to spend the money to repair the manse just to have it for any future interim minister.
- The Session’s objective for this decision is to determine the disposition of the building at the

lowest possible cost to the church.

- The church would prefer to continue to own the property (ground) occupied by the manse as opposed to losing this property with a sale of the manse.
- Selling the manse with the associated land would cause the church to lose control of whatever might be located directly behind the church

Options Considered:

Do Nothing at this time:

This is probably the equivalent of “kicking the can down the road” and does not meet the Session’s desire for a resolution for this unused building.

Sell the Manse and the property

This option was reviewed with Marty Prevost on January 17, 2012. Marty pointed out that selling the manse with the property would require a survey to carve out a piece of property to be sold. The manse property is not currently separated from the larger church property. Doing so would cause the church to lose control of whatever might eventually be located on that lot directly behind the church.

Marty suggested that if the manse were in better shape, she would recommend that it be put on the market for approximately one year to see if it could be sold “as is”. The maximum we could probably ask for the building and land is the value of the land or approximately \$ 150,000, per Marty.

Considering the condition of the building, however, she feels that having the manse demolished or burned are the best options for the church.

Fix Up the Manse and Sell or Rent it

This was discussed with Marty Prevost, real estate professional and member of our church. This option suggests an “up front” investment for the church of an estimated \$ 157,500 with no guarantee for recovery of that investment in the next several years. The real estate market is poor in Waynesville as this analysis is being written.

Offer to rent the manse to someone who will pay for the Fix Up

If someone could be located who would agree to the upgrade and operating costs, a rental plan could possibly be offered at \$ 1 per year or some low amount. This was discussed with Marty Prevost with no suggestion that this is feasible.

Pay to have the manse demolished

We have estimates provided by demolition companies as follows:

- | | |
|---|-----------|
| a. BEMK Land Works, Inc. dated 09-07-11 | \$ 17,000 |
| Does not include asbestos or lead paint removal. Permitting extra | |
| b. D.H. Griffin Wrecking Co dated 12-20-11 | \$ 17,500 |

Does not include handling of utilities, or removal of underground storage tank
c. Cope's Demolition, Clyde (oral estimate of Aug 17) \$ 25,000
Material to level the ground, if needed, extra
d. RCF Construction Company \$ 49,000

These figures do not include asbestos abatement at approximately \$ 2300 or removal of the storage tank on the property. We have one bid for tank removal at \$ 1,000.

Using the lowest of these bids, the costs to demolish the manse is at least \$20,300.
(\$ 17,000 from BEMK+\$ 2300 asbestos abatement+\$ 1,000 tank removal)

Offer the manse to the Waynesville Fire Department to be burned down as a training exercise.

We have estimates provided by companies to clean up the property after a fire dept burn as follows:

| | |
|---|-----------|
| a. DH Griffin Wrecking Co | \$ 12,500 |
| b. Haywood Grading and Excavating | \$ 12,247 |
| c. BML Landworks(Does not include fill dirt) | \$ 11,000 |
| d. RCF Const. Co | \$ 29,000 |

It is important to note that "clean up" after a burn is not a trivial project. Contractors have told us that they may have to bring in special equipment to do things like push over chimneys and remove material that does not burn. Debris has to be hauled away and fill dirt may have to be brought in to cover the foundation hole.

Negotiations will have to be done to determine any additions to these quotes for removal of the fuel tank and fill dirt which may be required to fill the basement hole after burning.

Using the DH Griffin bid , which includes fill dirt after burning, the cost to clean up the manse site after burning is at least \$ 15,800 (\$ 12,500 from DH Griffin+ \$ 2300 for abatement+\$ 1,000 to remove tank)

Savings and Costs for the Recommended Option

Current Costs to Maintain Manse:

Insurance for vacant building \$ 1,000 per year

Utilities and Town of Waynesville fees

| | |
|----------------|----------------------------|
| Telephone | 0 |
| Water | \$ 14 |
| Sewer | \$ 15 |
| Gas | \$ 17.50 (maintenance fee) |
| Electric | \$ 14.00 |
| Trash | \$ 16.50 |
| Fees and taxes | <u>\$ 3.00</u> |

Monthly Total \$ 80.00

Annual Total \$960.00

Total Annual Cost Now \$1,960 / year

Total Estimated 5 Year Cost \$ 9,800

Total Estimated 5 Year Cost Savings: \$ 9,800 (If Demolished or Burned)

Estimated Cost for Fire Department Burning

Secure Permitting None (Per Chief Webb, WFD)

Cleanup after Burning \$15,800

Capping of water lines \$ 150

(Verbal estimate from Bill Franklin

Waynesville Water Dept) -----

Total Estimated Cost for Burning \$ 15,950

Five Year Net Cost to the Church \$ 6150

(Burning Costs – Savings)

Evaluation of Options

Based on the figures we have collected, the cost to the church to do nothing with the manse for the next five years is at least \$ 9800.

The cost to have the manse demolished, per bids received, is at least \$ 20,300.

The cost to burn the manse as a training exercise for the Waynesville Fire Dept. is at least \$ 15,800.

The least cost option is to burn the manse. In this analysis, the costs of burning will occur in the first year while savings will be realized over a five year period.

Please note that there has been no attempt to negotiate pricing for any of the services quoted in this analysis. There may be opportunities to reduce our cost through negotiation. We believe we have identified all major cost items associated with burning the manse. If there are additional costs, they should be small.

Plan for Disposition

| <u>What</u> | <u>Responsibility</u> | <u>Target</u> | |
|---|-----------------------|---------------|---------------|
| | | <u>Date</u> | <u>Status</u> |
| - Fire Dept site visit to manse | Hughes | Jan 3 | Done |
| - Determine status of asbestos in manse | Fire Dept | Jan 9 | Done |
| - Request quotes for asbestos removal | Beverly | Jan 16 | Done |
| - Request quotes for burn cleanup | Hughes/Beverly | Jan 16 | Done |
| - Determine costs to cap/relocate utilities | Hughes/Beverly | Jan 27 | Done |
| - Determine implications of underground tank | Hughes/ Beverly | Jan 27 | Done |
| - Complete documentation of recommendations | Hughes/Beverly | Feb 10 | Done |
| - Initial Review with Session | Hughes/Beverly | Feb 13 | Done |
| - Tour the manse | Session | | |
| - Review available information about manse | Session | Feb 26 | Done |
| - Decide manse disposition or identify questions | Session | Feb 26 | Done |
| - Make a decision on disposition | Session | Feb 26 | Done |
| - Decide how to notify congregation | Session | | |
| - Notify community (newspaper) | Session | | |
| - Recruit a Project Manager from congregation | Session | | |
| - Meet with Habitat/fire dept for salvageable items | Project Manager | | |
| - Decide on a date for Burning | Session | | |
| - Select a "clean up" contractor | Session | | |
| - Notify the congregation of burn date | Project Manager | | |
| - Acquire any necessary permits | Project Manager | | |
| - Arrange for removal of items of value | Project Manager | | |
| - Complete disconnect of all utilities | Project Manager | | |
| - Complete burning of manse | Fire Department | | |

- Complete clean up of burn area
- Complete insurance notification

Contractor
Project Manager

Contacts

1. Dee Massey, Training Coordinator, Waynesville Fire Dept.- single point of contact for Fire Dept 593-8924
2. Bill Franklin, Waynesville Water Department- for arrangements to cap water pipe to manse. 456-3706
3. Customer Service, Public Service Company of NC- for removal of natural gas meter and pipes.- 1- (877) 776-2427
4. Joey Webb, Sr., Fire Chief, Waynesville Fire Department 828 456-6151
5. Joel Johnson, Demolition Group, Habitat for Humanity Asheville for removal of items of value prior to burning. (828) 777-4158

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 18

Spread Out Historic District
Waynesville, Haywood County, NC

The one-story, Roman-brick, rectangular main mass is sheltered by a flared hip-roof covered with curved terra cotta pantiles (also on dormers and tower) and punctuated by three small gabled louvered vents on each side and a large gabled dormer on the south decorated with scalloped bargeboards and a circular vent. The hip-roof apse projects from the north end of the building. A squat, squarish brick tower is partially engaged on the east side; the tower has Gothic arched louvered vents in each side and is surmounted by a flared and tiled pyramidal roof supported by large, paired cornice brackets. Two sets of double-leaf wooden entry doors are embellished with ornate strap hinges. The single and paired leaded-glass windows on the side elevations are flanked by narrow buttresses. A large tripartite leaded-glass window and transoms on the south elevation are embellished by a corbelled stringcourse and segmental-arch hood. A hip-roof side wing to the west has a gabled vent at its peak and an attached gable-roof porch that shelters an arched, single-leaf glazed-and-paneled side entry door. The porch is supported by square posts and accessible by concrete ramps. The rear porch entry on the east has nicely detailed wooden Gothic arcades, solid brackets, board-and-batten sheathing in the gable end, and concrete cheek walls. The simple interior of the church has plaster walls, Gothic-arched doors and apse, and an open, king-truss ceiling. An exquisitely carved Celtic cross adorns the altar.

In 1988, a one-story, nine-bay addition set perpendicular to the sanctuary was completed to house the fellowship hall, nursery, classrooms, and offices. Designed by architect William C. Cunningham, the wing is designed to imitate the original building with brick and concrete exterior walls, buttresses, flared hip-roof of terra cotta tile, and three gabled vents with scalloped bargeboards. The roof tiles were replaced in 2009. The windows are paired single-pane casements with cast-concrete sills, and the recessed entrance bay at the east end contains double-leaf doors under tall transoms set within a segmental arch opening. A hip-roof projection at the rear is supported on square concrete posts and shelters basement entrances revealed by the sloping site.

Manse, 39 Walnut Street, 1930

Contributing building

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.

Elizabeth Ray Leckey House, 387 North Main Street, ca. 1923

Contributing building

Built in the early 1920s, this one-story, side-gable bungalow is distinctive for its yellow brick veneer, prominent front-gable porch, and low-pitch asphalt-shingle roof with deep eaves. Details include exposed rafter ends, purlin brackets in the gable ends and one-over-one window groups with soldier-course brick lintels and concrete sills. The projecting partial-width porch features a vaulted ceiling, tongue-and-groove

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 new construction or 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.



Demolition should always be the last option considered for historic buildings.

CARLTON A LEE
P.O. BOX 283
LAKE JUNALUSKA, NC 28745

SANDRA COOPER OWEN TRUST
78 WAYNEWOOD DR
WAYNESVILLE, NC 28786

JAMES WEAVER KIRKPATRICK III
600 LAUREL RIDGE DR
WAYNESVILLE, NC 28786

CLIFFORD M HARRELL JR
49 HERITAGE CT
WAYNESVILLE, NC 28785

HAYWOOD COUNTY
HAYWOOD COUNTY COURTHOUSE
215 N MAIN ST
WAYNESVILLE, NC 28786

J WELLS GREELEY
619 S HAYWOOD ST
WAYNESVILLE, NC 28786

WWW HOLDINGS LLC
19 GRIFFING BLVD
ASHEVILLE, NC 28804

SOUTHEASTERN DEVT. & ACQU
C/O CHARLES F MCDARRIS
102 LOCHVIEW DR
CARY, NC 27511

LAWRENCE S BRAXTON
P.O. BOX 1002
WAYNESVILLE, NC 28786

Mailing Labels
for First Presbyterian
CoA 5/23/18



TOWN OF WAYNESVILLE

Historic Preservation Commission

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Chairman

Sandra Owen

Board Members

Ann Melton

Coley Bartholomew

Bette Sprecher

Glenn Duerr

Alex McKay (Vice)

Jeff Childers

William Revis

Virgil Messer

Development Services

Director

Elizabeth Teague

May 23, 2018

Town of Waynesville Historic Preservation Commission

The Town of Waynesville Historic Preservation Commission will hold a public hearing on Wednesday, June 6, 2018 at 2:00 PM in the Town Hall Board Room, located at 9 South Main Street, Waynesville, to consider a request for a Certificate of Appropriateness for the proposed removal or demolition of the structure located at 39 Walnut Street (PIN 8615-38-9417), which is located in a National Register Historic District.

For more information, please contact Byron Hickox at 828-452-0401, by email at bhickox@waynesvillenc.gov, or by mail at 9 South Main Street, Suite 110, Waynesville, NC 28786.

Byron Hickox
Land Development Administrator
Town of Waynesville

