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AGENDA SPECIAL MEETING – PLANNING & WORK SESSION

**HISTORIC PRESERVATION COMMISSION
MUNICIPAL BUILDING, 16 SOUTH MAIN STREET
NOVEMBER 7, 2018
WEDNESDAY, 10:00 AM – 2:00 PM**

A. CALL TO ORDER:

1. Welcome/Announcements
2. Adoption of Minutes
 - **Motion:** *Adopt October 3, 2018 meeting minutes as presented (or as corrected)*

B. PLANNING & WORK SESSION

1. Historic Preservation 101 – Elizabeth Teague
2. Evaluation of goals set at the June 2016 HPC meeting
3. Discussion of future goals and priorities

C. CALL ON THE AUDIENCE

D. ADJOURN – *The next meeting of the HPC will be held on December 5, 2018.*



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

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, October 3rd, 2018 2:00 pm

The WAYNESVILLE HISTORIC PRESERVATION COMMISSION held a regular meeting on Wednesday, October 3rd, 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

Vice Chairman Alex McKay called the meeting to order at 2:01 p.m. and welcomed everyone. Commission Member Jeff Childers announced he will forward an email invitation received from the Western office SHPO for an open house on Tuesday, October 9th in the evening hours for anyone interested.

Byron Hickox, Land Use Administrator, introduced Development Services' new staff member, Jesse Fowler, Planner I.

The following members were present:

Alex McKay
Ann Melton
Linda Ann Lee
Glenn Duerr
Jeff Childers
Bill Revis

The following members were absent:

Sandra Owen
Abigail Carver
Virgil Messer

The following staff members were present:

Byron Hickox, Land Use Administrator
Jesse Fowler, Planner I
Chelle Baker, Administrative Assistant

2. Adoption of Minutes from the September 5, 2018 Meeting

Commission Member Ann Melton made a motion, seconded by Commission Member Bill Revis, to approve the minutes of the September 5, 2018 meeting as presented. The motion passed unanimously.

B. BUSINESS ITEMS:

1. Green Hill Cemetery Tour

Byron Hickox and Commission Member Alex McKay gave an update on the upcoming Green Hill Cemetery Tour. Mr. Hickox advised that everything was in place and anyone that was willing to volunteer would be appreciated. Discussion took place regarding volunteer stations, character stations, flyers, and contingency plans for a rain date. Mr. Hickox also informed the commission that at the beginning of the tour there would be a short unveiling ceremony by the Mayor of a plaque made in honor of the recent designation of the Green Hill Cemetery on the National Historic Register.

2. Report on identification of historic sites or structures to be impacted by NC DOT South Main Street project

Commission Member Bill Revis advised that he had assembled a report of historic structures along South Main which could be impacted by roadway improvements proposed by the NCDOT. These included: labeled original and current pictures of historic rock walls, rock columns, the camp creek bridge with plaques, and some specific original trees. He also included documentation with locations and a history of each structure. He advised this is ready to be sent on a letterhead. Commission Member Ann Melton emphasized the importance of documentation regarding the commission's request to preserve the historic rock walls.

Commission member Glenn Duerr arrived at 2:33 p.m.

3. Report on coloring book distribution to Waynesville 4th graders

Commission Member Glenn Duerr gave an update on the coloring book distribution to the Waynesville 4th graders at Junaluska and Hazelwood Elementary Schools. He advised that the teachers and kids were appreciative, and that there were a lot of questions from the kids for the artist, making it an enjoyable experience.

C. ADJOURN

With no further business, Commission Member Ann Melton made a motion, seconded by Commission Member Glenn Duerr, to adjourn at 2:57 pm. The motion carried unanimously.

Alex McKay, Vice-Chairman

Chelle Baker, Administrative Assistant



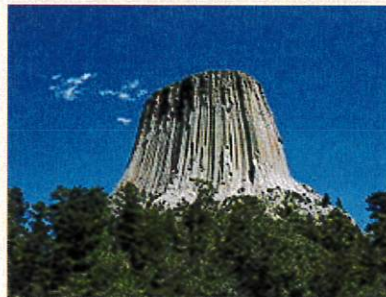
Town of Waynesville
Historic Preservation Commission
HPC 101
November 7, 2018

Historic Preservation Background

1906 Antiquities Act gave powers to the Secretary of the Interior to protect public resources, and gives the President authority to declare National Landmarks and Monuments.

President Theodore Roosevelt used Antiquities Act to declare Devils Tower in Wyoming as the first National Monument in 1906.

Program managed by the National Park Service which was established in 1916 and put within the Department of the Interior.



Historic Preservation Background

1966 National Historic Preservation Act:

- Program for preservation of “historic properties throughout the nation”
- Establishes the ***National Register of Historic Places (NRHP)*** and ***National Historic Landmarks***.

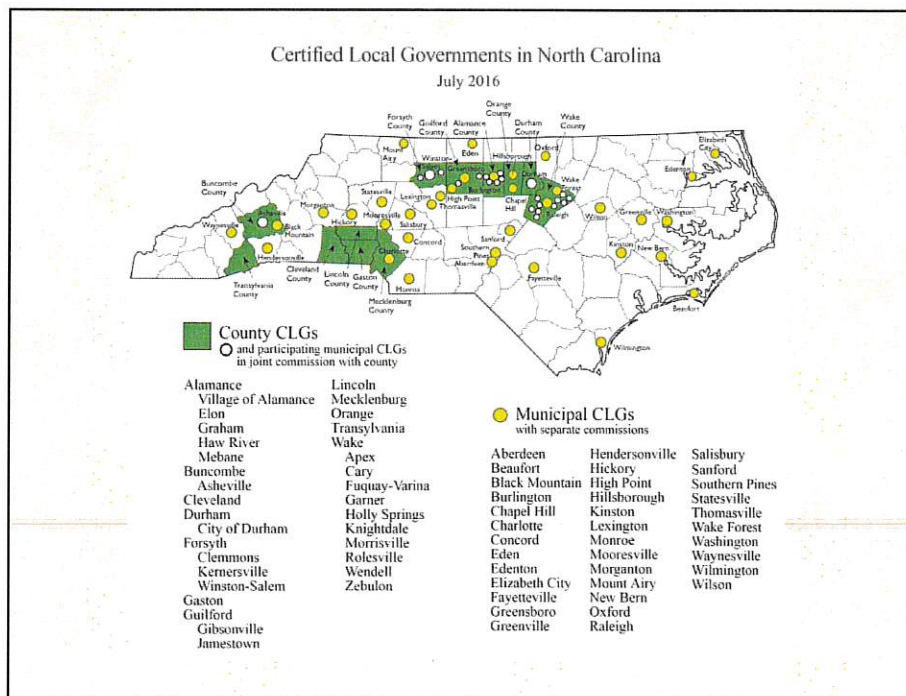


*Waynesville Masonic Lodge
on NRHP in 1988*

Historic Preservation Background

1980 NHPA Amendment establishes *Certified Local Government Program (CLG)* for states to empower local governments to participate in national framework of historic preservation.

- North Carolina has 49 CLGs, including Waynesville
- States receive appropriation from Federal Historic Preservation Fund and must give at least 10% of their funding to CLGs as sub-grants.
- State Historic Preservation Office (SHPO) staff provides technical assistance and support.



Certified Local Government (CLG) Program

Basic responsibilities: In North Carolina, CLGs must have an active historic preservation commission, and maintain federal requirements of the 1980 Historic Preservation Act:

1. Enforce state or local legislation for designation and protection of historic properties.
2. Establish adequate and qualified historic preservation review commission.
3. Maintain system to survey and inventory historic properties compatible with the statewide survey.
4. Provide public participation in the local historic preservation program, including recommending properties to the NRHP.
5. Satisfactorily perform responsibilities delegated to it under the 1980 Act.

CLGs provide annual reports of activities to the State Historic Preservation Office ("SHPO").

NC General Statutes Authority

§ 160A-400.7. Historic Preservation Commission.

Before it may designate one or more landmarks or historic districts, a municipality shall establish or designate a historic preservation commission. The municipal governing board shall determine the number of the members of the commission, which shall be at least three, and the length of their terms, which shall be no greater than four years. **A majority of the members of such a commission shall have demonstrated special interest, experience, or education in history, architecture, archaeology, or related fields.** All the members shall reside within the territorial jurisdiction of the municipality as established pursuant to G.S. 160A-360.

Town of Waynesville's Historic Preservation Commission

- Carries out CLG requirements for Waynesville.
- 9 Members appointed by Town Board of Aldermen.
- Has specified "powers and duties" identified in the Town of Waynesville Ordinance:
 - Inventory resources (conduct surveys and studies)
 - Conduct educational program
 - Cooperate with State and Federal govt on historic preservation
 - Prepare and recommend preservation in Land Development Plan (Comprehensive Land Use Plan)
 - Recommend restoration and preservation of properties.
 - Recommend Historic Landmarks.
 - Review of Certificates of Appropriateness.*

Certificates of Appropriateness

- Must have a Certificate of Appropriateness ("COA") whenever you do exterior work that requires a building permit.
 - Minor Works "do not involve substantial alterations that do not impair the integrity of the property or the district as a whole."
 - *Approved administratively by staff.*
 - Major Works "involve new construction or extensive alterations and/or additions to existing structures" that could impair integrity.
 - *Approved by the Historic Preservation Commission.*
 - *Quasi-judicial Proceeding.*
- Work is evaluated against the Historic Design Review Guidelines, Adopted 2013 and by the context/structure of the building.
 - Considerations include:
 - *Contributing vs. Non-Contributing.*
 - *Storefronts, including windows, doors, structure.*
 - *Materials, style, matching historic elements, other.*

Maintenance of historic integrity of buildings = Unique character



- Preserve integrity of historic districts and structures
- Architectural details create interest and tell a story



Commercial Storefronts and Architecture



Residential Structures and Churches

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Architecture and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Spread Oak Historic District
Waynesville, Transylvania County, 1981-1983, 1999-12-26, 2012
Nominations by: J. G. Smith
Revisions by: J. G. Smith, January 2013



Walnut Street east side, view to northeast



Waynesville Presbyterian Church, 305 North Main Street

HISTORIC 1897 WAYNESVILLE BED & BREAKFAST

94 EAST STREET
WAYNESVILLE, NC 28786



- One block from downtown Waynesville
- Renovated in 2011
- 6 Furnished guest rooms and manager apartment
- Commercial grade kitchen

WHITNEY
COMMERCIAL
Real Estate Management

Waynesville Inventory

- **Study List (Maintained by State)**
 - Waynesville list reviewed in 2016: 9 sites.
 - Pigeon Community Center (School) and Dix Hill Cemetery recommended from recent study for addition to Study list.
 - Identifies properties eligible for local landmark or NR nominations.
- **National Register of Historic Places (Federal designation)**
 - 16 sites on Register (including Greenhill Cemetery and Windover Inn)
 - Pigeon Community Center nomination in process by SHPO staff
- **Local Landmarks (Local designation)**
 - 12 sites conferred by governing board following HPC recommendation.
 - Owners of designated landmarks eligible to apply for annual 50 % property tax deferral as long as historic features are maintained.
 - Properties can be listed on both NRHP and as Local Landmarks.

Study List

- HW0015, Hyatt House, 604 S. Main Street
- HW0026, Love Lane Historic District
- HW0045, Smathers-Gautier House, 420 Daisey Avenue
- HW0048, Waynesville Junior High School, 512 Brown Avenue
- HW0061, Lingamore Hotel, 226 Eagle's Nest Road
- HW0081, Miller-Francis House, 60 Asheville Road
- HW0092, Robert Gilmer House, 306 Depot Street
- HW0096, The Gables Apartments, Corner of South Main and Hazelwood
- HW0115, Palmer House, 108 Pigeon Street
- Dix Hill Cemetery? Others?

National Register Listings for WAYNESVILLE

- Boone-Withers House (Waynesville) HW0009 7/21/1983
- Citizens Bank and Trust Company Building (Waynesville) HW0011 3/14/1991
- Frog Level Historic District (Waynesville) HW0046 8/28/2003
- Green Hill Cemetery (Waynesville) HW0634 05/31/2018
- Haywood County Courthouse (Waynesville) HW0002 5/10/1979
- Alden and Thomasene Howell House (Waynesville) HW0136 4/22/2003
- Charles and Annie Quinlan House (Waynesville) HW0013 9/7/2005
- Clyde H. Ray, Sr. House (Waynesville) HW0016 10/22/1996
- Masonic Hall (Waynesville) HW0010 6/9/1988
- Shelton House (Waynesville) HW0003 1/31/1979
- Frank Smathers House (Waynesville) HW0072 7/10/1998
- Spread Out Historic District (Waynesville) HW0181 12/28/2010
- (former) United States Post Office Building (Waynesville) HW0012 3/14/1991
- Dr. J. Howell Way House (Waynesville) HW0004 9/11/1980
- Waynesville Main Street Historic District (Waynesville) HW0161 12/16/2005
- Windover Inn (Waynesville) HW0017 01/25/2018

***The National Register Historic Districts:
Frog Level (2003)***

Approximately 5 acres with,
16 Contributing
3 Noncontributing

Development mostly associated with Railroad which arrived in 1884

Architectural period of significance is 1900 to 1949.



The National Register Historic Districts: Main Street (2005)

Approximately 13 acres of 55 structures.

35 Contributing

20 Noncontributing

"...an intact grouping of buildings built from the late 19th century to the 1920's."

Includes 4 individual Listings on National Register (Municipal Building, Landmark Building, Courthouse, and Beverly Hanks Building).



The National Register Historic Districts: Spread Out (2010)



Approximately 25 acres with,
67 Contributing
25 Noncontributing

Period of Architectural
significance is from 1895-1958.

Includes the Stringfield House
which is on the National
Register.

Local Landmarks

- Clyde Ray House, 224 Love Lane, 06-10-97
- R.D. Gilmer House, Suyeta Park Drive, 06-10-97
- Judge Frank Smathers House, Smathers Street, 04-14-98
- Grady Honeycutt Building, 313 Depot Street, 05-09-00
- Charles U. Miller House, 53 Walnut Street, 12-12-00
- J.B.S. McIntosh Building, Main Street, 12-12-00
- Citizens Bank and Trust Co. Building, Main Street, 05-08-01
- Rotha House, Pigeon Street, 10-09-01
- J.B. Henry Warehouse, 33 Commerce Street, 05-14-02
- The Thomasine Woolsey Howell House, 129 Woolsey Heights, 08-13-02
- The Atkins House, 421 Grimball Drive, 01-28-03
- Charles and Annie Quinlan House, 274 S. Main Street, 06-07-04

Conduct Educational Activities

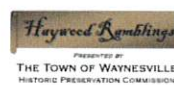


Greenhill Cemetery Tour in the Fall

"Haywood Ramblings" Speaker Series
In Spring

Host WCU Intern projects

Commission Tours and Programs



Comment on State and Federal Projects that impact historic districts or structures

Continue to seek balance of Transportation and Historic Resources.



HPC Future Planning and Scope of Work?

- ✓ Future Survey or NR Projects?
 - Love Lane Historic District NR Nomination
 - Sulphur Springs Gazebo Restoration
 - Dix Hill Cemetery
 - Documenting “at risk” properties and NCDOT/Town Communication
 - Others you identify or prioritize today?
- ✓ Future educational activities?
 - Cemetery Tour
 - Haywood Ramblings
- ✓ Carrying out COA responsibilities
- ✓ Commission training
- ✓ Incorporating goals into Comprehensive Land Use Plan Update.
- ✓ Other initiatives?

Goals Discussed at the June 1, 2016 HPC Meeting

(Taken from the minutes of that meeting)

Some of the projects identified by the HPC for the upcoming year include:

- The Sulphur Springs Springhouse, restoration of original structure and NR nomination.
- Jones Temple and/or African American resources and the Dix Creek Cemetery for NR nomination or study. There was also discussion on slave cemeteries in Cataloochee, Edmundson and "Tater Hill."
- Coloring Books of Local Landmarks – Glenn Duerr had introduced this idea earlier and reminded the Commission about the Coloring book that Hendersonville had done: 1250 books for \$492. The Commission is very interested in this idea.
- Cemetery Tour – shuttles, parking, microphones needed. Scheduled for the first Saturday festival in October, October 8th. Group discussed adding new characters including "the man buried in his car," The Bank of Waynesville train conductor(?), and the Bugle Boy.
- Spring Speaker Series – consider time change. Possible speakers could include Alex McKay, Tanna Timbes on the Francis Mill, Sean Leatherwood on his experience working on historic projects such as Woolsey Heights and several other ideas from the sub-committee.
- Historic Plaques:
 - Shelton House – Indian Agent
 - Signage for Frog Level
 - Battle of Waynesville
- Workshops to educate about the process for Local Landmark Applications/Study List to identify eligible structures
- Look at updating the Study List. Get information from Emily Sisler once complete.
- Commission member training. Ms. Teague suggested possibly hosting a training session in Waynesville.

There was discussion concerning the renovation of the Springhouse on Sulphur Springs. Ms. Teague will inquire further about the Town's responsibility of maintaining the Springhouse and property. Maintenance is one level of concern, but if there is interest in restoring the springhouse to the original architecture depicted in old postcards, then it will be more involved and require a professional level of design and construction.

Group held additional discussion on Joanna's idea to create a temporary museum on Waynesville History. Alex McKay announced that he was working on a display of Waynesville History to go into one of the rooms in the Courthouse.