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AGENDA REGULAR MEETING

**HISTORIC PRESERVATION COMMISSION
MUNICIPAL BUILDING, 16 SOUTH MAIN STREET
MARCH 6, 2019
WEDNESDAY – 2:00 PM**

A. CALL TO ORDER:

1. Welcome/Announcements
2. Adoption of Minutes
 - **Motion:** *Adopt February 2019 meeting minutes as presented (or as corrected)*

B. BUSINESS ITEMS:

1. Comprehensive Land Use Plan Update
2. Finalization of 2019 Speaker Series Arrangements
3. Discussion of Workshop for Historic Property Owners

C. OTHER BUSINESS

D. ADJOURN – *The next meeting of the HPC is scheduled for April 3, 2019.*



TOWN OF WAYNESVILLE Historic Preservation Commission

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**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, February 6th, 2019 2:00 pm

The WAYNESVILLE HISTORIC PRESERVATION COMMISSION held a regular meeting on Wednesday, February 6th, 2019 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
Glenn Duerr
Jeff Childers
Virgil Messer
Bill Revis

The following members were absent:

Abigail Carver

The following staff members were present:

Byron Hickox, Land Use Administrator
Chelle Baker, Administrative Assistant

2. Adoption of Minutes from the January 9, 2019 Meeting

Commission Member Ann Melton made a motion, seconded by Commission Member Glenn Duerr, to approve the minutes of the January 9, 2019 meeting as presented. The motion passed unanimously.

B. BUSINESS ITEMS:

1. Finalization of 2019 Speaker Series Arrangements

Mr. Byron Hickox, Land Use Administrator, advised that Mr. Thomas Woltz was unable to make the Speaker Series for 2019 but the Commission agreed to try to schedule him now for the 2020 Speaker Series. The 2019 Speaker Series flyers for months, March to May, were finalized and handed out and Mr. Hickox would also email the flyers to members. He advised that he went to the County Commissioners Meeting at the Courthouse and announced the event.

Ms. Ann Melton suggested Milan Miller as a speaker for next year.

2. Discussion of Letter to Study List Property Owners & Possible Workshop for Owners

Mr. Byron Hickox handed out a copy of a letter that Commission Member Jeff Childers put together. This letter was for the owners of the properties on the study list. Mr. Hickox described the letter as encouraging and informative regarding having a seminar for these property owners. After much discussion, commission members decided to open this workshop up to the general public for historic homeowners who have a general interest in learning about the process. Mr. Hickox advised he would contact the State Historic Preservation Office to inquire about setting up a speaker for the workshop.

3. Update on Spread Out Walking Tour Booklet

Ms. Ann Melton advised that the walking tour booklet was complete with the exception of photography and printing. Mr. Hickox advised waiting on photography until there was some green outside. Commission discussed checking into the Print Haus for printing costs.

4. Other Business

The Commission reviewed and discussed a file from the Historic Preservation Commission archives of a 1994 report and grant of a proposed Sulphur Springs Park and history of the Sulphur Springs site.

The Commission also reviewed and discussed a binder from the Historic Preservation Commission archives of rock walls that included pictures and a map of the rock walls throughout the Town of Waynesville.

C. CALL ON THE AUDIENCE

No one spoke.

D. ADJOURN

With no further business, Commission Member Alex McKay made a motion, seconded by Commission Member Glenn Duerr to adjourn at 3:29 pm. The motion carried unanimously.

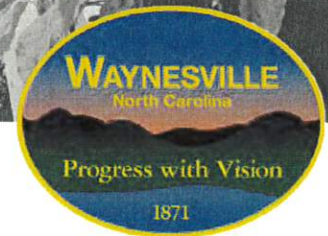
Sandra Owen, Chairman

Chelle Baker, Administrative Assistant

For HPC Feedback 2/6/19

WAYNESVILLE 2035

PLANNING WITH PURPOSE



January 2019

DRAFT

COMPREHENSIVE LAND USE PLAN

HISTORIC & CULTURAL RESOURCES

Waynesville's current comprehensive plan notes the importance of preserving the town's heritage through historic preservation and to promote its cultural resources. Waynesville has a rich history that dates back to 1809 when Colonel Robert Love, a veteran of the Revolutionary War, deeded 17 acres to create a County seat for Haywood County in a community known as "Mount Prospect." He named the new town Waynesville in honor of Mad Anthony Wayne. By the mid-1800s Waynesville was a center for tourism and trade. William Holland Thomas was born in Waynesville in 1805 and became the legal agent and "white Chief" of the Cherokee, served as a North Carolina State Senator from 1848-1860, and formed the Thomas Legion which was the largest single military unit raised in North Carolina during the Civil War. The last recorded shot of the Civil War was fired on May 9, 1865 in Waynesville. Waynesville was incorporated in 1871 and became known as the "Gateway to the Smokies" with a rich architectural fabric of inns, boarding-houses, neighborhoods and the commercial areas of Frog Level and Main Street. In 1995, the Towns of Hazelwood and Waynesville merged into one community.

The Waynesville Historic Preservation Commission is established by Town Ordinance and the Town is a recognized Certified Local Government that meets the criteria of the 1980 Historic Preservation Act. The Commission carries out multiple responsibilities on behalf of the Town to preserve historic resources, including:

- Inventory resources (conduct surveys and studies);
- Conduct educational programs;
- Cooperate with State and Federal governments on historic preservation;
- Prepare and recommend preservation in the Comprehensive Land Use Plan;
- Recommend restoration and preservation of properties;
- Recommend Historic Landmarks; and
- Review projects involving designated historic properties and historic districts for "Certificates of Appropriateness."

National Register Plaque
Downtown



Designations

Designated historic structures and sites are scattered throughout the town, and currently there are 4 National Register Historic Districts:

- Frog Level Historic District (2003)
- Main Street Historic District (2005)
- Spread Out Historic District (2010)
- Greenhill Cemetery Historic District (2018)

The Historic Commission works with local property owners voluntarily to pursue historic designation of sites within the town and in coordination with the State Historic Preservation Office and the Town is home to multiple individual properties honored with National Register Listing and/or designated as Local Landmarks. They also are responsible for reviewing construction projects within historic districts or those involving designated historic properties in accordance with the Waynesville, North Carolina Design Review Guidelines which were adopted in 2013.

National Register Listings are those properties included in the "National Register of Historic Places (NRHP)" which is a federal program administered by the National Park Service. Properties must go through a nomination process and be recommended for listing by the State Historic Preservation Office and approved by the Federal National Register Committee.

NATIONAL REGISTER LISTINGS IN WAYNESVILLE

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

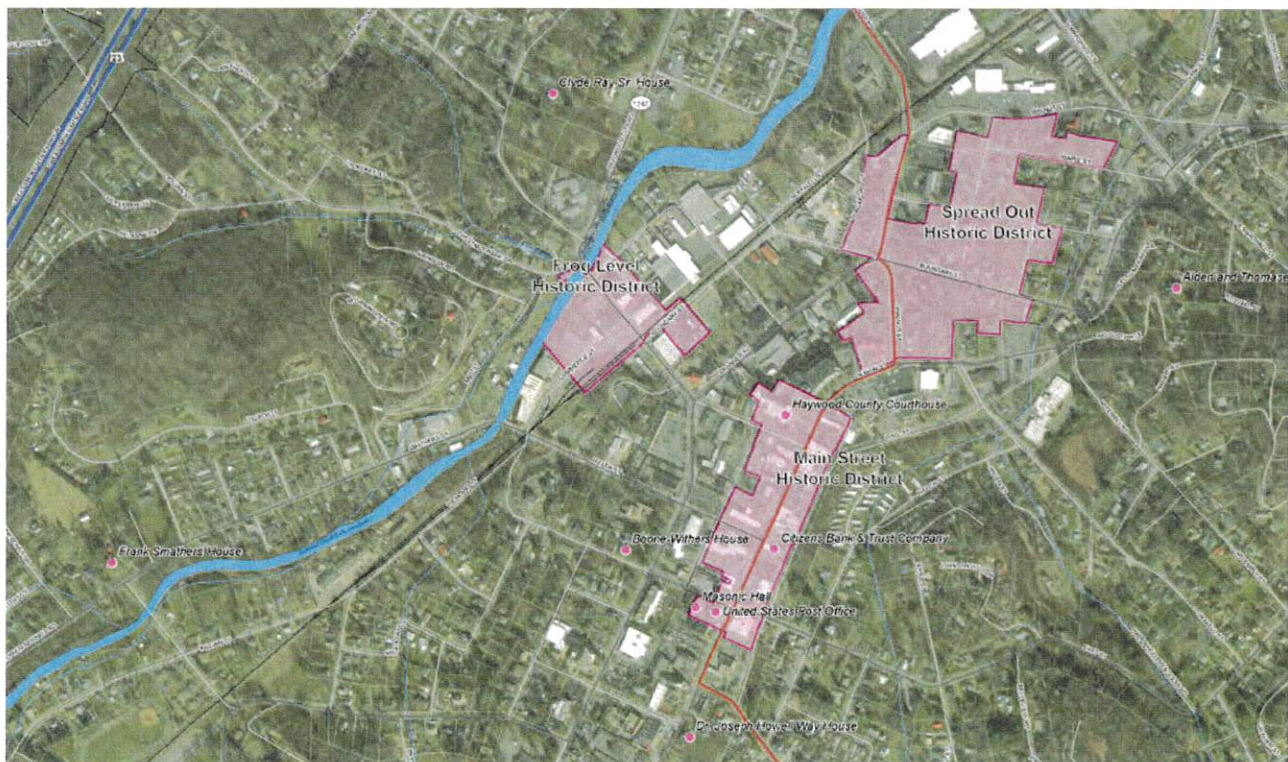
4 EXISTING CONDITIONS

Local Landmarks are structures designated by the Town as historically significant and worthy of protection through local property tax credits. These properties also have to go through a nomination process and are approved by the Town's Board of Aldermen.

LOCAL LANDMARKS IN WAYNESVILLE

Building/District Name, Date of Listing
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
The Windover Inn, 40 Old Hickory Street, 06-22-10

NATIONAL REGISTER HISTORIC DISTRICT & INDIVIDUALLY LISTED PROPERTIES



Importance of Historic and Cultural Preservation

As documented in the guidelines, historic and cultural preservation is important to Waynesville for many reasons:

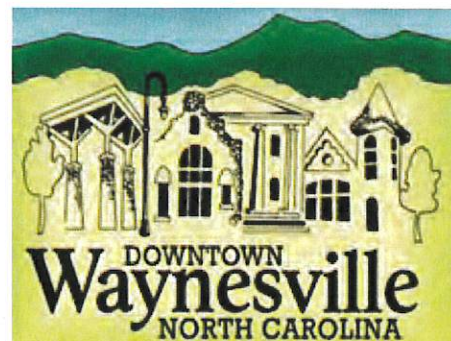
1. **Economic Development:** Historic preservation protects Waynesville's unique identity and the architectural and neighborhood context that makes Waynesville a wonderful place to live and visit. Waynesville's rich inventory of historic "bed and breakfasts" and inns draw visitors for overnight stays, and the shopping districts of Main Street, Frog Level and Hazelwood are destinations because of their historic streetscape and store fronts. Heritage tourism is a growing sector of the tourism economy because it conveys a unique community identity to visitors who seek an experience they cannot find elsewhere.
2. **Quality of life:** Visitors and residents get a sense of a community's self-image through its buildings, landscapes and history. The Historic Preservation Commission has had great success with the annual Greenhill Cemetery Tour, speaker series, and other educational efforts because there is an interested audience in residents and visitors for the excellent stories that make up Waynesville's past.
3. **Sustainability:** Buildings constructed prior to the 1950s used long-lasting materials and if properly maintained may outlast more recent construction. Maintenance of existing neighborhoods and infrastructure is less costly than outward development. Rehabilitation and revitalization create jobs and tend to rely more on local labor and purchases for materials. Keeping historic buildings in use also keeps them out of landfills. Reuse and recycling of buildings and building materials is at the heart of historic preservation.

Culturally, Waynesville is known for its music, dance, crafts and visual arts that connect its residents to the Appalachian Mountains. There are many organizations dedicated to preserving and enhancing Waynesville's cultural resources, and they significantly contribute to the local economy, quality of life and sustainability of the community. Haywood's Historic Farmers Market was established in 2008 as a producer-only market, featuring produce, meats, dairy, honey and heritage crafts sourced from Haywood or an adjacent county. Crafts featured at the market are also carried in local stores and include pottery, woodworking and other hand-made goods. The market creates a direct market between local farmers, crafts people and consumers.



Downtown Waynesville

The Downtown Waynesville Association manages revitalization activities and events within the municipal service district that serves Main Street and the historic downtown area. The DWA was created in 1985 and qualified for the North Carolina Main Streets Program and established the municipal service district in 1986. Their goal is preserving and sustaining the social, cultural, economic and historic role of the downtown as the center of the Waynesville community. Every year the DWA



4 EXISTING CONDITIONS

organizes a variety of fun and inviting events in the downtown such as music and square dances, the Apple Festival and other festivals, the Christmas Parade, Trick or Treating on Main and other special events. DWA also works with the Town on enhancing and maintaining a beautiful streetscape that include native species, art installations, and places for the public to sit and enjoy.

Folkmoot

Folkmoot “is a nonprofit 501(c)3 organization that fosters the vibrancy of many cultures into one community. Folkmoot programs are based on cultural exchange and designed to build global relationships, foster cultural understanding and develop community prosperity.” It was founded by Waynesville surgeon Dr. Clinton Border, who saw an English folk festival while traveling, and thought such a festival would be perfect for Western North Carolina, which has its own rich history of dance. Since in 1984, Folkmoot USA has brought folk dance from all over the world to Waynesville and Western North Carolina. Folkmoot has brought dance groups from England, Germany, Holland, Ireland, Turkey, Mexico, Puerto Rico, Japan, the Netherlands, France, India, and others, over 200 countries since its beginnings.

In 2002, the Folkmoot Friendship Center was established in the former Hazelwood Elementary School, contributing to the renovation and preservation of the historic school building and expanding Folkmoot’s programming. This includes local art and dance classes, international dinners, performances and other activities. Folkmoot continues its work to provide a popular festival that brings in visitors once a year, and has established itself as a local community cultural center throughout the year.

Haywood Arts Council

Since 1977, the Haywood County Arts Council (HCAC) has supported the growth of the arts throughout the region, providing support for local creative artists and expanding opportunities for audiences, including pre-K through community college students. The Arts Council maintains a gallery and exhibition space on Main Street and offers educational programs, performances, and events that support its mission to “promote artists, art education, and innovation in art. The vision of the HCAC is a community involved in the arts.”

HCAC has been the impetus for the creation of other arts organizations. The Smoky Mountain British Brass Band, Voices in the Laurel, and Haywood Crafts Associates and the Downtown Association all have roots in the Arts Council.



THE VISION STATEMENT

The 2020 Land Development Plan, its vision statement and its smart growth framework, has worked well for the Town. Many goals and objectives laid out have been accomplished, and the Land Use Map and Urban Services Boundary created the basis for effective policies. The purpose of this Plan is to build on that success and to continue to work towards social, environmental, and economic benefits as envisioned in 2002 when the original plan and vision statement (below) were adopted.

Waynesville: Our Heritage, Our Future, 2020 Land Development Plan *-Adopted April 23, 2002*

Waynesville's vision is preserving its heritage and inviting the future through quality planning for living today and tomorrow.

Our mission is to preserve and promote our neighborhoods, open spaces, vistas, natural and cultural resources, and historic places. We will achieve this through planning mixed-use developments, aesthetic infrastructure design for economic prosperity, healthy community and family-life, education, and the arts for public enjoyment. Waynesville will be regarded as the model town for the twenty-first century.

However, the Steering Committee and staff felt that while the overall Vision for the community had not fundamentally changed, the Vision Statement could be improved. There was consensus that the vision statement for the updated plan should encompass new needs and concerns looking forward, should be more concise and easier to understand, and should provide a fresh take on the good intentions of the original. There was also a desire to be "true to Waynesville" and who we are as a community, by keying on common values and what the community hopes to encompass through the plan's adoption.

Our Vision For The 2035 Comprehensive Plan

Waynesville will enable the growth of a vibrant, healthy, and successful community - *true* to our history, small-town culture and heritage; *responsive* to the changing aspirations and needs of all our citizens; *purposefully built* on the principles of smart growth; *mindful* of the gift of our rivers and creeks, farmland and mountain vistas; and *attentive* to the opportunities presented in regional preservation, arts and education, economic development, and land use initiatives.

GOALS AND POLICIES

Five over-arching goals were developed from the previous plan, community input, and guidance from the Steering Committee and consultants. Detailed recommendations and action steps to implement these goals follow in **Chapter 6**.

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- » Create a range of housing opportunities and choices.
- » Create walkable and attractive neighborhoods and commercial centers.
- » Limit Town water and sewer services to within the urban services boundary
- » Restrict development intensity in rural areas and areas with important natural resources
- » Direct medium to high density and mixed-use development to within the revised urban service boundary.
- » Limit Town water and sewer services to within the urban services boundary
- » Encourage infill and context-sensitive development
- » Create a range of housing opportunities and choices.
- » Promote conservation design in new residential developments
- » Reinforce the unique character of downtown Waynesville, Frog Level and Hazelwood
- » Encourage community and stakeholder collaboration in design and zoning decisions.



Growth continues on the Russ Avenue corridor



5 VISION, GOALS & OBJECTIVES

Goal 2: Protect Waynesville's natural resources.

- » Protect the Richland Creek Watershed through park and greenway development, the enforcement of buffers, stormwater and land disturbance regulations.
- » Continue to partner with Haywood Waterways Association and other entities to monitor and improve water quality
- » Limit disturbance and protect ridgelines, and slope areas over 2,900 feet in elevation with continued enforcement of hillside development and steep slope standards.
- » Protect rural lands, iconic views and mountain vistas
- » Conserve open space and farmland by promoting infill and encouraging development in the urbanized areas of town
- » Protect and enhance the Town's forests
- » Continue to engage in and promote best management practices related to energy use, efficiency and waste management.

Goal 3: Protect Waynesville's cultural resources.

- » Continue to invest in Historic Preservation through an active Historic Preservation Commission, applications to the National Register of eligible town-owned properties, restoration of town-owned sites, and educational events that promote Waynesville's history and encourage private property owner participation in historic preservation.
- » Update the Town's historic property study list.
- » Promote applications by private landowners for Local Landmark designations and National Register consideration.
- » Continue to identify and pursue additional National Register District designations in addition to the Main Street, Frog Level and Spreadout Districts, including the Love Lane neighborhood and Dix Hill Cemetery.



Greenhill Cemetery



Historic Shelton House

- » Protect designated historic districts with fair and rigorous review of certificates of appropriateness.
- » Continue to invest in and install art pieces within the Town's public realm through an active and engaged Public Arts Commission.
- » Support efforts of Folkmoot, the Haywood County Arts Commission, the Downtown Waynesville Association and others to enrich our community with events and education.

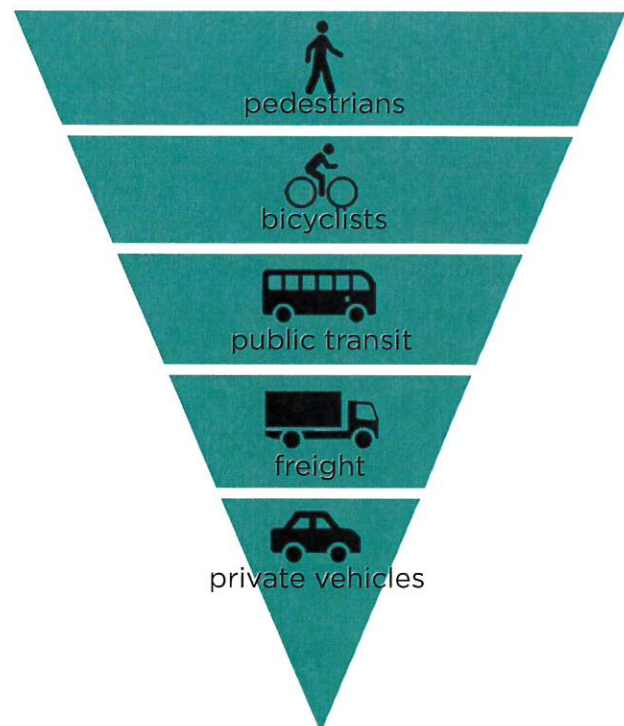
Goal 4: Create opportunities for a sustainable economy.

- » Strengthen Waynesville's existing and future workforce through education, partnerships with the Haywood County Board of Education, Haywood Community College, and Western Carolina University.
- » Support the growth of existing local businesses.
- » Recruit and retain businesses that provide local employment and fill gaps in consumer demand.
- » Support Waynesville's "maker economy" of craft, art, brewing, furniture making, and other small, local manufacturing.
- » Promote Waynesville's downtown districts, historic bed and breakfasts inns, restaurants, and our local reputation for hospitality as the "gateway to the Great Smoky Mountain Park" in support of our growing tourism industry.
- » Encourage creatively designed, mixed-use, walkable centers. Design for walkable commercial districts and greenway infrastructure that appeals to visitors and residents.
- » Support the Town's Parks and Recreation Master Plan and develop recreational facilities that appeal to regional and neighborhood users.
- » Work in partnership with local agencies to increase housing, promote a "living wage," and increase substance abuse and mental health treatment and counseling opportunities.

- » Promote and increase Waynesville's medical, health and wellness resources that serve all ages.
- » Broaden the availability of high speed internet and modernize wireless communication facilities.
- » Promote green building and the use of solar and wind technologies.

Goal 5: Create an attractive, safe and multi-modal transportation system.

- » Provide an interconnected transportation network of roadways, greenways, freight mobility, bicycle routes, and sidewalks that improves safety and strategic access for all users.
- » Coordinate with the North Carolina Department of Transportation on roadway improvement projects, particularly those along South Main, North Main, Russ Avenue, Pigeon Road and Dellwood Road.
- » Work with regional and local businesses and planning agencies to develop public transit opportunities that connect users to local destinations, educational centers, and jobs.
- » Support development of an inter-city transit and greenway route between Waynesville and Asheville and other Haywood County and Western Carolina destinations.
- » Ensure citizenry has access to recreational, health and wellness, and medical services.





Historic Frog Level District