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## **AGENDA REGULAR MEETING**

**HISTORIC PRESERVATION COMMISSION  
TOWN HALL, 9 SOUTH MAIN STREET  
MARCH 5, 2025  
WEDNESDAY – 2:00 PM**

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

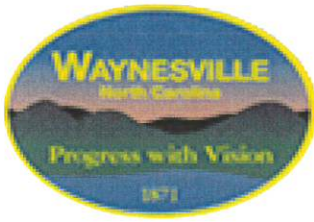
1. Welcome/Announcements

### **B. BUSINESS ITEMS**

1. CLG Grant Application Discussion
2. WCU Tour Rescheduling
3. Historic Sign Updates

### **C. OTHER BUSINESS**

### **D. ADJOURN**



# TOWN OF WAYNESVILLE

## Historic Preservation Commission

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

Alex McKay-Chairman  
Glenn Duerr-Vice Chairman  
Clare Bass  
Judi Donovan  
Anne Marie Miller  
Bill Revis  
Caroline Williamson  
Leisa Denti

Development Services  
Director  
Elizabeth Teague

Land Use Administrator  
Alex Mumby

### Special Called Meeting

Town Hall- 9 South Main Street, Waynesville, NC 28786  
**Wednesday, February 5<sup>th</sup>, 2025, 2:00 PM**

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The **WAYNESVILLE HISTORIC PRESERVATION COMMISSION** held a regular meeting on Wednesday, February 5<sup>th</sup>, 2025, at 2:00 p.m. in the Mezzanine Room.

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

Chairman Alex McKay welcomed everyone and called the meeting to order at 2:03 p.m.

The following members were present:

Alex McKay  
Clare Bass  
Glenn Duerr  
Judi Donovan  
Bill Revis  
Anne Marie Miller

The following members were absent:

Linda Ann Lee  
Caroline Williamson  
Leisa Denti

The following staff were present:

Elizabeth Teague, Development Services Director  
Alex Mumby, Land Use Administrator  
Esther Coulter, Administrative Assistant

The following Attorney was present:

Attorney Ron Sneed

A motion was made by Commission member Bill Revis, Seconded by Commission member Judy Donovan to approve the December 4<sup>th</sup>, 2024, minutes as amended. The motion passed unanimously.

Historic Preservation Commission Minutes  
Regular Meeting  
February 5, 2025

Development Services Director Elizabeth Teague told the board that Linda Ann Lee had resigned from the Historic Preservation Commission board.

## **B. BUSINESS ITEMS:**

### **1. Quasi-Judicial Workshop Training by Attorney Ron Sneed**

Mr. Sneed gave the board an outline of what he was going to cover and told them where they could find the information.

Mr. Sneed explained the HPC works with Certificates of Appropriateness which are approved through a quasi-judicial hearing. The due process rights of the applicant require that notice be posted of the hearing and that the applicant has the right to be heard by a fair and impartial panel.

The Due Process requirements:

Notice-NCGS 160D-406(b)-by mail to applicant and owners of abutting property.

No Conflict of interest- NCGS 160-109(d)- Includes prohibition against ex parte contacts and discussions, with possible exception for soliciting expert information by or for HPC (according to article by Adam Lovelady, but he provided no citation to legal authority)

Hold an open and public hearing.

Before hearing, Commissioners may have or see administrative materials that include staff reports allowed by NCGS 160D-406(c). The commission member should voluntarily go to view the subject property(not as a group). No ex parte communications with applicant or others.

Mr. Sneed told the Commission that quasi-judicial hearing will include:

*Staff Report*- The board should treat this like an opening statement and not evidence, the applicant bears the burden of proof.

*Presentation of Evidence*- Can be presented by the applicant, staff, and persons with standing, all of whom can speak, present evidence, and cross examine witnesses.

*Opinion Testimony*- May be presented from experts only.

*Testimony by others*-At the discretion of the Commission, people without standing may be allowed to speak.

*Evidence standard NCGS 160D-406(j)*- Only competent, material and substantial evidence may be entered into the record.

*Find Facts*- Facts must be determined from the evidence presented at the hearing.

*Decision by Simple Majority*- of membership, not just of those at hearing (NCGS 160D-406(i).

After the hearing:

The Town's attorney writes a Findings of Fact/Order-NCGS160D-406(j) which summarizes the hearing.

*Potential Appeal*- The Board of Adjustment determines if the process of the Commission was correct.

The Board asked staff and Mr. Sneed questions regarding different scenarios and procedures

2. CLG Grant Application-

Land Use Administrator, Alex Mumby said the CLG grant application are open and due in April. Included for the Board was a list of items from the planning session held in January. The board talked about research projects which could be worked on such as Love Ln., Church St., and Dix Hill Cemetery.

3. Schedule Tour of WCU Historical Archives

The Board agreed upon February 27<sup>th</sup> to attend a tour of the WCU Historical Archives. There was also interest in touring the Heritage Museum on the same day.

4. Historic Sign Updates

Mr. McKay showed the board the drafts of the historical signs. Mr. McKay said he will resend all three due to not everyone receiving the email. The deliberated on the name on the sign for the White Sulphur Springs Hotel.

Mr. McKay shared pictures of the finished Sulphur Springs Spring House.

Commission member Glenn Duerr mentioned the progress of the tour book. He wants to schedule one more meeting to wrap up the final details.

Ms. Teague told the board that they needed to take a training every year. There are 2 options this year April 11, 2025, in Statesville, August 22, 2025, in Hendersonville.

Ms. Teague said that she asked Annie McDonald to come to a Town Council meeting to present the proposed historic preservation plan.

## ADJOURN

Chairman Alex McKay asked for motion that was made by Clare Bass, seconded by Bill Revis to adjourn the meeting. at 3:44 pm.

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Alex McKay, Chairman

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Esther Coulter, Administrative Assistant

Historic Preservation Commission Minutes  
Regular Meeting  
February 5, 2025



# 24x36

## Haywood County Courthouse

The initial courthouse stood on what was once called the Groceries Lawn, at the intersection of Central Street and Tate Street. Legend has it that this modest structure was made of logs. Preceding the Civil War, a second courthouse, constructed of brick, was erected at the corner of Main St. and East St., where our Town Hall now stands.

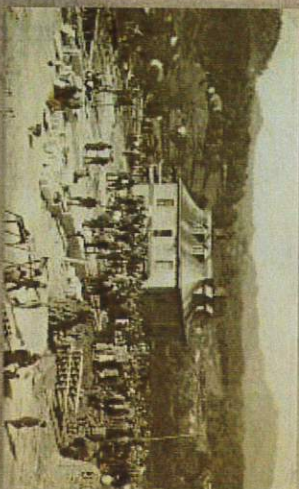
The third courthouse, completed in 1884 on the property before you, was distinguished by its imposing clock tower. Unfortunately, it fell into disrepair and was condemned in 1929 following a section of the courtroom ceiling collapsing under heavy snow. Following intense debates, Commissioners voted to replace the aging 45-year-old building.

The current structure, built in one year and finished in 1932, was crafted from North Carolina Granite. Contractors made a commitment to utilize as many North Carolina products or services procured through local agents as feasible.

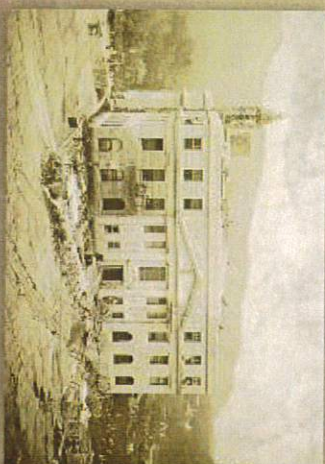
Laywood's laborers and carpenters undertook the bulk of the construction. All hardware was sourced from Waynesville Hardware, and furnishings were provided by Massie Furniture Store. Granite blocks were transported by train and unloaded at the depot in Frog Level. Each block was numbered and sequentially brought up on the back of ice delivery trucks.



View from Depot Street, December, 1932.



Laying of the Cornerstone, 1931, Haywood Co., N.C. from Frog Level in the foreground.



Exterior work in its first months of 1932.



Finished in one year, County Officials moved into their offices in time for its dedication in September.



1908 Street view of the "Old Brick Courthouse"

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# Haywood White Sulphur Springs

## White Sulphur Springs Springhouse: A Gateway to Waynesville's History

The Sulphur Springs Springhouse stands as a significant cultural landmark in Haywood County, embodying the rich history of Waynesville and its surrounding area. The valley, where the current park sits, was once the site of the Mulholland House, built in 1776, marking the first arrival of white settlers in what would later become Haywood County. Approximately 30 years later, James Robert Love, the son of Waynesville's founder, built his original home about 100 yards from the present-day park. In 1845, under Love's ownership, the sulphur spring was discovered by "Uncle Jerry," an enslaved man working for the family, while digging a drainage ditch along the hillside. The Love family continued to live on the property until James Robert Love's death in 1869.

The spring and surrounding land also played a role in the closing days of the Civil War. In 1865, the park became the site of the last shot fired east of the Mississippi. A group of Union soldiers, descending from Greenhill Cemetery, attempted to steal horses from the Love estate. Confederate soldiers confronted them, and a brief skirmish ensued, resulting in the death of a Union soldier.

Construction of the springhouse and park began in 1918 for a purpose that was not to be realized until 1971. The park was established as a memorial to the Union soldiers who fought and died in the Civil War. The springhouse was built as a way to honor the soldiers and to provide a place for the community to gather and celebrate. The park was opened to the public in 1971, and it has since become a popular destination for visitors to Waynesville. The springhouse is a beautiful example of early 20th-century architecture, and it is a testament to the community's commitment to preserving its history. The park is a beautiful place to visit, and it is a great way to learn about the history of Waynesville. The springhouse is a beautiful example of early 20th-century architecture, and it is a testament to the community's commitment to preserving its history. The park is a beautiful place to visit, and it is a great way to learn about the history of Waynesville.



"The North-Carolinian"  
Oct. 12, 1850



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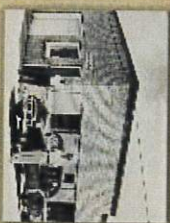
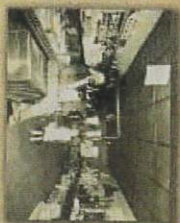
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# Historic Hazelwood



Incorporated in 1905, the Town of Hazelwood was originally described as "Waynesville's wasteland." A swampy area along Richland Creek, its biggest assets were the railroad tracks, access to timber, and flat, inexpensive land. Industries started to come in the 1890's with the Junaluska Lumber and W.H. Cole's sawmill operations being the first. Hazelwood Manufacturing Company, Waynesville Furniture Company and Lunning's Manufacturing Company soon followed. By 1910, Hazelwood was the largest shipping point in Haywood County with 20 train loads of goods leaving the Hazelwood Depot each day. By the 1950 Census, Hazelwood had grown to a tight-knit mill town of 1,781 residents. In 1995, Hazelwood merged with the Town of Waynesville, but still retains its unique character, downtown, and sense of community.



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