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AGENDA REGULAR MEETING

**HISTORIC PRESERVATION COMMISSION
TOWN HALL, 9 SOUTH MAIN STREET
November 6th, 2024
WEDNESDAY – 2:00 PM**

A. CALL TO ORDER

1. Welcome/Announcements
2. Approval of August 7, 2024 Minutes

B. BUSINESS ITEMS

1. Historic Locations Impacted by Hurricane Helene
2. Coloring Book Drop Off
3. Subcommittee Updates and Work Items as Needed
 - Historic Signs
 - Tour Booklet

C. OTHER BUSINESS

D. ADJOURN



TOWN OF WAYNESVILLE

Historic Preservation Commission

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Development Services
Director
Elizabeth Teague

Alex McKay-Chairman
Clare Bass
Judi Donovan
Glenn Duerr
Linda Ann Lee
Anne Marie Miller
Bill Revis
Caroline Williamson

Regular Meeting

Municipal Building - 16 South Main Street, Waynesville, NC 28786
Wednesday, August 7th, 2024, 2:00 PM

The **WAYNESVILLE HISTORIC PRESERVATION COMMISSION** held a regular meeting on Wednesday, August 7th, 2024, at 2:00 p.m. in the Conference Room of the Municipal Building.

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
Judi Donovan
Glenn Duerr
Linda Ann Lee
Ann Melton
Caroline Williamson (left meeting 2:40 p.m.)
Bill Revis (Phone)
Anne Marie Miller (Phone)
Sandra Owen (Emeritus)

The following staff were present:

Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant

A motion was made by Commission Member Glenn Duerr, seconded by Commission Member Bill Revis, to approve the June 5th, 2024, minutes as presented or amended. The motion passed unanimously.

B. BUSINESS ITEMS:

1. Cemetery Tour Special Events Permit and Discussion of the next steps.

Historic Preservation Commission Minutes
Regular Meeting
August 7th, 2024

Alex McKay said he and Elizabeth Teague, Development Service Director had reached out to a few people about the tour and are waiting to hear back from them. The board discussed some plans for the tour:

1. Different characters and who could portray those characters.
2. Ann Melton was mentioned to narrate history and the arch.
3. Check on the use of the van and recruit drivers.
4. Glenn Duerr said posters and flyers are needed.
5. Bill Revis said to advertise in the newspaper.

2. Subcommittee Updates and Work Items as Needed

Discussion regarding the Hazelwood Historic Sign. Mr. McKay showed the proof image from A-to-Z signs and asked for feedback from the board. Some change suggestions were.

1. To crop or lower main picture.
2. Increase legibility of the font.
3. Give examples of different color schemes, backgrounds, and fonts.
4. Increase the font size for smaller pictures.

Glenn Duerr reported that the tour booklet sub-committee is nearing completion of the tour book. Some of the updates consisted of:

1. Keeping same color and the font for the book.
2. New picture on cover.
3. Larger map of the town
4. Added new locations
5. New writings and photos for each location
6. Expanding the book from 25 pages to 48 pages.

C. OTHER BUSINESS

A motion was made by Board member Glenn Duerr, seconded by board member Judi Donovan to keep Alex McKay as Chairman of the Historic Preservation Commission board.

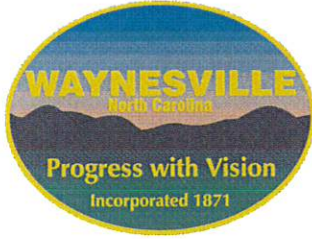
A motion was made by Board member Judi Donovan, seconded by board member Clare Bass to nominate Glenn Duerr as the Vice Chairman of the Historic Preservation Commission board.

D. ADJOURN

A motion was made by Vice Chairman Glenn Duerr, seconded by Commission Member Judi Donovan, to adjourn the meeting at 2:53pm. The motion carried unanimously.

Alex McKay, Chairman

Esther Coulter, Administrative Assistant



TOWN OF WAYNESVILLE

Development Services Department

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MEMORANDUM

To: Waynesville Historic Preservation Commission
From: Alex Mumby, Land Use Administrator
Re: Impacts on Historic Properties from Hurricane Helene
Date: November 6th, 2024

Hurricane Helene unleashed amounts of flooding never before seen in Waynesville and across Western North Carolina. Of the historic areas, Frog Level was hit the hardest. The water reached up to 4 feet, significantly damaging multiple buildings. The properties along Depot Street were hit the hardest, with damage to the interior and exterior walls, flooring, foundation, and roofing. Commerce Street fared better with Panacea Coffee House and Frog Level Brewing having little damage. The properties on the corner of Commerce and Depot were harder hit with the mortar being stripped from between the bricks on the exterior wall of 24 Commerce. Many of the business owners on Depot Street have moved out of the buildings and it is unclear when they may move back in, if at all. Some of the business owners are working with Frog Level Brewing, Axe and Awl, and 828 Market to open temporary store fronts while they determine what their next moves are.

The trend of which buildings were more heavily damaged in Frog Level are related to the height of the first floor and the material of the foundation. The buildings which fared the best were those that were elevated and built slab on grade. Those who were hit the hardest were those built at street level and with wooden flooring. In these cases, not only did the water damage the flooring, but mud leaked into the foundations and weighed down on the floorboards. The water also moved with such force as to rip some doors off their hinges and allow more water inside. For these businesses even flood prevention measures such as sandbags did little to stop the water from breaching.

Downtown Hazelwood fared much better. The highest water mark measured among businesses there was six inches. While Hazelwood Ave itself was flooded, the water only entered a few businesses, and many escaped without having any. The north side of Hazelwood Ave encountered more water, but many of the buildings have slab on grade

foundations preventing damage from being caused from the flooring. Blue Ridge Books experienced the worst damage in that area, with their floorboards buckling from the water.

Finally, we have looked at all properties which are part of the National Register, a Local Landmark, or are included in the tour book. The only properties of this group which suffered damage from the storm to our knowledge are those in Frog Level. This may be attributed to factors such as survivorship bias or the knowledge of flooding that these homes were built with.

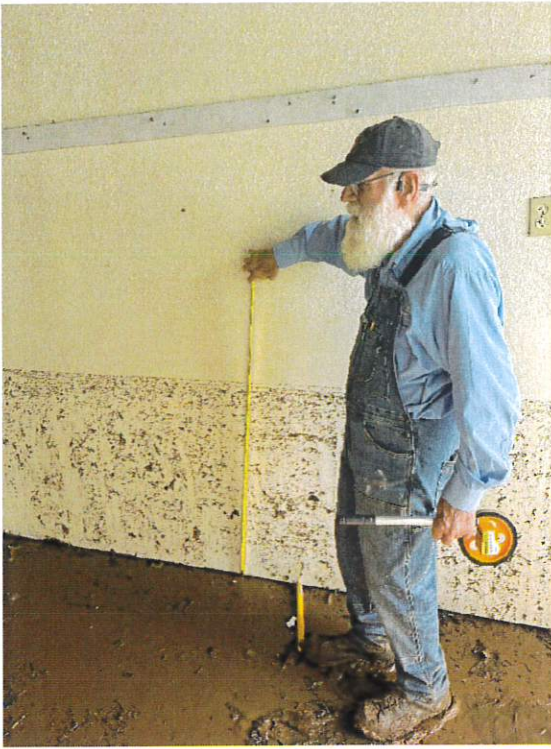
Overall, many of the historic buildings in Waynesville escaped Helene with minimal damage. Frog Level was the only group of historic buildings heavily damaged from the flooding. Downtown Hazelwood saw flooding but little came into the buildings themselves. The rest of our historic properties saw no damage.



Mortar stripped from the bricks
of 24 Commerce St



Door off its hinges inside Soul
Sisters



Tom Maguire measuring a water mark in White Fox Studios



Frog Level the morning of September 27th