

REGULAR MEETING  
TOWN OF WAYNESVILLE  
HISTORIC PRESERVATION COMMISSION  
JUNE 4, 2003  
WEDNESDAY - 2:00 P.M.  
TOWN HALL

The Waynesville Historic Preservation Commission held a regular meeting on Wednesday, June 4, 2003. Members present were Bette Sprecher, Warren Gresham, Ron Fleenor and Bob Breese. Others present were Planner Andrew Powell and Town Clerk Phyllis McClure. Acting Chairman Ron Fleenor called the meeting to order at 2:06 p.m.

Approval of Minutes of May 7, 2003

Bob Breese moved, seconded by Bette Sprecher, to approve the minutes of the May 7, 2003 meeting with the following change: first page, third paragraph change the date of the arrival of the railroad to 1884. The motion carried unanimously.

Certificate of Appropriate for Williamson House (Charles U. Miller House) - 53 Walnut Street

In December 2000, the Board of Aldermen granted local historic designation to the "Charles U. Miller House" located at 53 Walnut Street. The house was vacant at that time and has remained vacant. There have been several attempts for the owners to rehabilitate the house which have been unsuccessful. The house had reached a condition of dilapidation which resulted in an order to demolish by May 19, 2003 being issued by the Town's Code Enforcement Official. An appeal was filed by Stanley Williamson. However, the Board of Alderman denied this appeal and upheld the decision of the Code Enforcement Official.

Mr. Tim Welch attended the Board of Aldermen meeting and presented a contract between himself and George Williamson to rehabilitate the house, along with an estimated time schedule for completion of the project. At the May 27, 2003 Board of Aldermen meeting a unanimous motion was made to authorize the Code Enforcement Official to stay the order for enforcement of proceeding as long as he feels that there is substantial and reasonable compliance with the time schedule submitted in the letter dated May 22, 2003. Since the house was granted historical designation, a certificate of appropriateness is needed before the rehabilitation is done in order to ensure that any changes are within the guidelines for historic structures.

Mr. Tim Welch attended the meeting on behalf of the Williamson family. Mr. Welch said he tried to purchase the house in 1985. Some time later he met George Williamson. In 2003 George Williamson called Mr. Welch to see if he would be interested in making the needed repairs to the house. Mr. Williamson sent \$15,000 up front and has paid one invoice for \$4,500. Mr. Welch estimates that the total amount to rehabilitate the house will be \$250,000 - \$275,000. The Haywood County tax value for the land is \$159,000 and the house is valued at approximately \$2,400.

There are several windows missing. Mr. Welch said he has a source to rebuild the wooden windows

and also to replace the wavy glass.

Cedar shake siding is on both sides of the house. On the south side beside the driveway a large portion is damaged and needs to be replaced. A few on the north side will also need to be replaced.

There are two (2) chimneys (also referred to as chases) constructed of brick which were used as flues but cut off below the roof a long time ago. There is also one (1) chimney located in back of the house which was once used for the boiler but no longer needed since a heat pump will now be used. The chimney is not visible from the front of the house and is structurally failing. Mr. Welch asked if the chimney and chases could be removed.

The columns which need repaired will be taken out and refurbished and then returned to their place.

The front porch which is now 3/4 tongue and groove can be put back and will be ok for many years to come. However, Mr. Welch felt that since the front porch is in an area which is exposed to the weather, it may be better to replace with a concrete porch covered with grey slate.

Mr. Welch asked for guidance regarding the type of roofing material to be used when repairing the roof. Three layers exist on the house with the bottom layer being tin shingles. Mr. Welch would like to keep the roofing material similar to the roofs of the other houses on this street.

At the back of the house Mr. Welch is proposing to add a 6' x 6' deck. It was the consensus of the Commission that this would be acceptable.

Mr. Welch also asked for guidance regarding the garage. The garage is ready to fall down. However, in order to maintain the historical character of the property it can be rebuilt. The garage doors can be reduplicated and siding can be added to match the house. There are two concrete pads leading to the garage. Andrew Powell said if the garage is torn down and rebuilt a separate certificate of appropriateness will need to be issued.

Bob Breese moved, seconded by Bette Sprecher, that a certificate of appropriateness be issued for the rehabilitation using materials replicating the original materials of the Charles U. Miller house located at 53 Walnut Street, based upon the drawings submitted (dated 05/22/02). If the materials or footprints are changed the certificate of appropriateness will need to be reviewed by the Historic Preservation Commission. The motion carried unanimously.

At 3:30 p.m., Bette Sprecher moved, seconded by Bob Breese, to continue the meeting until Wednesday, June 18, 2003, at 2:00 p.m., in order for the Commission Members to visit the house at 53 Walnut Street to review and make recommendations regarding the following: 1) garage, 2) abandonment of chimneys, 3) shingles, and front porch (slate vs wood). The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Ron Fleenor  
Acting Chairman