

SPECIAL MEETING
TOWN OF WAYNESVILLE
HISTORIC PRESERVATION COMMISSION
JUNE 18, 2003
WEDNESDAY - 2:00 P.M.
TOWN HALL

The Waynesville Historic Preservation Commission held a special meeting on Wednesday, June 18, 2003. Members present were Ron Fleenor, Warren Gresham, Shawn Leatherwood, Bob Breese and Sandra Owen. Shawn Leatherwood attended the meeting as a representative of Moody Design, L. L. C. Others present were Planner Andrew Powell and Town Clerk Phyllis McClure. This meeting was continued from the regular meeting of June 4, 2003 and Acting Chairman Ron Fleenor reconvened the meeting at 2:15 p.m.

Certificate of Appropriateness for Williamson House Located at 53 Walnut Street

Discussion was continued from the regular meeting on June 4, 2003 regarding the certificate of appropriateness for the Williamson House located at 53 Walnut Street. Tim Welch attended that meeting and had requested advice from the Commission regarding several issues.

Garage

Shawn Leatherwood said he has taken some pictures of the garage as it is now. The garage is in a dilapidated state and the items inside are actually holding the garage up. The garage may need to be dismantled in order to remove the items inside. If the garage is torn down and rebuilt, a new certificate of appropriateness will be required.

Andrew Powell said he felt that the garage is an integral part of the house and if one is built back it should be in keeping with the historical character of the house.

Shawn pointed out that a car could not be parked inside the garage if it is constructed as it is today. It is possible to rebuild within the same footprints a couple of feet wider so it can be useful. It was the consensus of the Board that a record be made (i.e., photographs and a site plan) to show the appearance and location of the garage and note that the garage is in an extreme state of disrepair. Structures other than the house are considered on a case by case basis and in this case the garage can be demolished. If and when the garage is rebuilt, it should be historically replicated.

Chimney/Chases

Ron Fleenor said according to the Town's Code Enforcement Official Jason Rogers, the chimney and chases need to be removed. They are crumbling and considered unsafe. They cannot be seen from the front of the house.

Bob Breese moved, seconded by Warren Gresham, that the structurally failing chimney and chases

be removed since it was their opinion that the chimney and chases were not a major architecturally significant part of the house and were only visible from the back portion of the house. A notation should be made on the drawings indicating the date that they were removed.

Porch

At the previous meeting Mr. Welch asked for guidance regarding the replacement of the front porch. The original porch is 3/4 tongue and groove. However the front porch is in an area which is exposed to the weather and he felt it may be better to replace it with a concrete porch covered with grey slate.

Sandra Owen moved, seconded by Warren Gresham, that the restoration of the porch should be historically correct using tongue and groove durable wood such as pressure treated pine or cypress. The motion carried unanimously.

Roof

Shawn Leatherwood said Tim Welch informed him that he has received pricing on tin at a reasonable price (\$320/square installed). Bob Breese said if he can get tin shingles they should be as close to the original roof as possible. Shawn said according to Tim these pressed tin shingles are a close match.

Warren Gresham moved, seconded by Sandra Owen, to allow Tim Welch the option to obtain the pressed tin shingles as close to the original design as possible. The motion carried unanimously.

Windows

Shawn Leatherwood said that Tim Welch originally planned to repair the existing windows and replace those which are missing. However, it has been discovered that some will cost approximately \$500 to repair and it may be more economically feasible to replace all the windows with historically accurate replacement windows. Shawn said these windows look like the original windows but are much more energy efficient. He has recommended Posey Windows. They are constructed of aluminum on the outside and wooden on the inside.

Warren Gresham moved, seconded by Bob Breese, to authorize the replacement of the windows using Posey Windows. The motion carried unanimously.

Siding

Shawn Leatherwood said that some of the siding will need to either be replaced or scraped and repainted. There was discussion regarding what colors should be used and whether the colors should be the same as they are now.

Warren Gresham moved, seconded by Bob Breese, to match the colors as they were thought to have been originally, white with green, unless the original colors are verified to have been different. White with green is assumed to be original and should be maintained. The motion carried unanimously.

Introduction of New Member Laura Soltis

Andrew Powell introduced Ms. Laura Woody Soltis as a newly appointed member of the Historic Preservation Commission. Ms. Soltis said she was born in Atlanta, Georgia and was raised in Waynesville, NC. She has worked in Williamsburg, VA and various other locations. She has lived in Covington, Georgia but has been back in Waynesville for the past four years. All the other members welcomed Ms. Soltis to the Commission.

Upcoming Training Opportunities

Andrew Powell said it is required that at least two members attend training recognized by the State for historic preservation. There is an upcoming conference in Denver, Colorado at the end of September and first of October. There is also one in Cincinnati regarding Main Street Preservation. He asked anyone interested in attending to contact him. He will also keep looking for other training sessions to be held locally.

Adjournment

With no further business, Bob Breese moved, seconded by Warren Gresham, to adjourn the meeting at 3:34 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Ron Fleenor
Acting Chairman