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AGENDA REGULAR MEETING

**HISTORIC PRESERVATION COMMISSION
MUNICIPAL BUILDING, 16 SOUTH MAIN STREET
July 1st, 2026
WEDNESDAY – 2:00 PM**

A. CALL TO ORDER

1. Welcome/Announcements
2. Approval of the June 3rd Minutes

B. BUSINESS ITEMS

1. Local Landmark Designation for 44 Boundary St
2. Main Street Historic Sign
3. Digital Map Updates
4. CLG Training Information

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

Alex McKay-Chair
Glenn Duerr-Vice Chair
Clare Bass
Leisa Denti
Jane Jenkins
Bill Revis
Anna Sutton
Caroline Williamson
Anna Whitmire

Development Services
Director
Elizabeth Teague

Land Use Administrator
Alex Mumby

Regular Meeting

Municipal Conference Room - 16 South Main Street, Waynesville, NC 28786
Wednesday, June 3th, 2026, 2:00 PM

The **WAYNESVILLE HISTORIC PRESERVATION COMMISSION** held a regular meeting on Wednesday, June 3rd, 2026, at 2:00 p.m. in the Municipal Conference room.

A. CALL TO ORDER:

Chair Alex McKay welcomed everyone and called the meeting to order at 2:00 p.m.

The following members were present:

Alex McKay, Chair
Clare Bass
Glenn Duerr, Vice Chair
Jane Jenkins
Bill Revis (by phone)

The following staff were present:

Alex Mumby, Land Use Administrator
Elizabeth Teague, Development Services Director

Alex Mumby reminded Commission of scheduled CLG training from 9am – 3pm on August 7 in Waynesville Town Hall. Alex will send additional information out closer to the event.

A motion made by board member Jane Jenkins, seconded by Vice Chairman Glenn Duerr to approve the May 6th, 2026, minutes. The motion passed unanimously.

B. BUSINESS ITEMS:

Historic Preservation Commission Minutes
Regular Meeting
June 3rd, 2026

1. Cemetery Tour Planning

Tour is scheduled for the same day in October as the Church Street Festival, October 10th, 2026. Alex McKay, stated that he had spoken with Wells Greeley and asked if he was interested in sharing the history of funeral homes and undertaking. Group discussed the need to meet and identify characters for the tour. Commission members Alex, Anna, and Anna are on the Committee to plan the tour and Alex Mumby is staff liaison. Alex Mumby said that he will send out potential dates for a meeting of the committee.

2. Main Street Historic Sign

Alex Mumby reported that the sign for the Haywood County Courthouse is being fabricated by A to Z signs, and that he still needed confirmation from the County on where to place it in front of the Courthouse. Alex McKay, Elizabeth and Alex Mumby had separately discussed it with County Commissioner Kevin Ensley, but needed to coordinate with the County Manager.

Another was planned about the general history of Main Street. The group discussed content for the sign, including pictures and possibly use of the historic Sanborn maps. The Main Street area was a settlement known as Mount Prospect before Waynesville was incorporated and part of the original land granted by Colonel Love for the founding of Waynesville. The Town is still waiting on A to Z signs to work on install of the completed signs when they are finished.

3. Update on Digital Map

Commission discussed the digital mapping project and how to populate with sites of interest. Group discussed how to determine what is of interest to go on the map. There is interest in creating a layer of stone structures and walls. Elizabeth noted that there was a study completed about the stone walls of Waynesville. Alex Mumby said that he could add layers to the map based on topic, and that he could link photographs to locations on the maps. Bill Revis suggested someone could ride around with him to places of interest he knows and take photos.

4. Update on Tour Books

Glenn Duerr gave an update on tour book sales. 18 were sold at Wall Street Books, and 30 were sold at Panacea. He will follow up with the local bed and breakfasts.

C. ADJOURN

Chairman Alex McKay adjourned the meeting at 3:20 p.m.

Alex McKay, Chairman

Esther Coulter, Administrative Assistant

Local Landmark Designation Report

Hannah-Graham-Morgan House

Name of Property: Hannah-Graham-Morgan House

Address: 437 Boundary Street, Waynesville, NC, 28786

Current Owners Name: Shannon Morgan and Sherry Lewis Morgan

Mailing Address: P.O. Box 1496, Waynesville, NC 28786

Phone Number: 828-734-4321 PIN# 8615-48-7971

The Hannah-Graham-Morgan House, 437 Boundary Street Waynesville NC, constructed in 1897, is one of the oldest contributing buildings to the Historic Spread Out District, which is listed on the National Register of Historic Places. Boundary Street runs between North Main Street and Walnut Street, which served as the gateway into Waynesville from the north. The Hannah-Graham-Morgan house was restored and renovated with the highest level of attention paid to its historic status and architectural integrity, both exterior and interior, by Shannon Morgan and his father Kenneth, who are fourth and fifth generation natives of Haywood County. Examples of their quality historic renovation work on the Hannah-Graham-Morgan House is shown on the attached, "Waynesville North Carolina Design Review Guidelines". Care was taken to restore the home as much as possible, to the original 1897 condition, including the windows and siding.

Historic Background:

Captain William Johnson Hannah (1867-1936), was born in the Cataloochee section of Haywood County, attended Waynesville Academy, Wake Forest College, and NC State University and graduated with a degree in law. His home was constructed around 1897 of lumber taken from 1,800 acres of timber land he owned in Cataloochee. Hannah purchased the half-acre lot on the north side of Boundary Street for \$200 in February 1897 from David S. Gudger (Deed 9/477). The following year he commanded Haywood County National Guard Group 4, known as the "Richland Rifles," during eleven months of active service during the Spanish American War. Following the war, he was appointed judge advocate general on the staff of Governor Charles B. Aycock, served one term as Waynesville's town attorney, and was elected to a term in the North Carolina State Senate. The Morgan's are only the fourth family to have owned the home. After Hannah it was owned by James-Perry and Meta Dicus, in the 1930's through the 50's. James was the tax collector for Haywood County until he passed from a heart attack and Meta took his place. Elsie Graham owned the house from the second half of the twentieth century until the Morgan's purchased it in 2010.

Assessment:

Built for Captain William J. Hannah, the Hannah-Graham House is a two-story, three-bay, frame I house with a large two-story rear ell and Italianate detailing. A one-story shed-roof extension abuts a similar two-story extension at the rear of the main block, with the ell projecting beyond. The weatherboard central-hall house rests on a brick foundation and features an asphalt-shingle side gable roof with cornice returns, two-interior brick chimneys, one-story hip-roof wraparound front porch, and an engaged two-tiered side porch on the ell. The windows are two-over-two double-hung sash with a one-story polygonal bay located under the porch at the east end of the main block of the house, and most windows are original glass. Victorian Italianate scroll brackets and a matchboard frieze enliven the eaves, cornice and gable ends of the main block as well as the wraparound porch. The porch is supported by turned posts with decorative cutout brackets and a balustrade with simple square balusters. Every Victorian corbel and decorative trim is still in excellent condition.

The interior of the house is original heart pine in every room, still in excellent condition and the walls are bead-board and sheetrock. The lights still have pull strings and the five paneled doors are framed by wide, symmetrical moldings with corner blocks. An original glass-paned entry door leads to a central hall, which contains a staircase with a square chamfered newel post. Twin brick chimneys flank the hall and their fireplaces include mirrored over mantels and cast-iron coal grates. Antique Victorian chandeliers have been added in every room.

A rare example of an original cast iron fence, dating back to the 1800's—manufactured in Ohio—borders the property on Boundary and Beech streets.

Pictures beginning in 1897, the year the house was built, throughout the years and how it looks today are attached. Behind the house, Hannah built a carriage house, show on some of the pictures. The Morgan's built a new carriage house where that one once stood.

Supporting documentation

1. Digital photographs that clearly show overall property condition.

Photographs attached and sent electronically to the Local Government Coordinator.

2. A sketch floor plan of the building. It does not have to be of draftsman quality or exactly to scale, but should clearly show arrangement of spaces and their relationship to one another. Floor plans may be drawn by hand with a ruler and legible printing or may be created with graphics or drafting software.

Floor plan attached

3. Site plan attached

4. Tax map and property record card attached

5. Bibliography

A. William Hannah Family Records

B. NRHP-Spread Out Historic District 2010

C. The Historic Spread Out District of Waynesville NC

Ann D. Melton and B. Alex McKay

Privately Published 2018



Search Results Layers

Results List

Details

View Tax Card (taxhandler.aspx?id=8615-48-7971)

LEWIS, SHERRY E
MORGAN, SHANNON D

PO BOX 1496

WAYNESVILLE, NC 28786-1496

PIN:	8615-48-7971	Acct#:	214915
Legal Ref 1:	793/2223 (DeedReference.aspx?target='793/2223')	Add Ref 1:	A05/577
Legal Ref 2:		Add Ref 2:	D087/450

Acreage
0.44 AC

Tax Information		Tax Bill	
Land:	\$45,500	Tax Year:	2025
Building:	\$364,800		\$2415.65
Market:	\$410,300	Tax Year:	2024
Deferred:	\$0		\$2415.65

Total Assessed: \$410,300

Sale Info
Price: \$0
Date: 11/24/2010

Additional Information

Address: 437 BOUNDARY ST WAYNESVILLE NC 28786

Subdivision:
Year Built: 1900
Heated Area: 3017

Building Desc: DWELLING DWELLING

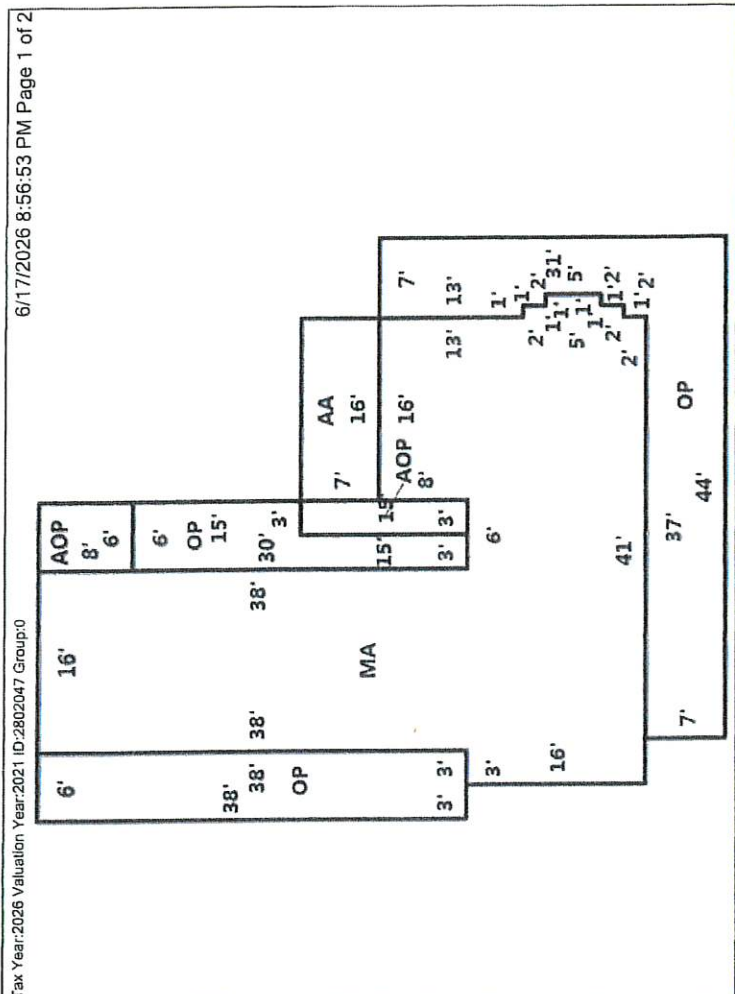
Buffer



Map Scale: 1 inch = 50 feet
 X: 814053.0372849 Y: 65999.9363537356
 Long: 82.000000 Lat: 35.999999
 Long: 82.000000 Lat: 35.2942

LEWIS, SHERRY E

ACCT	214915	TOWNSHIP	15-TOWN OF WAYNESVILLE	PIN #	8615-48-7971	L01A	C15	TAX CODES
SALE DATE	11/24/2010	VALID BOOK/PAGE	0	DATE APP	10/16/2019	ZDF	LAND	PREVIOUS VALUE
NEIGHBORHOOD	15R029	LAND MODEL		ACRES	0.4351	BUILDINGS	TOTAL	
MTHD	AC HP	ACR/ SQFT	0.435	RD CODE / ADJUSTMENT	P	APPRaised VALUE	DEFERRED	USE VALUE
						45,500		EX
GENERAL REMARKS								



METHOD	TYPE	R	DESCRIPTION	BUILDING DEPRECIATION			% COMPLETE	USE	TOTAL BUILDING VALUE																			
				FUNC	ECONOMIC	REPLACEMENT VALUE																						
SECTIONS	7	REMARKS	IRR				100	D	138,700																			
# ROOMS									462,203																			
TYPE	AREA	OCC	WL HGT	STO EXT	BASE	BSMT%	REGRM%	FUS	UUS	ATTIC	BED	BATH	FIREPLACE	HEAT	AIR	SPRINKLR	PERIMET	GRAD	YR	EFF	CDU	DESIG	PHY	FUNC	MKT	REP	DEP	TAX
MA	1,406	SF	2.00	LS							4	3.0																
OP	462		1.00																									
OP	135		2.00																									
OP	228		1.00																									
AA	112		1.00																									
AOP	45		1.00																									
AOP	48		1.00																									
MTHD	TYPE	%	COUNT	WIDTH	LENGTH	AREA	STORIES	EXT	AIR	HEAT	GRADE	YR	EFF	CDU	FUNC	ECONOMIC	TAX VALUE	REMARKS										
APPRaised VALUE SUMMARY										LAND		BUILDING		TOTAL TAX VALUE														
										45,500		364,800		410,300														

Haywood County - Property Record Card

August 10, 1922.

GRESHAM-HANNAH.

11

One of the prettiest weddings of the season was solemnized Thursday afternoon at the Anchorage, when Miss Zora Hannah and Mr. T. Manly Gresham, of Greenville, S. C., pledged their troth.

The beautiful home of Captain William J. Hannah was never more attractive than in its bridal decorations. A color scheme of pink and white was carried out throughout the lower floor which was thrown open to the wedding guests. Festoons of graceful climatic and ferns formed a lovely background for the pink flowers which gave the note of color. In the hall, pink dahlias were used most effectively in vases and on the stair, which was twined with green, while the note of pink was further carried out in the parlor where the ceremony was performed before an improvised altar, formed with stately columns topped with graceful baskets of pink gladioli.

An artistic musical program, rendered just before the ceremony, included three songs: I Love You Truly, At Dawning, and O Promise Me, sung by Miss Ruth Smith of Gainesville, Georgia. Miss Katherine Sutphen of New York accompanied her and played the Wedding March from Lohengrin to herald the coming of the bridal party. Miss Elizabeth McNeill of Lynchburg, South Carolina, was maid of honor. She wore a becoming gown of imparted old blue silk and carried an arm bouquet of Ophelia roses showered with valley lilies. Dorothy Lane was flower girl and her girlish charm was enhanced by a dainty frock of white lace. The bride entered with her uncle, Captain Hannah, by whom she was given in marriage. She wore a handsome suit of midnight blue tricotine with waist of gray Spanish lace and georgette, squirrel choker, and accessories of

tre"

gray. Her corsage was of bride's roses and valley lilies, and her black velvet hat with trimmings of gray and silver lent the final touch needed to complete the picture of stately beauty which she presented. The groom was attended by Mr. Lee Allen of Hendersonville as best man.

Immediately after the ceremony a reception was held. Receiving the guests at the door were Misses Cornelia Bell and Robena Miller. Misses Georgia Miller and Lois Harold presided at the punch table, while Mrs. J. P. Swift and Mrs. Harold received in the library where the lavish display of gifts of silver, cut glass, china and linen attested the popularity of the bride and groom. The guests were invited into the dining room by Mrs. B. H. Abbott and Mrs. Carl M. Allen, both of Columbia, South Carolina, and a refreshing ice course was served by Misses Carrie Smith of Gainesville, Georgia, Laura Hawkins of Jacksonville, Florida, Alice Harold, Margaret Blackwell, and Mary Tucker. The wedding table was a thing of beauty. It had for its center the wedding cake which was artistically embossed to form a basket filled with pink roses, the handle made graceful with delicate tracery of green and pink rose buds intertwined. Unshaded pink tapers in silver candelabra and bonbonnieres of pink and white mints completed the table decorations while a shower of sweet peas tied in streamers of white from the electrolier softened the light and lent an added touch of grace. The cream was served in individual baskets of cake embossed in pink and white sweet peas.

Among the out-of-town guests were: Mrs. Anna Christian, Messrs. Dalton, T. N. Ward, Granbery Ward, W. A. Harvin, Ben Jumper, Cox and Robinson of Asheville; Mrs. A. M. Waldron of Brooklyn, N. Y., Mrs. W. B. Guimeran of Columbia, S. C., Mr. and Mrs. Frank Gresham and Mr. and Mrs. Burdette of Greenville, S. C.

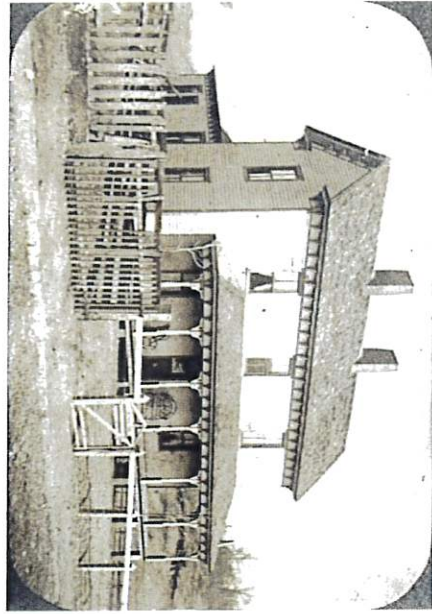
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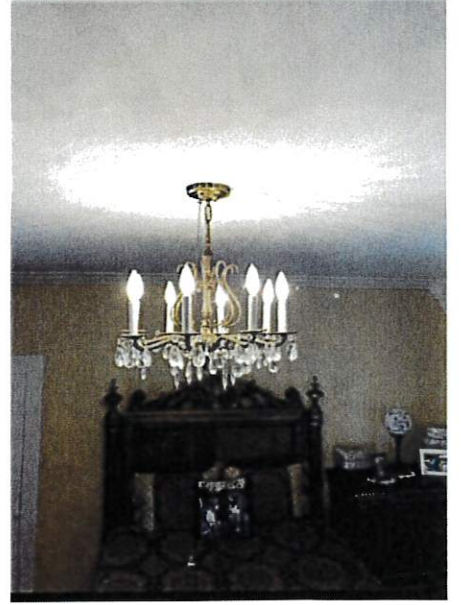
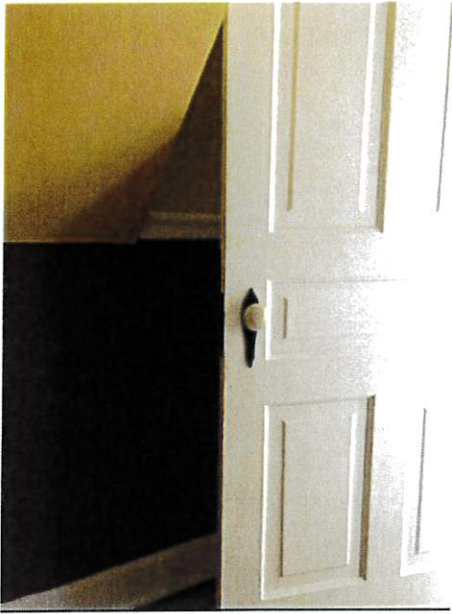
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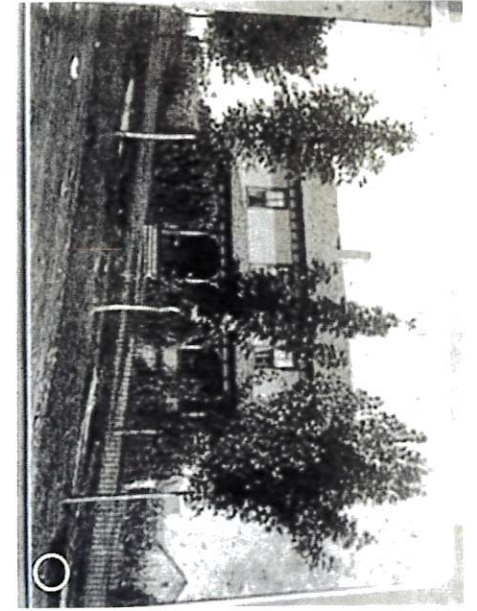
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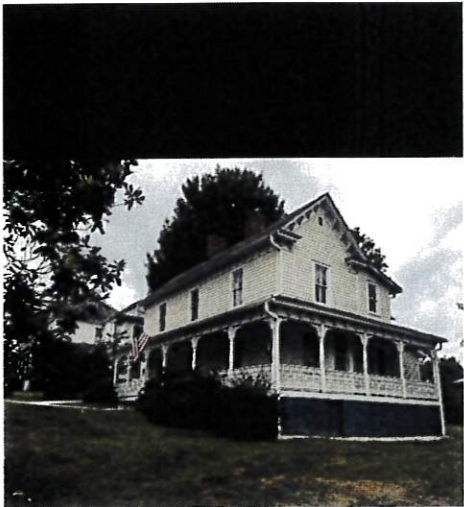
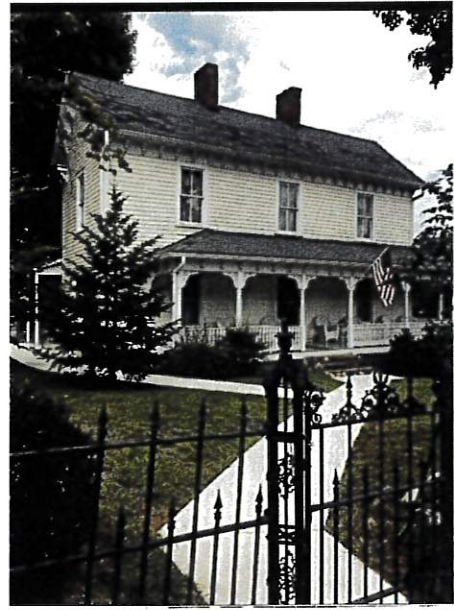


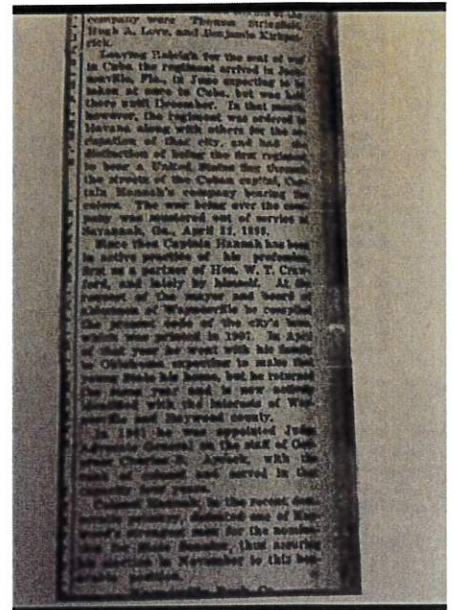
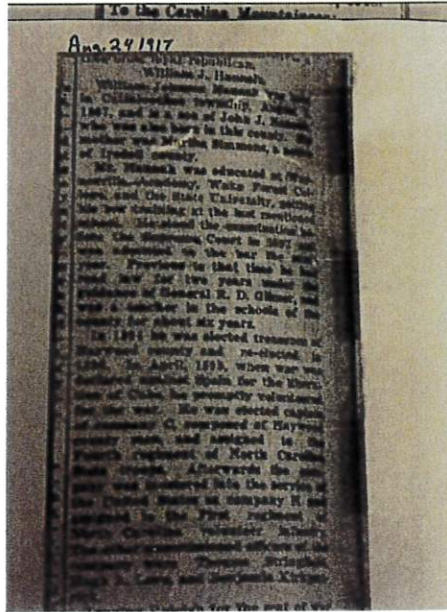
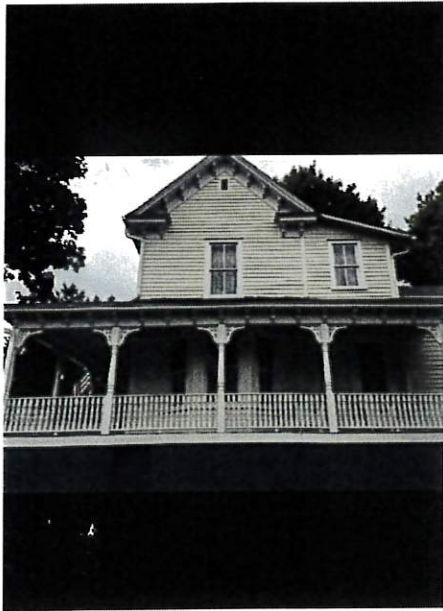






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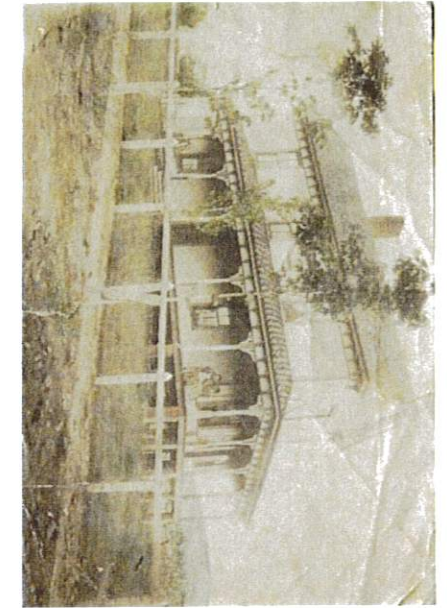
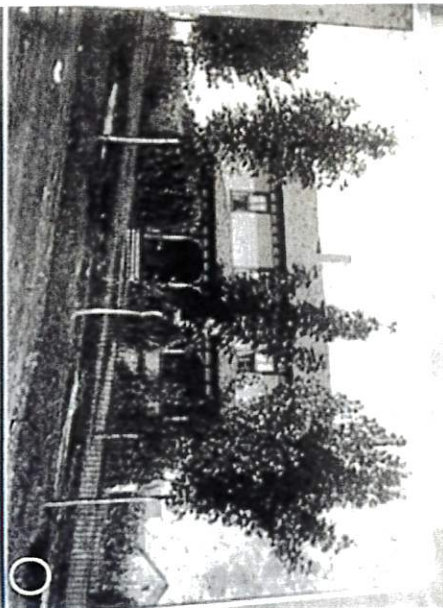
51. "Laurel Bank," Cruso, 1906

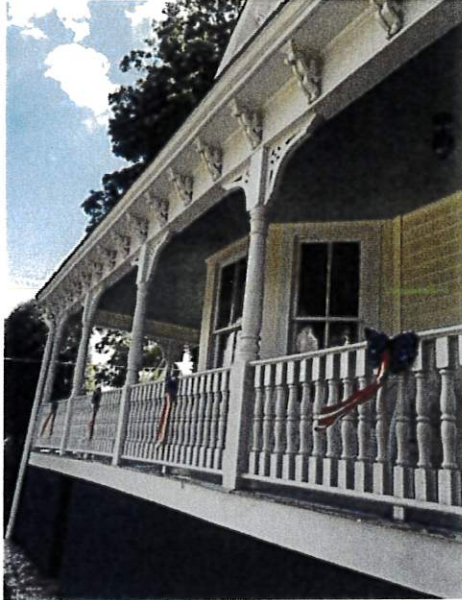
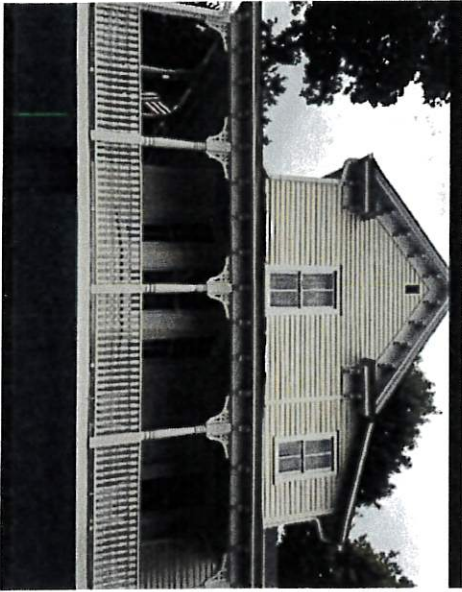
Cast iron, which made its first appearance in the 18th century and gained its widest use for structural and decorative purposes in the 19th century, is found in Haywood homes as fences, coal grates, and columns.

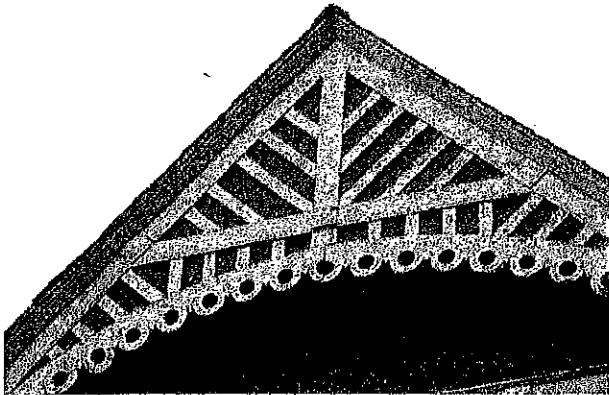
A rare example of an original cast iron fence is found bordering the property of the 1895 Hannah-Graham house in Waynesville (fig. 52). Built by Capt. Hannah, who served in the Spanish-American War, the house is constructed from lumber taken from 1,800 acres of land that once was the property of the Love family; this is a central hall, two-story frame I-house with a large two-story rear ell that has a two-tiered engaged side porch. Scroll brackets and a matchboard frieze board decorate the cornice and gable. The wraparound hipped porch has the same brackets as the main house and turned posts topped by brackets. A three-sided bay window protrudes from the east gabled end.

A glass paned entry door leads to a central hall which contains a staircase with a square, chamfered newelpost. Twin brick chimneys flank the hall and their fireplaces include mirrored overmantels and cast iron coal grates. The five paneled doors are en-

W. J. HANNAH. William Johnson Hannah (1867-1936), at right, was a Cataloochee-born Waynesville attorney who led a regiment of Haywood County soldiers in the Spanish-American War in 1898. Known as the Richland Rifles, they traveled by train to Raleigh with orders to sail to Cuba but were instead redirected to Camp Cuba Libre in Jacksonville, Florida. While stationed there for several months, Hannah came down with typhoid fever and had to relinquish his post as commanding officer for a month. By the end of the summer, he was back in good health. In December, he and his regiment received orders to sail to Havana, Cuba, where they took part in a flag-raising ceremony that officially concluded the end of the war with Spain. Below, he appears, seventh from right, with fellow officers of the war. Returning home to Waynesville, Hannah took up his law practice, married, got involved in local politics, and served a term as a state senator. He was also appointed the judge advocate general for Gov. Charles B. Aycock. (Both, courtesy of Bette Sprecher.)







**WAYNESVILLE,
NORTH
CAROLINA**

**DESIGN
REVIEW
GUIDELINES**

THOMASON AND ASSOCIATES

PRESERVATION PLANNERS

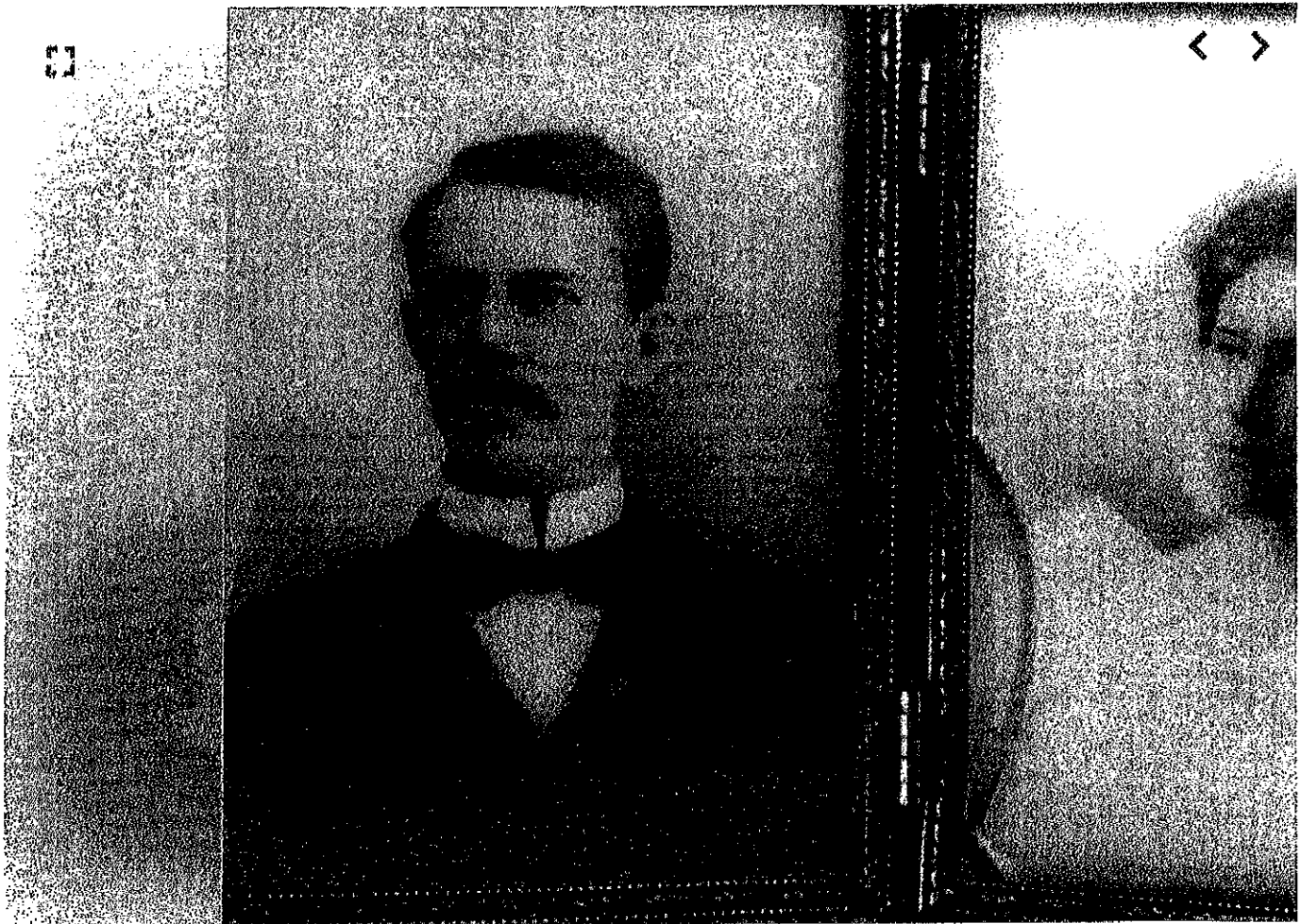
NASHVILLE, TENNESSEE

Thomason & Associates
PRESERVATION PLANNERS

The Honor of The National Register

By Ann Melton & Lorna Sterling
Jan 24, 2021

1 of 2



124 YEARS OLD — Captain William Johnson Hannah and his wife, Josephine, lived in the house that he built in 1897. The Register.

In 1897, Captain William Johnson Hannah looked with satisfaction at the house under construction on the half-acre lot he had purchased on Boundary Street for \$200 in February. The land had once belonged to the Love family, who had founded

Waynesville.

Built with lumber taken from 1,800 acres of timber land the Captain owned in Cataloochee, the frame house was two stories high with a rear ell. It was surrounded by a cast iron fence made in Ohio. The Captain was particularly pleased with the work of the craftsmen who were embellishing the house with Italianate detailing, scroll brackets and a matchboard frieze decorating the cornice and gables. A lovely three-sided bay window protruded from the east gabled end. The Captain thought the wraparound hipped porch with its turned posts and scroll brackets would be a fine spot to sit and watch the bustling growing downtown Waynesville.

Through the glass-paned entry door he could see the central hall and staircase, graced with a solid square newel post. Twin brick chimneys flanked the hall and, come the winter, he knew he would be warmed by the fireplaces topped with splendid mirrored overmantels and cast iron grates.

Little did Captain Hannah know that over 100 years later, his house at 437 Boundary St. would be known as the Hannah-Graham-Morgan House, and that it would be listed on the National Register of Historic Places — the official list of the Nation's historic places deemed worthy of preservation.

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His home joins 13 other Waynesville properties that have been placed on the Register. Our town also has three districts on the National Register, which is amazing for a town as small as Waynesville.

To be nominated for this national recognition, a property must meet the National Register Criteria for Evaluation. This involves examining its age, its significance and its integrity.

Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past? And is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?

Captain William Johnson Hannah was born in 1867 in the Cataloochee section of Haywood County. In 1898, a year after he had constructed his house, he commanded Haywood County National Guard Group 4, known as the Richland Rifles (a moniker that referred to Richland Creek, which flows through Waynesville) during 11 months of active service during the Spanish-American War. This company of Haywood men received orders on April 25, 1898, to join the United States Army and head to Cuba.

Hannah kept a diary of that year's service, noting military matters as well as tender affections toward his future wife, Josephine.

Days after President William McKinley signed the United States' declaration of war with Spain, Hannah wrote, "There is great excitement in regard to the war ..."
Hannah led the Richland Rifles, Thomas Stringfield served as first lieutenant and Hugh Love was second lieutenant.

Hannah's company was finally sent to Jacksonville, Florida, where the men pitched tents and awaited orders. In June, Hannah came down with typhoid fever. Bedridden and barely able to leave his tent for days at a time, he relinquished his command and rested at a local physicians' home. A month later, Hannah finally recovered at Camp Cuba Libre.

On Dec. 6, Haywood's Company H received orders to make haste for Havana. On Dec. 12, the Richland Rifles would be among the first North Carolina regiments to march through Havana as Cubans cheered them in the streets. On Jan. 1, Hannah took his company with the 7th Army Corps and raised the United States flag over Masso Castle and took formal possession of the island of Cuba.

Following the war, he was appointed judge advocate general on the staff of Governor Charles B. Aycock, served one term as Waynesville's town attorney and was elected to a term in the state senate.

He died in 1936 and is buried in Green Hill Cemetery.

Waynesville's Historic Preservation Commission, together with the State Historic Preservation Office, assists owners interested in listing their properties to navigate the process of nomination. Official National Register nomination forms can be downloaded or obtained from the State Historic Preservation Office.

National Register Bulletins also can provide guidance on how to document and evaluate certain types of properties. Sample nominations provide additional useful information. Proposed nominations are reviewed by the state's historic preservation office and the state's National Register Review Board.

Completed nominations, with certifying recommendations, are then submitted by the state to the National Park Service in Washington, D.C., for final review and listing by the Keeper of the National Register of Historic Places.

Listing in the National Register of Historic Places provides formal recognition of a property's historical, architectural or archeological significance based on national standards used by every state. The property becomes part of the National Register Archives, providing the public with a wealth of research information. Listing on the Register also provides opportunities for preservation incentives, such as federal preservation grants for planning and rehabilitation, federal investment tax credits, preservation easements to nonprofit organizations, international building code fire and life safety code alternatives, and possible state tax benefit and grant opportunities.

Under Federal Law, the listing of a property in the National Register places no restrictions on what an owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting. Nor does National Register listing automatically invoke local historic district zoning or local landmark designation.

For more information on the Waynesville properties on the National Register, or the process of nomination, contact the Waynesville Historic Preservation Commission of the Town of Waynesville Development Department.

Ann Melton and Lorna Sterling are members of the Historic Preservation Commission





United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Spread Out Historic District

other names/site number North Waynesville Addition

2. Location

street & number Roughly bounded by North Main Street, Walnut Street, and Beech Street not for publication N/A
city or town Waynesville vicinity N/A
state North Carolina code NC county Haywood code 087 zip code 28712

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

 entered in the National Register

 See continuation sheet.

 determined eligible for the National Register

 See continuation sheet.

 determined not eligible for the National Register

 removed from the National Register

 other (explain):

Spread Out Historic District
Name of Property

Haywood County, North Carolina
County and State

5. Classification

Ownership of Property
Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
67	25	buildings
0	0	sites
0	3	structures
0	0	objects
67	28	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC/single-family dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- RELIGION/religious facility
- RELIGION/church-related residence

Current Functions

(Enter categories from instructions)

- DOMESTIC/single-family dwelling
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- RELIGION/religious facility
- RELIGION/church-related residence
- COMMERCE/professional

7. Description

Architectural Classification

(Enter categories from instructions)

- Colonial Revival
- Bungalow/Craftsman
- Other: Minimal Traditional
- Other: Ranch
- Queen Anne
- Other: Period Cottage
- Mission Revival

Materials

(Enter categories from instructions)

- foundation Stone
- Brick
- Concrete block
- roof Asphalt
- Metal
- walls Wood/weatherboard
- Wood/shingle
- Wood/board-and-batten
- Stone
- Brick
- Synthetics
- other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Spread Out Historic District
Name of Property

Haywood County, North Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

Ca. 1895 - 1958

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Phillips, D. V. - builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Haywood County Library, Waynesville, NC
Pack Memorial Library, Asheville, NC

Spread Out Historic District
Name of Property

Haywood County, North Carolina
County and State

10. Geographical Data

Acreege of Property approx. 25 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>17</u>	<u>320430</u>	<u>3929720</u>	3	<u>17</u>	<u>319760</u>	<u>3929430</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>17</u>	<u>319970</u>	<u>3929250</u>	4	<u>17</u>	<u>319930</u>	<u>3929900</u>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Clay Griffith

organization Acme Preservation Services, LLC date August 6, 2010

street & number 825-C Merrimon Ave., #345 telephone (828) 281-3852

city or town Asheville state NC zip code 28804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Spread Out Historic District
Waynesville, Haywood County, NC

Garage, ca. 2000

Non-contributing building

One-story, one-bay, frame garage with a metal roof, plywood siding, and a metal roll-up door.

House, 407 Boundary Street, ca. 1895

Contributing building

This asymmetrically massed, two-story, hip-roof, frame dwelling rests on a brick foundation and features two-story polygonal bays on the east and west elevations. The house exhibits a decorative front gable, interior brick chimney, and a one-story rear addition. The house was altered with vinyl siding and one-over-one replacement windows in the late twentieth century. An attached, one-story, hip-roof porch on turned wood posts extends the full width of the façade and wraps around the east side, abutting the projecting polygonal bay. A decorative gable marks the center entrance bay, which is accessed by concrete steps with brick cheek walls. The single-leaf entry door consists of a large single light over three panels.

John and Lura Davis lived here in the late 1950s and 1960s. John Davis was a salesman with Henry Davis Used Cars, and Lura Davis was a nurse at the Owen-Smith Clinic.

Garage/Apartment, ca. 1970

Non-contributing building

A two-story, two-bay garage with a second-story apartment is located northwest of the house. The concrete block building features an asphalt-shingle side-gable roof, vinyl siding on the second story, and paired one-over-one double-hung wood sash windows. The slightly recessed garage bays are accessed through glazed-and-paneled wood roll-up doors and sheltered by the overhanging second story. A single-leaf five-panel wood door to the east provides access to the second-story apartment.

Hannah-Graham House, 437 Boundary Street, ca. 1897

Contributing building

Built for Captain William J. Hannah, the Hannah-Graham House is a two-story, three-bay, frame I-house with a large two-story rear ell and Italianate detailing. A one-story shed-roof extension abuts a similar two-story extension at the rear of the main block, with the ell projecting beyond. The weatherboarded central-hall house rests on a brick foundation and features an asphalt-shingle side gable roof with cornice returns, two-interior brick chimneys, one-story hip-roof wraparound front porch, and an engaged two-tiered side porch on the ell. The windows are two-over-two double-hung sash with a one-story polygonal bay located under the porch at the east end of the main block of the house. Scroll brackets and a matchboard frieze enliven the eaves and gable ends of the main block as well as the wraparound porch. The porch is supported by turned posts with decorative cutout brackets and a balustrade with simple square balusters. A rare example of an original cast iron fence—manufactured in Ohio—borders the property on Boundary and Beech streets.

Captain William Johnson Hannah (1867-1936), a lawyer born in the Cataloochee section of Haywood County, constructed the house around 1897 of lumber taken from 1,800 acres timber land he owned in the county. Hannah purchased the half-acre lot on the north side of Boundary Street for \$200 in February 1897

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Spread Out Historic District
Waynesville, Haywood County, NC

from David S. Gudger (Deed 9/477). The following year he commanded Haywood County National Guard Group 4, known as the "Richland Rifles," during eleven months of active service during the Spanish-American War. Following the war, he was appointed judge advocate general on the staff of Governor Charles B. Aycock, served one term as Waynesville's town attorney, and was elected to a term in the state senate.⁵ Elsie Graham owned the house in the second half of the twentieth century.

Boundary Street, south side

Dr. Robert & Harriett Stretcher House, 344 Boundary Street, ca. 1936 **Contributing building**

This one-and-a-half story, three-bay, side-gable, brick house features three front gable dormers, exterior brick end chimney, dentil cornice, one-and-a-half story gable-roof ell, and eight-over-eight and six-over-six windows. The single-leaf paneled entry door is flanked by sidelights. The dormers are sheathed with lapped wood siding. A one-story, flat-roof, brick-and-frame wing was added to the west side of the rear ell in the late twentieth century. Three-light windows illuminate the basement. The house sits on an elevated site with a river rock retaining wall running along the sidewalk and east side of the driveway. River rock cheek walls and steps lead from the sidewalk to a flagstone walkway to the concrete steps at the front of the house.

Dr. Robert H. and Harriett Stretcher acquired the property from O. Y. and Lenora Kirkpatrick in October 1935 (Deed 92/118). Dr. Stretcher (1900-1969) came to Waynesville in 1928 with a medical degree from Rush Medical College in Chicago and two years training in Michigan. He also served in the Army. Dr. Stretcher died in 1969, and his wife Harriett lived here until 1992.⁶

Dr. Kenneth & Mae Montgomery House, 368 Boundary Street, ca. 1920 **Contributing building**

Well-detailed one-story, cross-gable, frame bungalow with a river rock foundation and an attached front gable and side-gable wraparound porch. Sheathed with weatherboards, the house features an exterior river rock chimney, purlin brackets, exposed rafter tails, and replacement doors and windows. The porch roofs are supported by battered posts on river rock piers with concrete caps. The solid balustrade of river rock displays eyebrow scuppers. The porch gables are covered with wood shingles and have decorative tie beams supported on a center joist. A substantial gable-roof frame addition was built at the southeast corner of the house in the late twentieth century. The house sits on an elevated site with a river rock retaining wall bordering the sidewalk and driveway. River rock cheek walls flank the concrete steps leading from the sidewalk to the front walkway.

⁵ Curtis W. Wood, Jr., *Haywood County: A Portrait of a Mountain County* (Waynesville, NC: The Historical Society of Haywood County, 2009), 189-190.

⁶ Anderson, 134.

https://www.themountaineer.com/life/waynesville-book-details-history-of-historic-spread-out-district/article_6e572714-637f-11e8-9329-ff6d5adc8cfe.html

Waynesville book details history of Historic Spread Out District

May 29, 2018

Ann Melton and Alex McKay have just released their new book on the historic district of Spread Out.

Information for the book primarily came from extensive research of newspaper articles and from information gathered from when the area was named an historic district more than a decade ago, Melton said.

"The area got its name when the town started growing and people scattered and spread out," she added.

While Melton has written numerous history books, this is McKay's first.

While writing about history may be new, the subject matter is something he's embraced for years.

"One of the things people will probably find most interesting is the Women's Christian Temperance Temple that was planned, but didn't end up being built," said McKay, who meticulously combs through old issues of the Waynesville newspaper to find nuggets of information that is put together with family or building historic information.

"Waynesville is so fortunate to have a young man like Alex who is so knowledgeable about the history of Waynesville and Haywood County and truly cares about preserving it," said Melton. "The museum he has opened in the old courthouse is wonderful, and I hope folks will consider donating to it."

Both authors serve on Waynesville's Historic Preservation Commission, both have been involved in the town's yearly Speakers Series and the Green Hill Cemetery Tour.

McKay has opened a museum on the second floor of the old courthouse that contains unique pieces representing the history of Waynesville. The museum is open every Friday.

The book

The book titled "The Historic Spread Out District" discusses the residential neighborhood between North Main and Walnut streets, and includes Boundary, Mead, Hazel, Cherry and Maple. The book tells about 54 of the historic homes in the focus area.

According to Clay Griffith and the office of Archives and History, the district's historic resources reflect the town's prosperity following the connection of a railroad line in 1883 and periods of growth in the 20th century associated with industrial and economic development in the county that attracted new residents to the area.

This district is the largest and best defined historic residential neighborhood in Waynesville. Its proximity to the courthouse, central business district and railroad made the district a popular place to live for a variety of economic classes.

How the district grew

In the early 20th century, Waynesville began to spread out beyond its 19th century town limits, with a new area of development located north of Boundary Street, thus the name "Spread Out District," according to information in the book.

The district is significant in that it contains so many different architectural styles, including Queen Anne, Colonial revival, Craftsman and Ranch houses, to name a few. The homes in the district were built from 1895-1958 with the youngest, the Champion House, a Ranch style house at 361 Boundary St.

The three oldest houses in the area are at 389 Boundary St. and was built in 1895, the Garrett House at 401 Boundary St., and the Hannah-Graham House at 437 Boundary St., both built in 1897.

Cast iron, which made its first appearance in the 18th century and gained its widest use for structural and decorative purposes in the 19th century, is found in Haywood houses as fences, coal grates, and columns. A rare example of an original cast iron fence manufactured in Ohio, is found bordering the property of the Hannah-Graham House.

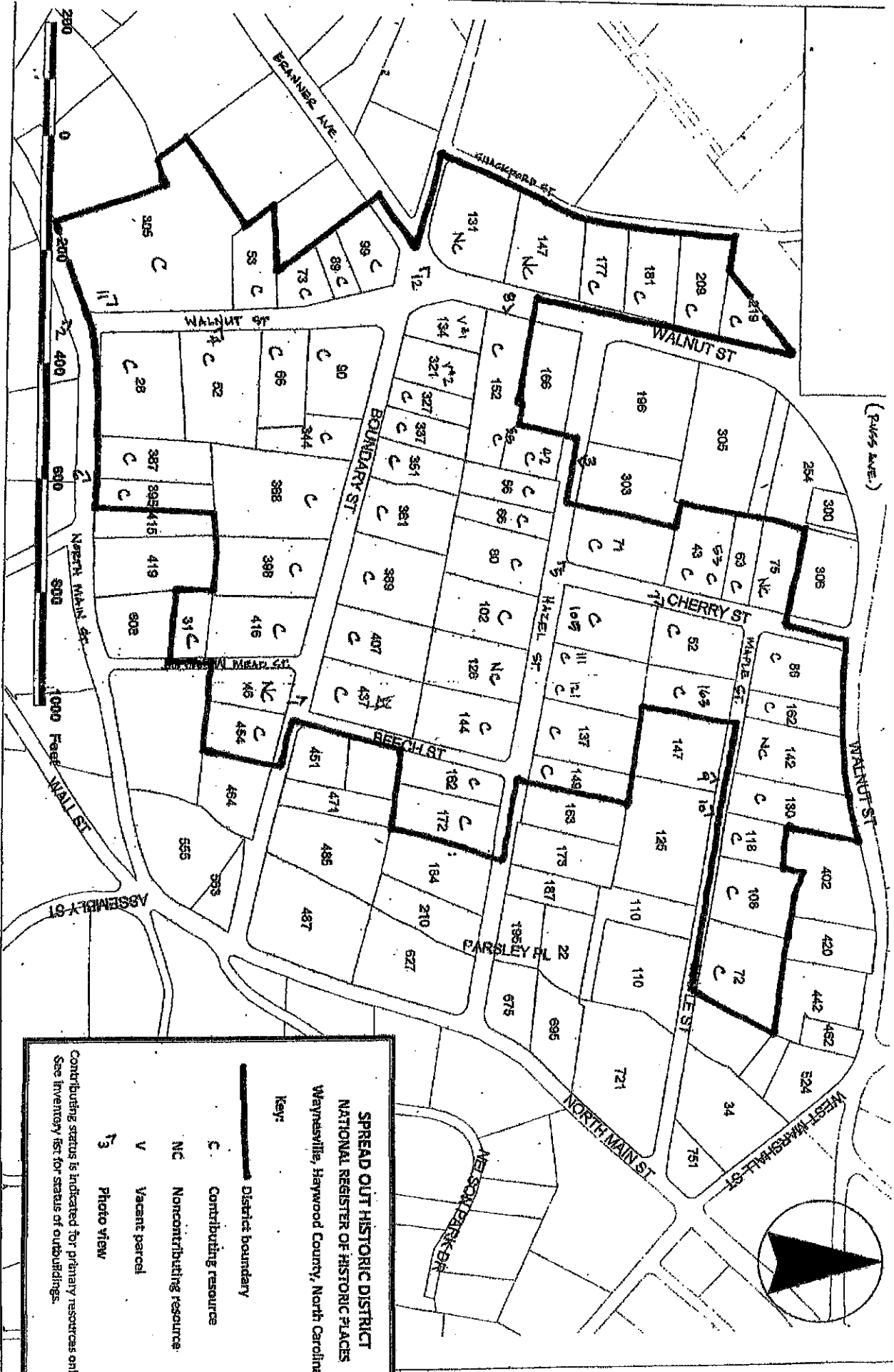
The Waynesville Presbyterian Church located at 462 No. Main St. is also in the Spread Out District. It was built in 1907 and replaced an 1882 Victorian-era frame church on the same site. The book includes detailed interior photographs of the church.

"Historic Spread Out District" is filled with early photographs and maps, as well as photographs of the 54 homes that are featured. It also includes information about three important hotels and boarding houses just outside the Spread Out District - The Maples, The Forsyth Inn and Branner Crest. There are also photographs of Congressman Crawford's home, a magnificent home just outside the district.

Of special interest is the Women's Christian Temperance Union temple that was planned for the corner of Main and Walnut streets where Dr. Sam Stringfield's home is now located at 28 Walnut street.

However, group members were never able to raise the money for the building. The cornerstone is still located on the Stringfield property. The Love heirs donated their land to the Southern Assembly of the W.C.T.U. for the use of their School of Methods and the work of the W.C.T.U.

Both Melton and McKay have worked for many months to compile "The Historic Spread Out District. To purchase a copy of the book, call Melton at 421-7689 or McKay at 246-8528.



SPREAD OUT HISTORIC DISTRICT
NATIONAL REGISTER OF HISTORIC PLACES
 Waynesville, Haywood County, North Carolina

Key:

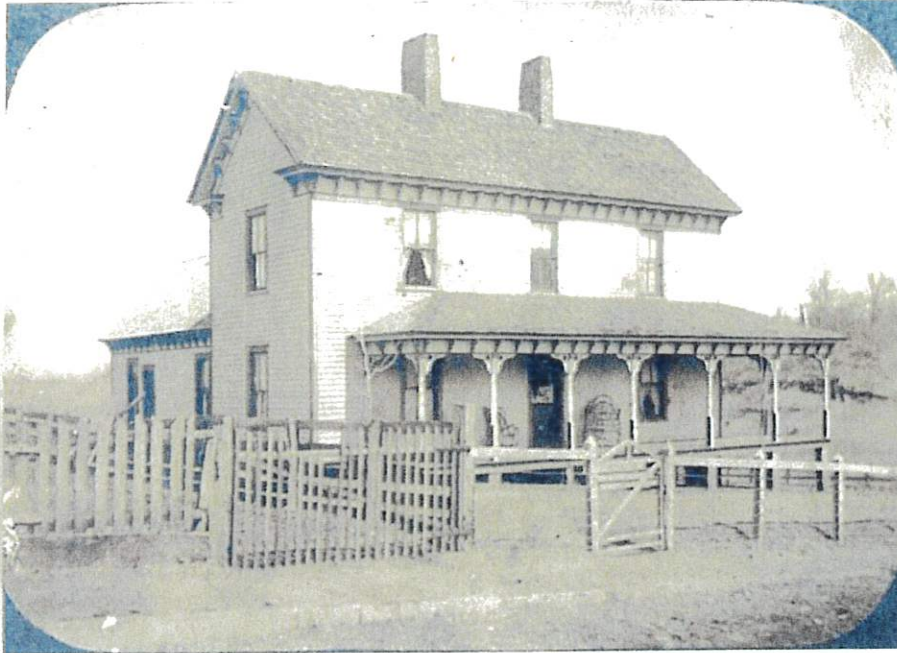
- District boundary
- Contributing resource
- Noncontributing resource
- Vacant parcel
- Photo view

Contributing status is indicated for primary resources only.
 See inventory list for status of outbuildings.

Labor of love: How the Morgans saved one of Waynesville's oldest homes

By Ann Melton
Jun 13, 2025

1 of 5



ORIGINAL HOME — This photo circa 1897 shows the home shortly after construction by William Hannah, a native of Cataloochee Valley who moved to town, but hauled the lumber for its construction from Cataloochee.

One morning in 2010, Sherry Lewis Morgan, a mortgage lender at a local bank, was checking newly listed homes in Haywood County and came across an old Victorian house in Waynesville she has always admired.

It was run down and shabby, but in her eyes, its former grandeur was hiding just below the surface.

She excitedly called her husband, Shannon Morgan, assistant fire chief for Waynesville at the time. He pulled over to take her call since he was in a town fire truck, and when she gave him the address, he said "I'm looking at it right now." He was serendipitously parked right in front of the house.



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Sherry and Shannon Morgan

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He told her to offer \$1,000 over the asking price with no inspection, which she did, and the house was theirs. Both feel that getting the house was a blessing from God.

The house, located at 437 Boundary Street, is within the Spread Out Historic District of Waynesville.

It was in need of renovations and, after Shannon and his father inspected it, the repairs were mostly cosmetic.

"It could have been eaten up with termites," Shannon stated. "So I immediately called a pest control company. When the guy checked the underside of the house, he told me that he saw where one termite had tried to eat into the wood but since all the heavy timber framing is solid chestnut (not wormy chestnut) all the way to the ceiling rafters the termite didn't stand a chance!"

A week after they bought the house, a man offered the Morgans five times what they paid for it. He wanted to tear it down for the chestnut lumber. They said no.

The Morgans had saved one of the oldest homes in Waynesville, dating to 1897. The house was built by William J. Hannah who brought the lumber by wagon from the 1,800 acres of property he owned in Cataloochee. When doing yard work, Shannon still finds horse shoes from the horses pulling all those many wagon-loads of lumber to Waynesville.

The Morgans are only the fourth family to have owned the house. After William Hannah, it was owned by James Perry and Meta Dicus, then Elsie Rouser Graham, and now the Morgans.

Peeling back the layers

The exterior of the house is popular lap siding, the interior is bead-board, and the floors are heart pine — all are original. Every Victorian corbel and decorative trim was still in excellent condition. The house was renovated by preserving the historic details, leaving the windows and siding as they were when William Hannah built the house in 1897.



THE HANDY MEN — Shannon Morgan and his father, Kenneth, renovated the house together over many years.

Shannon and his father, Kenneth Morgan, renovated the house together. Shannon was full-time with the fire department, so the work had to be done in the evenings.

But it was a special time for Shannon to spend time with his dad. It's been the gift that keeps on giving, as they are still enjoying projects together on this Victorian house 15 years after they began in 2010.

Shannon learned all about construction from his father growing up, helping him build three houses from the ground up. Shannon's grandfather, Austin Morgan, was also a builder at the former Lee Industries plant, specializing in furniture construction.



The first thing the Morgan men had to do was to work on the porch, which was falling down.

And what was Sherry doing while Shannon and his dad were hard at work restoring the house? She was hard at work designing the interior of the home in her mind and searching antique shops for treasures. For example, one of the mantles came from an old home in New Orleans, and three windows came from a church in England.

Nothing could keep her from buying amazing pieces, even when one of the bedroom suites had to be hoisted up to the second floor, by off duty firemen, because it was too large to get up the stairs. She was also very excited to buy at auction Hannah's bed, two of his rocking chairs and his desk.

One of the really special things about the property is the wonderful cast iron fence which is in front of the house. Cast iron, which made its first appearance in the 18th century and gained its widest use for structural and decorative purposes in the 19th century, is found in fences, coal grates, and columns. A rare example of an original cast iron fence manufactured in Ohio is found bordering the property of this house!

Original family

William Hannah was born in Cataloochee on August 3, 1867, attended Waynesville Academy, Wake Forest College, and the State University graduating with a degree in law. In February 1897, William Hannah purchased the half-acre lot on the north side of Boundary Street for \$200 from David S. Gudger.



ORIGINAL OWNERS — William Hannah, who was born in Cataloochee, went on to become a judge, attorney and state senator after serving in the Spanish American War. Also pictured is his wife, Josephine.

Morgan house william hannah and wife.jpg

The following year, he commanded Haywood National Guard Group 4 known as the "Richland Rifles" — a moniker that referred to Richland Creek, which flows through Waynesville — for 11 months of active service during the Spanish American War. This company of Haywood men received orders on April 25, 1898, to join the United States Army and head to Cuba. Hannah kept a diary of that years' service noting military matters, as well as tender affections toward his future wife, Josephine.

The Richland Rifles were among the first North Carolina regiments to march through Havana as Cubans cheered them in the streets. Captain Hannah took his company with the 7th Army Corps and offered to raise the United States flag over Masso Castle and took formal possession of the island of Cuba.



The Hannah Graham Morgan house circa 1900.

Following the war, he was appointed judge advocate general on the staff of Governor Charles B. Aycock. He later served one term as Waynesville's town attorney and was elected to a term in the state senate.

In September of 1899, he married Josephine Tucker of Tennessee.

Architecture

Sitting on land that once was the property of the Robert Love family, this is a central-hall, two-story frame L-shaped house with Italianate detailing. The house has scroll brackets, and a matchboard frieze board decorates the cornice and gable.

The wraparound hipped porch has the same brackets as the main house and turned posts topped by brackets. A three-sided bay window is on the east gabled end.

A glass-paned entry door leads to a central hall, which contains a staircase with a square, chamfered newel post. Twin brick chimneys flank the hall and their fireplaces include mirrored overmantels and cast-iron coal grates. The five-paneled doors are framed by wide, symmetrical moldings with corner blocks.

Behind the house Hannah had built a carriage house, which had been torn down. The Morgans built a new carriage house where that one once stood.

The Hannah Graham Morgan house is a Haywood County treasure. Shannon and Sherry Morgan who are fifth generation Haywood residents are to be congratulated on a job well done.

Ann Melton is a local historian and author. She has researched and written 17 books on the historic districts, places and homes of Waynesville and surrounding areas. To purchase any of Melton's books, contact her at 828-421-7689.