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AGENDA SPECIAL CALLED MEETING

**HISTORIC PRESERVATION COMMISSION
MUNICIPAL BUILDING, 16 SOUTH MAIN STREET
JULY 10, 2019
WEDNESDAY – 2:00 PM**

A. CALL TO ORDER:

1. Welcome/Announcements
2. Adoption of Minutes
 - **Motion:** *Adopt June 2019 meeting minutes as presented (or as corrected)*

B. BUSINESS ITEMS:

1. Discussion of the Local Landmark Report for 53 Walnut Street
2. Green Hill Cemetery Tour
3. Seminar for Historic Property Owners

C. OTHER BUSINESS

D. ADJOURN – *The next meeting of the HPC will be on August 7, 2019.*



TOWN OF WAYNESVILLE Historic Preservation Commission

9 South Main Street
Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Development Services
Director
Elizabeth Teague

Sandra Owen, Chairman
Alex McKay, Vice-Chairman
Ann Melton
Linda Ann Lee
Abigail Carver
Glenn Duerr
Jeff Childers
Bill Revis

Regular Meeting

Municipal Building, 16 South Main Street, Waynesville, NC 28786
Wednesday, June 5th, 2019 2:00 pm

The WAYNESVILLE HISTORIC PRESERVATION COMMISSION held a regular meeting on Wednesday, June 5th, 2019 at 2:00 p.m. in the conference room of the Municipal Building, 16 South Main Street, Waynesville, NC.

A. CALL TO ORDER:

1. Welcome/Calendar/Announcements

Ms. Sandra Owen, Chairman, welcomed everyone, including Mr. McLean, the President of the Historical and Genealogical Society and called the meeting to order at 2:03 p.m.

The following members were present:

Sandra Owen
Alex McKay
Abigail Carver
Jeff Childers
Bill Revis

The following members were absent:

Glenn Duerr
Ann Melton
Linda Ann Lee

The following staff members were present:

Byron Hickox, Land Use Administrator
Chelle Baker, Administrative Assistant

2. Adoption of Minutes from the May 1, 2019 Meeting

Commission Member Alex McKay made a motion, seconded by Commission Member Bill Revis, to approve the minutes of the May 1, 2019 meeting with the following corrections: page two, third paragraph remove "brochures" and replace with "interpretive signage". The motion passed unanimously.

B. BUSINESS ITEMS:

1. Consideration of a Draft Ordinance Granting Local Landmark Designation to the Property at 53 Walnut Street

Mr. Byron Hickox, Land Use Administrator, addressed the Commission with the steps of the Local Landmark designation process. He advised that today's meeting was to determine whether the Commission feels this property is worth pursuing as a local landmark and if it is, they would continue forward to form a subcommittee of three to put forth a report for the State Historic Preservation Office. Mr. Hickox invited Mr. Lee to come forward and speak.

Austin Lee
53 Walnut St
Waynesville, NC 28786

Mr. Lee introduced himself and advised he had limited information on the history of the house. He stated that he believed it was built in approximately 1906 and was called the Charles U. Miller House. Mr. Lee acknowledged he did not have much knowledge of Mr. Miller himself but looked forward to finding out the history. He advised when he bought the home, the tax card stated, "historic designated", and then he found out when the previous owner was rehabbing the home in the late 1990's to early 2000's there was some disruption with the Town and this status was revoked.

Mr. Hickox intervened and advised that he brought the original designation paperwork dating December 12, 2000 and the original un-designation. He informed the Commission it was previously owned by the Williamson's and the house was in very poor condition including windows broken out, vagrancy, rot in some places, with numerous letters and emails of public pressure on the town being included in the file. He advised an order of demolition was subsequently ordered by the town. On December 8, 2009 an ordinance was adopted to repeal the local landmark designation of the property from the Charles U. Miller house with an included staff report. Vice-Chairman Alex McKay asked why it needed to be revoked, because the house could still be torn down without the historic designation being revoked. There was discussion on speculation of motives from the 2009 decision and the ownership of the house until Mr. Lee's purchase.

Mr. Lee addressed the Commission with the current renovated condition of the house describing the restoration to its original historic state. He advised that when the previous owner began rehabbing the home in the late 1990's- early 2000's he felt the restoration was very much on point. He described that the windows are exact replicas of what was original, and everything had been replaced as it was but with modern amenities. All the siding was custom sawn to match what was there originally as well. He reiterated that he felt the exterior is extremely historically accurate. Mr. Lee stated that on the inside of the house, he had the first and second floor original flooring

preserved and restored. He pointed out the vagrant situation had caused some burn marks on the flooring which he chose to leave as part of the house story. He noted that most of the original stairwell was intact, and for any needed woodwork it was custom made to match what was already there.

Mr. Lee informed the Commission that his goal is to eventually place the property on the National Register and the Local Register is a first step.

Commission member Jeff Childers asked how the property overcame the demolition orders. Mr. Hickox answered that possibly after repealing the property's historic status enough work was done to stabilize the order, or it possibly fell through the cracks, but there was no documentation in the file revoking the demolition order. It was also discussed that there was no demolition order tied to the deed of the property.

Commission members spoke of the beauty of the home and discussed the location being in the Historic Spread Out district.

Mr. Hickox advised that the next step is to appoint a subcommittee that will prepare a report that goes to the State Historic Preservation Office for their comments.

Commission Member Alex McKay made a motion, seconded by Commission Member Bill Revis, to support the Local Historic Designation application for Mr. Austin Lee at 53 Walnut Street. The motion passed unanimously.

Commission appointed a subcommittee with members Alex McKay, Jeff Childers, Ann Melton and staff Byron Hickox to work with property owner Austin Lee on a report to send to SHPO.

2. Update on Sign Proposal for Green Hill Cemetery

Mr. Revis advised that the Green Hill Cemetery committee had just begun its first meetings. He stated he felt it was best to hold off on the sign proposal for now until the committee had a chance to get established and then get the committee's input before presenting it to the Board of Aldermen.

3. Seminar for Historic Property Owners

Mr. Hickox advised that there was no update at this time for the dates on the seminar for historic property owners.

4. Discussion of July HPC Meeting

Commission Members gave discussion on the July meeting. Commission decided to cancel the regular scheduled meeting on July 3rd, 2019 and have a special called meeting on July 10, 2019 at 2:00 p.m. in the conference room of the Municipal Building, 16 South Main St.

5. Other Business

Commission discussed potential plans for the cemetery tour.

Chairman Owen presented the idea of having a framed certificate printed to present to Dr. Messer for his retirement to the Commission.

C. PUBLIC COMMENT

Chairman Owen welcomed Mr. McLean to come forward and speak.

Mr. Mike McLean
Haywood County Historical & Genealogical Society

Mr. McLean handed out flyers to the Commission and invited them to an upcoming event sponsored by the Shelton House Campus called the Blue Ridge Heritage Weekend on the weekend of June 22-23. He also welcomed the commission to set up a booth. He advised there would be other informative booths and tables, a craft fair, farmers market, music, museum open house with quilt exhibit. Mr. McLean stated that this was their first annual event and it was free to the public, except for a ticketed event on Sunday.

Mr. McLean also informed the Commission that the Haywood County Manager, Mr. Bryant Morehead had organized a meeting to discuss putting together a long-range plan of where we are going, and how can the Haywood County Historical and Genealogical Society can support and promote the historical assets of the County, and the Waynesville Historic Preservation Commission is welcome to attend. Th society considers the Waynesville Historic Preservation Commission a historical asset of the county. Mr. McLean stated that they will put together a steering committee to make a blue print of how we can make and keep history a very important part of Haywood County.

D. ADJOURN

With no further business, Commission Member Alex McKay made a motion, seconded by Commission Member Bill Revis to adjourn at 3:44 pm. The motion carried unanimously.

Sandra Owen, Chairman

Chelle Baker, Administrative Assistant