

**PLANNING AND
COMMUNITY DEVELOPMENT**

Jeff Adams, Director
Ashley Minery, Planner
Darby Terrell, Planner



106 East Morgan Street, Suite 207
Brevard, NC 28712

828.884.3205
planning.transylvaniacounty.org

**Joint Historic Preservation Commission
March 11, 2025 at 4:00 PM
Cooperative Extension Conference Room, Regular Meeting
106 E. Morgan Street, Brevard, NC 28712
AGENDA**

CALL TO ORDER

- I. WELCOME**
- II. PUBLIC COMMENT** (15-minute time limit. Speakers are limited to three minutes.)
- III. AGENDA MODIFICATIONS**
- IV. CONSENT AGENDA**
 - A. Minutes (January 14, 2025)
- V. OLD BUSINESS**
 - A. The Inn at Brevard Update
- VI. NEW BUSINESS**
 - A. Certificate of Appropriateness Application
 - B. Zachary House Local Designation Application
 - C. May: Preservation Month Events
 - D. Staff's Report
- VII. PUBLIC COMMENT** (15-minute time limit. Speakers are limited to three minutes.)
- VIII. COMMISSIONER MEMBERS' COMMENTS**

ADJOURNMENT

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**Joint Historic Preservation Commission Meeting
January 14, 2025 at 4:00 PM
Mary C. Jenkins Community Center SPECIAL Meeting
221 Mills Ave, Brevard, NC 28712**

MINUTES

CALL TO ORDER

I. WELCOME: Mr. John Koury called the meeting to order at 4:11PM. Ms. Nicole Bentley, and Ms. Katherine Buzby, Ms. Chelsea Preciado, Mr. Andrew Wing and Mr. Samuel Hayes was present. Mr. Billy Parrish, Ms. Geri Connell, and Ms. Nikki Ransdell were absent (excused). A quorum was present. Ms. Ashley Minery (Planning Department staff) was present. One member of the public, Mr. William Hunter, was present.

II. PUBLIC COMMENT: (15-minute time limit. Speakers are limited to three minutes) There were no public comments.

III. AGENDA MODIFICATIONS: There were no proposed modifications to the agenda.

IV. CONSENT AGENDA:

A. Minutes (November 12, 2025)

Mr. Wing moved to approve the consent agenda as presented. Ms. Buzby seconded the motion.

All present members voted in favor and the motion carried.

V. OLD BUSINESS:

A. The Inn at Brevard: The Inn at Brevard was previously under contract and set to close in November. Unfortunately, that contract fell through, and the Inn is back on the market. Staff talked to some potential buyers and have been in contact with the listing agent for the sale. Both staff and the listing agent will continue to convey the necessary information to prospective new owners. This matter will continue until a new owner takes possession of the property.

B. America 250th Grant Project: Flower Trail: Members briefly discussed the idea of a flower trail and seeking the funding form available TDA funding. The project was omitted from

the America 250th grant application due to time constraints. The Rosenwald community, railroad depot, mill and tannery were potential locations discussed. The JHPC also discussed consulting Ms. Marcy Thomson, a local historian and former JHPC member, about potential locations.

VI. NEW BUSINESS:

- A. Annual Report to Transylvania County Commissioners: Mr. Koury drafted an annual report. Topics include the meeting in Little River in May 2024, Silvermont events, America 250th Committee and training. Mr. Koury plans give a brief presentation to commissioners and Brevard City Council to help promote familiarity with the JHPC local designation program.
- B. Staff Report: The next regularly scheduled meeting on Tuesday, March 11, 2025, at 4:00PM. Meeting room will be decided prior to the meeting, based on space availability.

VII. PUBLIC COMMENT: There was no public comment.

VIII. COMMISSION MEMBERS' COMMENTS: Mr. Koury discussed planning the Historic Preservation Month events for May. Ms. Preciado suggested hosting the May meeting in Rosman this year and focusing on the community historic relationship with the French Broad River and how it helped develop the local economy. Mr. Koury also reminded the board the Mecklenburg Declaration of Independence would be commemorated during the White Squirrel Festival as part of America 250th events. Ms. Bentley moved to adjourn the meeting. Mr. Wing seconded the motion. All present members voted in favor and the meeting adjourned at 4:53PM.

ADJOURNMENT

Ashley Minery, Planner

Katherine Buzby, Secretary

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Ashley Minery, Planner
Darby Terrell, Planner



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Agenda Item: V.A.

Memorandum

From: Ashley Minery, Planner
To: Transylvania County Joint Historic Preservation Commission
Date: March 6, 2025

Meeting Date: March 11, 2025

Subject: The Inn at Brevard

Contact Info: Ashley.Minery@transylvaniacounty.org or (828)884-1710

Attachment(s): None

Purpose: The Inn at Brevard is currently under contract.

Background: The JHPC discussed this subject at the past several meetings and continued it until the next meeting. Staff has received advice from both SHPO and County and City legal teams.

No Certificate of Appropriateness Application has been received.

Financial Impact: None

Strategic Plan Goal Goal 6: "County government is service driven, transparent and performance based with more active and engaged citizens."

& Strategy: Strategy 6E: "Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery."

Recommendations: This is an informational update only. The JHPC has decided at past meetings to wait for a new owner to take possession and apply for a COA.

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Darby Terrell, Planner



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Agenda Item: VI.A.

Memorandum

From: Ashley Minery, Planner

To: Transylvania County Joint Historic Preservation Commission

Date: March 6, 2025

Meeting Date: March 11, 2025

Subject: Certificate of Appropriateness Application: The Galloway-Radford House

Contact Info: Ashley.Minery@transylvaniacounty.org or (828)884-1710

Attachment(s): Door Photos

Purpose: COA Application for exterior door changes for the Galloway-Radford House

Background: Dakota Chapman, of Sycamore Builders, reached out to the Planning Department to determine the necessary requirements for replacing exterior doors for the locally designated Galloway-Radford House, located at 33 Deacon Lane in Brevard. Mr. John Koury determined it fell under the classification of Major Work, thereby requiring approval of the JHPC.

Financial Impact: None

Strategic Plan Goal 6: "County government is service driven, transparent and performance based with more active and engaged citizens."

Goal & Strategy: Strategy 6E: "Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery."

Recommendations: Staff recommends the Transylvania County Joint Historic Preservation Commission review the COA application and deny, approve, or approve with conditions.

JHPC Certificate of Appropriateness Application

JHPC Administration: ☒ City of Brevard/ETJ ☐ Rosman ☐ Transylvania County

Date: 3/4/25 Certificate Number: _____ Received by: A. Minery

☐ Minor Work Fee of \$ 50.00 Collected ☒ Major Work Fee of \$125.00 Collected

Property P.I.N.: 8585-68-8050 recorded in Book 1095, Page 754-56, Registry of Transylvania County

In accordance with the Transylvania County Historic Preservation Commission Ordinance, a Certificate is hereby granted to: _____

The activities will be conducted on property located at:

33 Deacon Ln, Brevard, NC 28712

Certificate issued for the following activities only:

☐ new construction
☐ building addition
☐ building rehabilitation

☐ relocation
☐ demolition
☒ maintenance

☐ sign
☐ landscaping
☐ other (specify) _____

Detailed Project Description (attach separate sheet if needed):

Replace (3) existing exterior entry doors with made-to-match custom exterior doors. Doors to be painted wood w/ glass.

The doors referred to are the three existing doors that open to the wrap around porch.

Attach supporting materials as follows:

Materials Required for New Construction

New construction projects require a Preliminary Review by the JHPC prior to Final Review for the Certificate of Appropriateness.

- ☐ **Construction Drawings** – detailed and dimensioned, including the floor plan. A sketch plan is acceptable for the Preliminary Review Stage. (submit 1 hard and 1 electronic copy)
- ☐ **Site plan** – must show property lines and adjacent structures if your project is an addition, deck, fence or wall, driveway or other site alterations to scale. (submit 1 hard and 1 electronic copy)
- ☐ **Samples of exterior materials** – samples must be submitted with documentation and manufacturer's specifications and warranties for the proposed materials. Also submit samples of proposed colors, if known.

JHPC Certificate of Appropriateness Application

Materials Required for Major Work

- ☒ **Photographs** (submit 1 hard and 1 electronic copy)
- The front of the building, including the roofline (even if the work is to be done on the back of the building)
 - All other sides of the building [structure, lot], including the rooflines
 - The area where the work is to be performed
 - If windows and/or doors are to be replaced, a close-up shot of existing windows and doors
 - Streetscapes and the surrounding buildings in context with the project
- ☐ **Architectural drawings** – detailed and dimensioned drawings showing both the existing elevation and the proposed changes to the building, structure or site. Drawings must be to scale, with sufficient clarity and detail to show the character of the proposed work. Each elevation that will be affected must be shown. (submit 1 hard and 1 electronic copy)
- ☐ **Floor plan** – drawing should be to scale and show the proposed floor plan for the project. (submit 1 hard and 1 electronic copy)
- ☐ **Site plan** – must show property lines and adjacent structures if your project is an addition, deck, fence or wall, driveway or other site alterations to scale. (submit 1 hard and 1 electronic copy)
- ☒ **Samples of exterior materials** – samples must be submitted with documentation and manufacturer's specifications and warranties for the proposed materials. Also submit samples of proposed colors, if known.

Applicant acknowledgment:

I the undersigned confirm that the above is true and that I understand the applicable design guidelines.

Applications are to be submitted three weeks prior to JHPC meetings which are the second Tuesday of every month.

Dakota Chapman
(type or print applicant name)

(applicant signature)

(date)

(mailing address)

(city, state, zip)

(e-mail address)

(phone)

Dakota Chapman
(type or print agent name)

[Signature]
(agent signature)

3/4/25
(date)

25 W Jordan St.
(mailing address)

Breward, NC 28712
(city, state, zip)

dakota@Sycamorehldrs.com
(e-mail address)

(phone)

828-419-4678

COA Issued this _____ day of _____,

(JHPC Administrator for Transylvania County)

Major Work Preliminary Review Date: _____

Inspector: _____

Major Work Initial Inspection Date: _____

Inspector: _____

Major Work Final Inspection Date: _____

Inspector: _____







Memorandum

Agenda Item: VI-A

From: Ashley Minery, Planner

To: Transylvania County Joint Historic Preservation Commission

Date: March 6, 2025

Meeting Date: March 11, 2025

Subject: Zachary House Application and Report

Contact Info: Ashley.Minery@transylvaniacounty.org or (828)884-1711

Attachment(s): 1. Zachary House Application and Report

Purpose: Direct the Designation Committee to assist and the owner of the Zachary House through the designation process.

Background: On February 13, 2025, staff received an application and report for a property to be designated as a local landmark in accordance with North Carolina State Statute and County Ordinance.

The property is located at 200 Carolina Ave., Brevard, NC 28712. Details about the property are included in the completed application form, attached to this memo.

In accordance with Article VII, Section B of the Joint Historic Preservation Commission, the Designation Committee may be directed to provide guidance to the agent or owner to navigate the designation process.

According to JHPC bylaws, "The committee, collectively and individually, shall refrain from any indication of approval or disapproval, but shall not for that reason, be barred from reasonable discussion of the applicant's proposal."

Financial Impact: None

Recommendations: Staff recommends the Transylvania County Joint Historic Preservation Commission decide if the Designation Committee will be approved to assist the Zachary House applicant through the designation process, and if the report is ready to be sent to North Carolina State Historic Preservation Office for review, or if it is missing necessary materials.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

JHPC Administration: ☒ City of Brevard/ETJ ☐ Rosman ☐ Transylvania County

Stage 1: Status Application (no fee)
Stage 2: Designation Submittal Fee - \$125.00
Stage 3: Final Designation Fee - \$75.00

Property P.I.N.: 8585-28-1430 recorded in Book _____, Page _____, Registry of Transylvania County

Stage 1: Local Historic Landmark Preliminary Status Application Process

This section of the application initiates preliminary consideration of a property for local historic landmark status. There is no application fee for this Preliminary Status Application of the process.

Legal Owner of Property: Kellyn and Torden Haight Phone: 586-216-0501
Address: 200 Carolina Ave. Brevard NC 28712

1. NAME OF PROPERTY

Historic Name(s)
Other Name(s)

Beulah and W.W. Zachary House

2. LOCATION OF PROPERTY

Street Address or Boundaries
City and Zip Code
Property Identification Number (PIN)

200 Carolina Ave.
Brevard NC 28712
8585-28-1430

Acreage _____

3. CLASSIFICATION

Ownership of Property:

☒ Private

☐ Public

Days/Hours of operation: _____

Contact Name/Telephone: _____

Is it accessible for viewing:

☐ Inside

☒ Outside

Category of Property:

- ☒ **Building** – created principally to shelter any form of human activity (i.e. house, barn/stable, hotel, church, school, theater, etc.)
- ☐ **Structure** – constructed usually for purposes other than creating human shelter (i.e. tunnel, bridge, highway, silo, etc.)
- ☐ **Object** – constructions that are primarily artistic in nature. Although movable by nature or design, an object is typically associated with a specific setting or environment (i.e. monument, fountain, etc.)
- ☐ **Site** – the location of a historic event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archeological value, regardless of the value of any existing structure (i.e. battlefields, cemeteries, designed landscape, etc.)
- ☐ **District** – a group of buildings or properties that may have different levels of historic or architectural significance.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

4. PROPERTY RESOURCES

Number of contributing and non-contributing resources within property:

A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, yields important information about the period and possesses historic integrity.

	Contributing (Adds to significance)	Non-contributing (Does not add to significance)
Buildings	<u>House</u>	<u></u>
Structures	<u></u>	<u></u>
Objects	<u></u>	<u></u>
Sites	<u></u>	<u></u>

5. FUNCTION OR USE (note approximate dates)

Historic Functions or Use:

private home

Current Functions or Use:

private home

6. DESCRIPTION OF STRUCTURES & SIGNIFICANCE/INTEGRITY

On an attached 8 ½ by 11 sheet, describe:

- property setting (rural or downtown, etc.)
- date of construction
- property condition
- architect, builder, carpenter or mason, if known
- dates and reasons if any structures have been moved
- architectural significance and integrity: For **buildings and structures**, describe significant exterior architectural features, additions, remodeling, alterations and any significant outbuildings. For **objects**, describe the physical appearance of the object(s) to be designated in context of the history of the local community or of Transylvania County. For example, a building or structure might be a community's only surviving example of Greek Revival architecture or it may be a unique local interpretation of the Arts and Crafts movement. An object might be a statue designed by a notable sculptor. Include a description of how the building, structure or object currently conveys its historic integrity. For example, does it retain elements of its original design, materials, location, workmanship, setting, historic associations, or feeling, or any combination thereof? Include a bibliography of sources consulted.

7. PROPERTY BOUNDARY & SIGNIFICANCE/INTEGRITY

On an attached 8 ½ by 11 sheet, describe the land area to be designated, addressing any prominent landscape features. Clearly explain the significance of the land area proposed for designation and its historical relationship to the **building(s), structure(s) or object(s)** located within the property boundary or, in the case of **sites**, the historical event or events that make the land area significant. For **buildings and structures**, the designated land area may represent part of or the entire original parcel boundaries, or may encompass vegetative buffers or important outbuildings. For **objects**, the designated land area may continue to provide the object's historic context (i.e., a statue's historic park setting). For **sites**, the designated area may encompass a landscape that retains its historic integrity (i.e. a battlefield encompassing undisturbed historic view sheds).

JHPC LOCAL HISTORIC LANDMARK APPLICATION

8. HISTORICAL SIGNIFICANCE/INTEGRITY (Applies to all classifications)

On an attached 8 ½ by 11 sheet, describe any significant events, people, and/or families associated with the property. Please clearly define the significance of the property in the commercial, social or political history of Transylvania County or of the local community. Include all major property owners of the property, if known. Include a bibliography of sources consulted.

(TV 358)

9. PREVIOUS DOCUMENTATION

- ☒ Previous field documentation (when and by whom): The Architectural History of a Markham
☐ Contact the National Register Coordinator at the State Historic Preservation Office to determine whether the property has been included in a county survey (919-733-6545). ☐ included ☐ not included County
☐ National Register Status and date (listed, eligible, study list): _____

10. ADDITIONAL DOCUMENTATION (Submit the following items with this section of the completed form)

- ☒ Attached sheets for descriptions of significance (#6, #7, & #8) report included
☒ Tax map or survey showing the exact location of property, boundaries and any outbuildings
☐ Photographs:
 - Representative current photographs of the property showing all sides of each structure
 - 1 hard and 1 electronic copy
 - Label image files "TC_PropertyName_Description.jpg" (ie., TC_ABCHouse_front_façade.jpg). For buildings and structures, include all elevations and at least one (1) photo of all other contributing and non-contributing resources, as well as at least one (1) photo showing the main building or structure within its setting. For objects, include a view of the object within its setting, as well as a variety of representative views. For sites, include overall views and any significant details.

Stage 1: Local Historic Landmark Preliminary Status Application

KELLYN HAIGHT
(type or print applicant name)

(type or print agent name)

Kellyn Haight 3/6/25
(applicant signature) (date)

(agent signature) (date)

200 Carolina Ave.
(mailing address)

(mailing address)

Brevard NC 28712
(city, state, zip)

(city, state, zip)

Kellyn.louise.haight@gmail.com
(e-mail address) (phone)

(e-mail address) (phone)

Preliminary Status Approved this 6th day of March, 2025

[Signature]
(JHPC Administrator for Transylvania County)

If the property meets the requirements for consideration as a local historic landmark, notification will be made by JHPC to continue on to the Local Historic Landmark Designation Application Process.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

Stage 2: Local Historic Landmark Designation Submittal Process

This section of the application will enable the Transylvania County Joint Historic Preservation Commission to determine whether the property qualifies for designation. The application fee for this process is \$125.00.

1. SUPPORTING DOCUMENTATION (Please attach to application)

☐ **Floor Plan (for buildings and structures)**

Please include a detailed floor plan showing the original layout, dimensions of all rooms, and any additions (with dates) to the building or structure. Drawings do not have to be professionally produced nor do they need to be to exact scale, but should accurately depict the layout and dimensions of the property.

☐ **Maps**

Include two (2) maps: one (1) clearly indicating the location of the property in relation to the local community, and one (1) showing the boundaries of the property. Tax maps with the boundaries of the property are preferred, but survey or sketch maps are acceptable. Please show street names and numbers and all structures.

☐ **Additional Items Requested by JHPC:** _____

Stage 2: Local Historic Landmark Designation Submittal

Certificate of Appropriateness Required: From and after the designation of a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor any above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished on such landmark or within the historic district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the Joint Historic Preservation Commission. Such a certificate is required to be issued by the Preservation Commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this ordinance. A certificate of appropriateness shall be required whether or not a building or other permit is required. "Exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all features, historic signs, color, and significant landscape, archaeological and natural features of the area. In the case of outdoor advertising signs, "exterior features" shall be construed to mean the style, material, size and location of all such signs.

I understand that designation as a local landmark imposes the restrictions described above.

(type or print applicant name)

(type or print agent name)

(applicant signature)

(date)

(agent signature)

(date)

(mailing address)

(mailing address)

(city, state, zip)

(city, state, zip)

Designation Submittal this ____ day of _____, ____

(JHPC Administrator for Transylvania County)

If the property meets the requirements for consideration as a local historic landmark, notification will be made by JHPC to continue on to the Local Historic Landmark Designation Application Process.

JHPC LOCAL HISTORIC LANDMARK APPLICATION

JHPC Office Use:

- ☐ JHPC Hearing and Vote on Preliminary Status
- ☐ Report sent to NC Dept of Cultural Resources State Historic Preservation Office, allowing 30 days to respond
- ☐ JHPC Vote on Designation Status
- ☐ County/City Commissioner Public Hearing and adoption of Historic Landmark Designation Ordinance

Stage 3: Local Historic Landmark Designation Approval

This section of the application documents Transylvania County Joint Historic Preservation Commission approval of the Local Historic Landmark Designation.

☐ Final Designation Fee - \$75.00

I have read the general information on landmark designation provided by the Transylvania County Joint Historic Preservation Commission and affirm that I support landmark designation of the property defined herein.

(type or print applicant name)

(type or print agent name)

(applicant signature)

(date)

(agent signature)

(date)

(mailing address)

(mailing address)

(city, state, zip)

(city, state, zip)

Designation Approved this ____ day of ____, __

(JHPC Administrator)

Joint Historic Landmark Application

Beulah and William Woodford Zachary House

200 Carolina Avenue

Brevard, NC 28712

Prepared by:

Kellyn Louise Haight

200 Carolina Ave

Brevard, NC

1. Common and Historical Property Name and Location of Property
 - a. Beulah and William Woodford Zachary House
 - b. Beth Wood Place
 - c. 200 Carolina Avenue, Brevard, NC 28712
 - d. Previously 51 Carolina Avenue, Brevard, NC 28712
2. Tax Parcel ID Number (PIN)
 - a. Parcel ID: 8585-28-1429-000
3. Current Owner(s)
 - a. Jorden Thomas Haight
 - b. Kellyn Louise Haight
 - c. Thomas Edward Haight
 - d. Carolyn Faye Haight
4. Tax Card and Most Recent Appraised Value
 - a. Parcel ID (PIN): 8585-28-1429-000
 - b. Total Appraised Value \$342,210
 - c. Building Value \$245,680
 - d. Land Value \$90,000
5. Representative Photographs and Maps of the Property
 - a. Representative photographs and maps included at the end of this report.
6. Current Deed Book Reference
 - a. This property is recorded in Transylvania County Deed Book 1067 page 109. Tax Parcel Number for the property is PIN 8585-28-1429-000 which encompasses a 1.427 acre lot surrounding the house.
7. Date of Construction
 - a. Beulah and William Woodford Zachary House Constructed 1909. Occupied 1910.¹
8. Historical Significance
 - a. The Beulah and W.W. Zachary House is a City of Brevard and Transylvania County Landmark as evidenced by its unique period-specific architectural style and local building materials as well as its association with prominent historical persons of Transylvania County including William Woodford Zachary, Beulah McMinn Zachary, and their daughter, Beulah Maye Zachary.
 - b. Areas of Significance
 - i. Architectural
 - ii. Historical
 - iii. Person
 - iv. Cultural
 - c. Historical Period
 - i. 1910-2020
9. Statement of Significance
 - a. The historical significance of this home encompasses more than the structure's unique historical architecture specific to homes built in Transylvania County at the turn of the century. The home has been associated with several historically and culturally significant persons including the original owners, their children, and subsequent occupants. Contribution to Transylvania County community and culture span more than a century.

¹ Phillips, L. A. W., Thompson, D., & Transylvania County Joint Historic Preservation Commission. (1998). *Transylvania: the architectural history of a mountain county* (1st ed). Transylvania County Joint Historic Preservation Commission in association with Marblehead Pub.

Original owners and occupants, William Woodford Zachary and Beulah McMinn Zachary. Beulah McMinn Zachary was born the daughter of Nathan Van Buren McMinn (1838-1902) and Lizzy England (1850-1898), the “daughter of Alexander England who was identified with Leander Gash, and B.C. Lankford in donating the land on which Brevard was located.”² Nathan Van Buren McMinn’s contributions to Brevard include the construction of the courthouse in 1881 and the first brick commercial building in town in 1899.³

Beulah and W.W. Zachary married in 1897 and built this structure as a temporary home intended to be “an interim home until the family could build their dream house.”⁴

Originally this property was approximately forty acres of land including corn fields, orchard field, chicken yard, outbuildings, barn, spring, and woodlands. The parcel was eventually sold to a developer, the Brevton Park Company, subdivided, and built into the existing residential neighborhood that exists today.

Beulah Mae Zachary (1911-1959) grew up in this home. Beulah’s crowning transcendent contribution was her role in cultivating the performing arts in Transylvania County. Expanding on her role as a local seventh grade school teacher, she started the first Little Theatre in Brevard on October 14, 1935. The Little Theatre made performing arts accessible to amateur community members interested in acting. Part of a larger societal movement, The Little Theatre made the performing arts accessible to community members who did not have access, financial or logistical, to live theatrical performances. It also brought to light many controversial cultural issues of the time including “racism, women’s role in society, and class inequality.” Issues that remain ever-present to this day.⁵

Beulah took her theatre experience to a bigger stage when she left Brevard and moved to New York City to work her way up the dramatic ladder as a production manager on Broadway. In 1939 she traveled to Chicago and went on to become one of the first female executive television producers in the country in her role “as producer-director of RCA-Victor’s “Kukla, Fran, and Ollie.” Beulah produced the show for more than ten years. She was said to be the first person to utilize a Zoomar Lens in a studio production and she and a co-worker were the first to “coordinate film with live action in a television production.”⁶

Beulah and her family were also responsible for creating a “organ fund at the Brevard Methodist Church in honor of her mother, Beulah McMinn Zachary.” Beulah Maye Zachary was killed tragically in a United Airlines plane crash on April 4, 1958. “One of television’s pioneer producers, was aboard the glistening new turboprop American Airlines plane that crashed into the chilling, fog-covered waters of the East River near New York’s La Guardia airport.”⁷

² Transylvania County Heritage North Carolina 1995 Transylvania County Heritage Book Committee, p. 113

³ (1961a, April 6). *History of the McMinn Family*. The Transylvania Times.

⁴ Phillips, L. A. W., Thompson, D., & Transylvania County Joint Historic Preservation Commission. (1998). *Transylvania : the architectural history of a mountain county* (1st ed). Transylvania County Joint Historic Preservation Commission in association with Marblehead Pub.

⁵ Kranz, H. (2024, July 22). *Beulah May Zachary and Brevard Little Theater Beginnings*. Transylvania County Library. <https://library.transylvaniacounty.org/beulah-may-zachary-and-brevard-little-theater-beginnings/>

⁶ Staff Writer. (1955a, November 17). *Beulah Zachary, Veteran TV Trooper, Observing 11th Anniversary in Industry*. The Transylvania Times.

⁷ Staff Writer. (1986a, February 6) The Transylvania Times.

Her legacy for Brevard continued even after death. In her will she included an endowment fund “to the Brevard Methodist Church for the care, maintenance, upkeep, use, and improvement of the Beulah McMinn Zachary Memorial Organ.”⁸

Ownership of the Beulah and W.W. Zachary House changed hands thrice before my husband and I and our daughter, Charlotte became custodians. The family we purchased the home from in 2023 were the son and daughter of a beloved community member, Mary Lou Tucker.

Mary Lou loved her home and this community and often shared her love of Christmas. She opened her elaborately decorated home and hosted public holiday open houses so community members of all ages could view her incredible array of holiday decor. I have heard some community members refer to our home as “The Christmas House.” Like Beulah, Mary Lou Tucker was killed tragically in a motor vehicle crash on Tuesday, September 1, 2020. It is said that if Mary Lou were a baking good, she would be Angel Food Cake. Beloved by all.⁹

This building represents more than a historic house on a hill. It’s original inhabitants, their predecessors, children, and subsequent custodians over more than a century have included prominent founding community members, a pioneering professional woman, and beloved community member. I am deeply grateful for the opportunity to care for this house and restore it in an attempt to honor those who came before us. Those who shared our love of this home.

10. Architectural Description and Context

- a. Two-story Colonial-Revival style structure with an “asymmetrical plan finished with a [large aggregate] pebble-dash exterior – a popular architectural treatment during the early years of the twentieth century.” More prevalent in Asheville at the time it was built. “Characterized by a low, hipped roof with overhanging flared eaves, a one-story façade porch with Tuscan columns, twelve-over-one Colonial Revival-style [double-hung] shash windows, [three] interior chimneys, and a one-story rear ell.” The property also contains a clapboard outbuilding and adjacent foundational ruins of a laundry house. These structures depicted on renderings as “servant house” and “wash house” respectively.¹⁰

The home retains its original floorplan configuration including a fifteen-by-thirty foot breezeway foyer and three landing, quarter turn staircase, mixed yellow and heart pine, red oak wood floors, heart pine wood five-panel doors, pocket doors, brick chimneys, and original double-hung heart pine shash and casement windows with mortise and tenon joinery. Original balusters and wood steps missing from front porch at this time. Doors retain original brass-plated stamped steel hardware. Wood and lath plaster walls throughout, artifacts from plaster restoration recovered include braided horse hair. Electrical remnants of knob-and-tube configuration present. Six-inch heart pine baseboards and picture molding throughout. Proper 2” x 4” studs and joists hand-hewn heart pine with some containing visible bark live edges. Exterior lath sheathing planks

⁸ Thompson, M. (2021a, December 6). *Beulah May Zachary worked in early TV*. The Transylvania Times.

https://www.transylvaniatimes.com/features/beulah-may-zachary-worked-in-early-tv/article_a31a8af0-6e91-5bdb-a2b5-311ac496e4d3.html

⁹ Thompson, M. (2021a, December 6). *Beulah May Zachary worked in early TV*. The Transylvania Times.

https://www.transylvaniatimes.com/features/beulah-may-zachary-worked-in-early-tv/article_a31a8af0-6e91-5bdb-a2b5-311ac496e4d3.html

¹⁰ Laura A.W. Phillips and Deborah Thompson. (1998). *Catalog of Historic Structures: The Architectural History of a Mountain County*. The Transylvania County Joint Historic Preservation Commission 1998, Marblehead Publishing, Raleigh, North Carolina

hand hewn heart pine wood also of varying dimensions. Some siding and roof sheathing plank widths in excess of 18" wide.

11. Historical Background and Architectural Context

- a. William Woodford Zachary's ancestor, William Zachary was of English descent. At the turn of the eighteenth century he arrived in Virginia, married and settled in Surry County, NC. William (1750-1829) and his wife Jaminma had a son, John Zachary II (1745-1814). John Zachary II married Sarah Hay and served in the American Forces of Virginia in the Revolutionary War. He was designated for Patriotic Service and commanded by Colonel Theodorick Bland. Their third child, a son, named John Zachary III, married Sarah Roberts of Surry County, NC.
- b. Family history states that John Zachary III went with friends and eldest sons on a trek to Georgia on horseback traversing the winding roads through the Piedmont on a neighbor's bond. The perpetrator was apprehended and the men made plans to return home. They decided to follow the true North of the compass route rather than the meandering roads through the Piedmont back to the mountains. This rustic trip led them to what is now Cashier's Valley.¹¹ Eventually joined by their families and settling.
- c. Unfortunately, around this same time, in 1838, the Cherokee were being forced out of their ancestral lands, betrayed by the government under the guise of a treaty called The Treaty of New Echota. The treaty "gave" the Cherokee five million dollars and land out West in what is now Oklahoma. In return, the Cherokee were to relinquish, to the U.S. Government, 7 million acres of land they and their ancestors had inhabited for millennia.¹² Ratified in 1836, a delay was "granted" by President Van Buren to "allow the Cherokee time to move." By the spring of 1838 only two thousand Cherokee had relocated voluntarily. Six forts were built in North Carolina to hold captive upwards of 14,000 Cherokee prisoners awaiting the commencement of their six month journey West on The Trail of Tears. Ten percent perished along the way.¹³
- d. Unfortunately, as was the case with many early white settlers in the area, the Zachary's may have benefitted at the Cherokees expense. "Records reveal that large land grants were sold by the State of North Carolina to W. Bill Sloan for lands in Macon and Jackson Counties after the first Indian Treaties. And in like order land purchases were made by John A. Zachary."¹⁴ John A. Zachary married Eliza Jane Jones and had fourteen children. William Woodford Zachary (1862-1913) was the fifth child.
- e. As a young man, W.W. Zachary "read law with Lyle Jones of Franklin, N.C. [and] opened his first law office in Brevard, later moving to Marshall, NC and was there elected to the North Carolina General Assembly."¹⁵ W.W. Zachary returned with his wife Beulah to Brevard to practice law specializing in land suits. Beulah and William had four children, William, Elizabeth, Mary Ann, and Beulah.¹⁶
- f. The W.W. Zachary House would appear, using modern standards, to be a grand and extravagant home. However, to W.W. Zachary and his wife, this house may have been plain and satisfactory as an interim structure while they awaited the construction of a finer family home fitting of their professional affluence in Brevard. Nonetheless, this

¹¹ Records of Research by Kannie Zachary Marr 1910. (1976a, May 20). *Zachary's Had Big Role On Upper French Broad*. The Transylvania Times.

¹² *The Treaty of New Echota and the Trail of Tears*. NC DOCR. (n.d.).
<https://www.docr.nc.gov/blog/2016/12/29/treaty-new-echota-and-trail-tears>

¹³ U.S. Department of the Interior. (n.d.). *Cherokee*. National Parks Service. <https://www.nps.gov/grsm/learn/historyculture/cherokee.htm>

¹⁴ Records of Research by Kannie Zachary Marr 1910. (1976a, May 20). *Zachary's Had Big Role On Upper French Broad*. The Transylvania Times.

¹⁵ Files of Mary Jane Mrary. W.W. Zachary Family. Transylvania County Library Archive Records.

¹⁶ Files of Mary Jane Mrary. W.W. Zachary Family. Transylvania County Library Archive Records.

house is very finely constructed with local hand-hewn timber, mortis and tenon joinery, enormous timber sheathing planks, and floor boards in excess of twenty feet. Covered in large aggregate pebbledash siding, this house stands proud on the hill with seasonal ridgeline views surrounded by majestic mature scarlet and white oak, beech, sourwood, and poplar trees.

12. Personal Note

- a. This house has captivated me from the first moment I entered the foyer. The house was cold and empty. Much repair was needed. It was over-budget. There were holes in the ceiling and no working bathroom. But I did not notice all there was to be done to restore it. I only felt that this house was the home I always wanted. It is my honor to help to restore and rehabilitate it and preserve the history and legacy of so many storied lives.

13. Property to be Included in Designation

- a. Exterior of main house and adjacent original outbuilding to be included in the Joint Historical Preservation Commission of Transylvania County Historic Landmark Designation.

Archives:

Rowell Bosse North Carolina Room, Transylvania County Library, Brevard, NC

Transylvania County Register of Deeds

Sources:

Transylvania County Heritage North Carolina 1995 Transylvania County Heritage Book Committee, p. 113

Kranz, H. (2024, July 22). *Beulah May Zachary and Brevard Little Theater Beginnings*. Transylvania County Library.
<https://library.transylvaniacounty.org/beulah-may-zachary-and-brevard-little-theater-beginnings/>

Phillips, L. A. W., Thompson, D., & Transylvania County Joint Historic Preservation Commission. (1998). *Transylvania : the architectural history of a mountain county* (1st ed). Transylvania County Joint Historic Preservation Commission in association with Marblehead Pub.

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https://www.transylvaniatimes.com/features/beulah-may-zachary-worked-in-early-tv/article_a31a8af0-6e91-5bdb-a2b5-311ac496e4d3.html

The Treaty of New Echota and the Trail of Tears. NC DOCR. (n.d.).
<https://www.docr.nc.gov/blog/2016/12/29/treaty-new-echota-and-trail-tears>

U.S. Department of the Interior. (n.d.). *Cherokee*. National Parks Service.
<https://www.nps.gov/grsm/learn/historyculture/cherokee.htm>

Secondary Sources:

Personal photos

Original photos

Transylvania Times

Transylvania County Library

Transylvania County AGIS

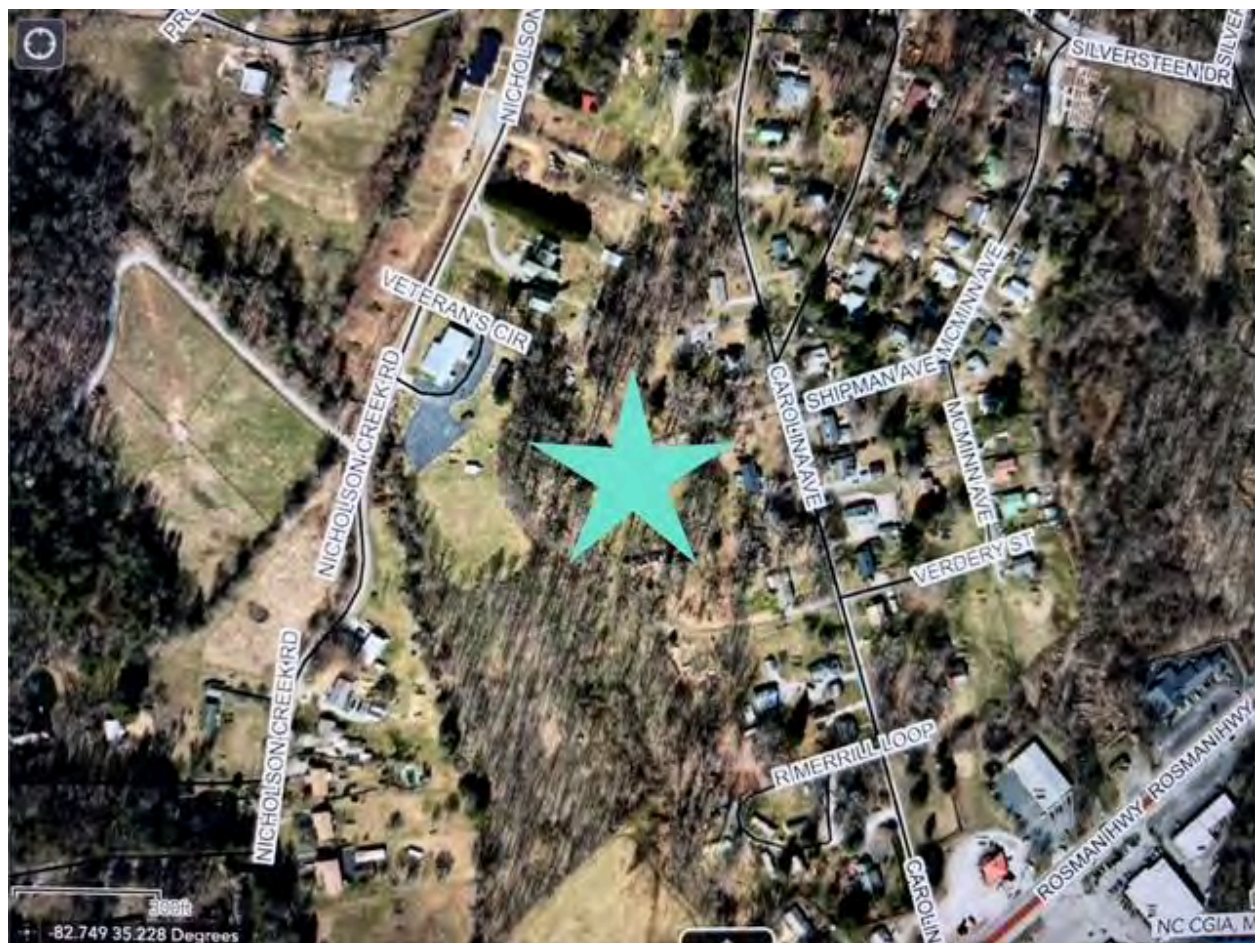


Figure 1 Aerial Map Property Lies Top Right of Blue Star. Corner of Carolina Avenue and Shipman Avenue.



Figure 2 Aerial View City of Brevard. W.W. Zachary House Location Noted by Blue Star. Southwest of Downtown.

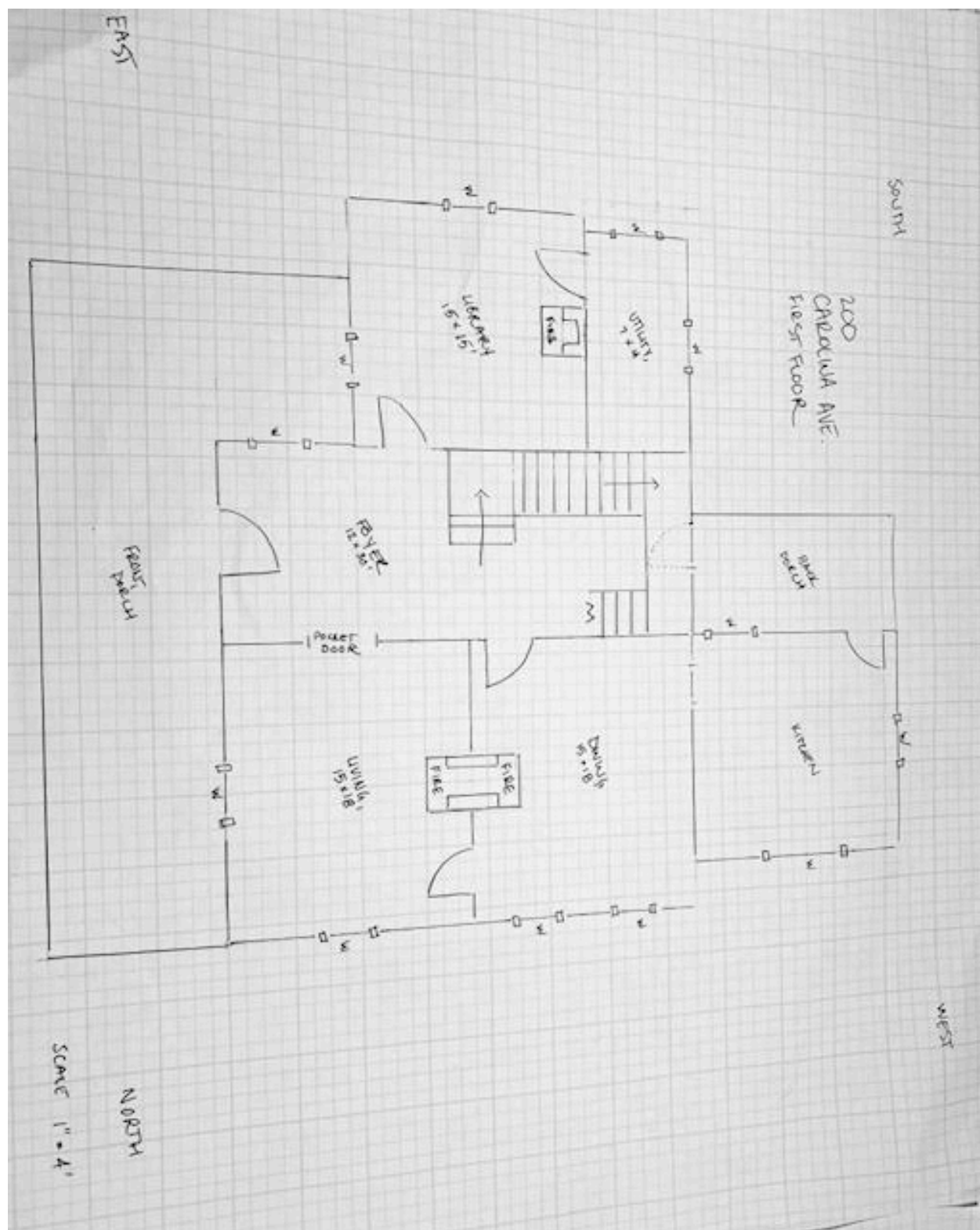


Figure 3 First Floor Plan.

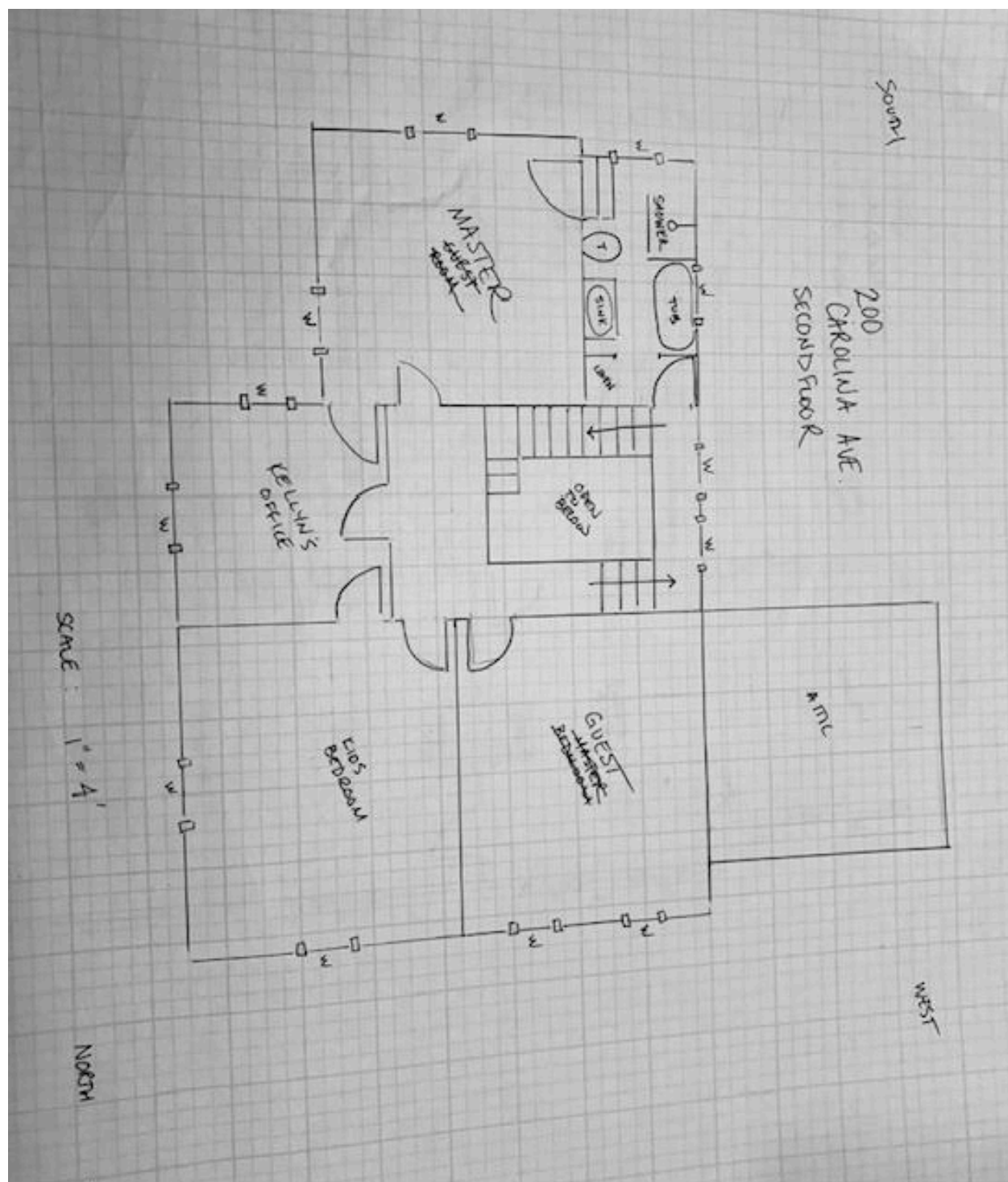


Figure 4 Second Floor Plan.



Figure 5 1912 W.W. Zachary Family East Elevation. Scarlet Oak near W.W. Zachary Still Stands.



Figure 6 Southbound Present Day Carolina Avenue.



Figure 7 East Elevation.

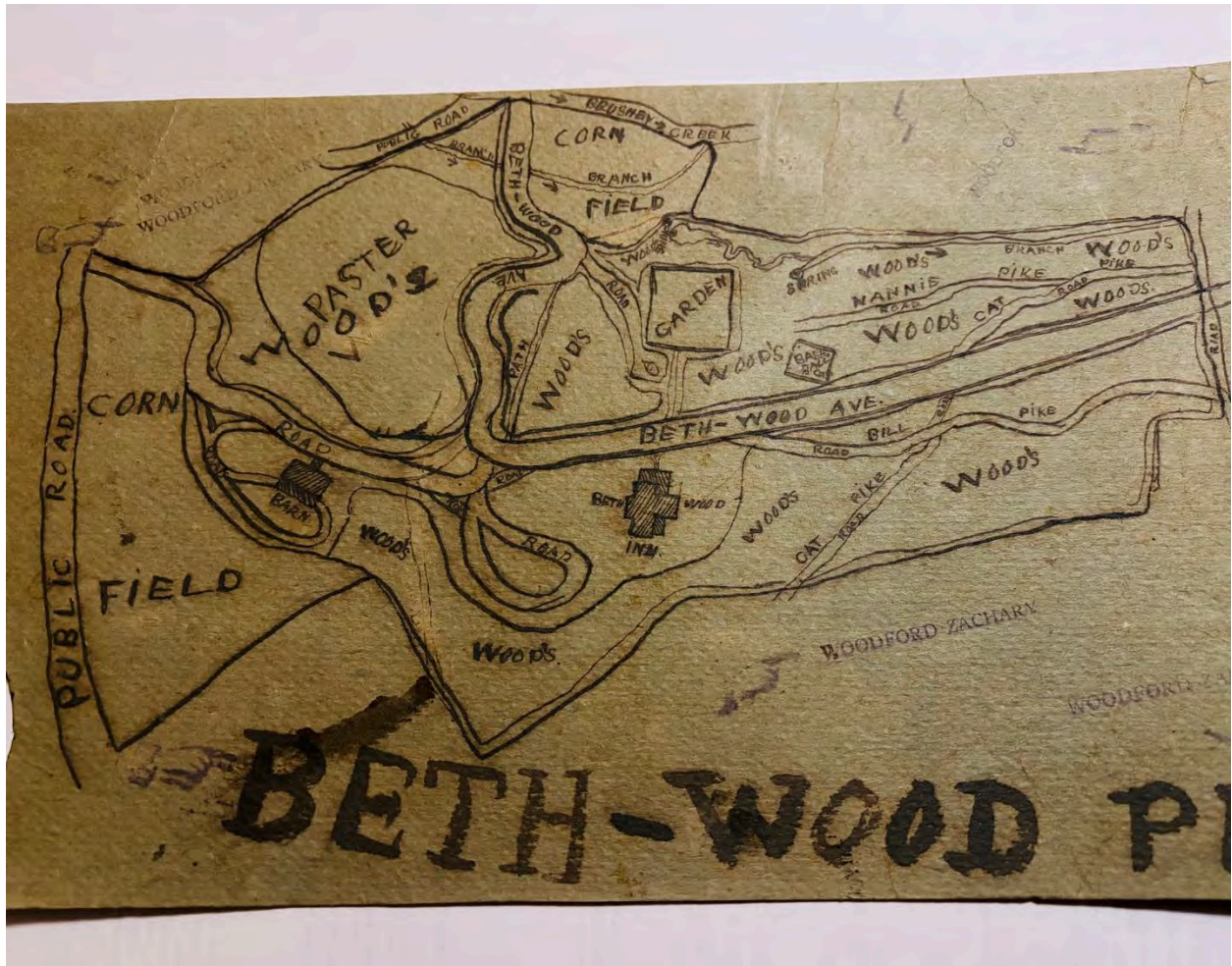


Figure 8 Original Property Depiction.



Figure 9 Beulah Maye Zachary.



Figure 10 Beulah Maye Zachary Far Left on Set of "Kukla, Fran, and Ollie."



Figure 11 Original Large Aggregate Pebbledash Siding Intact.



Figure 12 Tuscan Porch Columns and Heart Pine Wood Porch Flooring Mitered at Corner.



Figure 13 Tuscan Porch Columns Supporting Porch Eave with Beaded Board Ceiling.



Figure 14 Oversized Front Door with Original Stamped Steel Hardware Brass Plated Currently Painted.



V

Figure 15 Central Breezeway Foyer Facilitated Ventilation Prior to Central HVAC.



Figure 16 Out Building Far Right Labeled on Maps from Transylvania Public Library Survey as "Servant House." Remnants of "Wash House" Foundation Located between Outbuilding and Modern Workshop.



Figure 17 Front Elevation in April.



Figure 18 North Elevation. Mature White Oak Far Right Over 150 Years Old. Mature at Time House was Built. Described in 1916 Deed as 48" White Oak. Massive. Per NC Forester Jordan Luff, Habit Suggests it was "Open Grown."



Figure 19 West Lawn Overlooks Abandoned Alleyway.



Figure 20 West Elevation Rear of House. Clapboard Sided Outbuilding Exhibits Six-pane Steel Casement Windows and Hinged Opening Above.



Figure 21 West Elevation Rear of House.



Figure 22 Wide Hand Hewn Exterior Sheathing Planks Various Dimensions, Proper 2" x 4" Hand Hewn Lumber Studs, and Resident Aviators.



Figure 23 Lath and Plaster Walls with Hand Hewn Irregular Width Planks with Pebbledash Siding Beyond Allows the House to "Respire" Over the Seasons. For Better or Worse.



Figure 24 Artifact Braided Horse Hair Found in Failing Plaster Walls. Horse Hair Originally Used to Strengthen the Plaster Creating a Fibrous Network for the Material to Adhere to. Modern Methods Include the Addition of Fiberglass or Similar Material.



Figure 25 Twelve Over One Double-Hung Wood Sash Windows with Mortis and Tenon Joinery. Original Yellow Pine Flooring.



Figure 26 Twelve-Over-One Double-Hung Wood Sash Windows with Mortis and Tenon Joinery. Original Yellow Pine Flooring.



Figure 27 Missing Threshold Replaced with Heart Pine Wood Threshold.

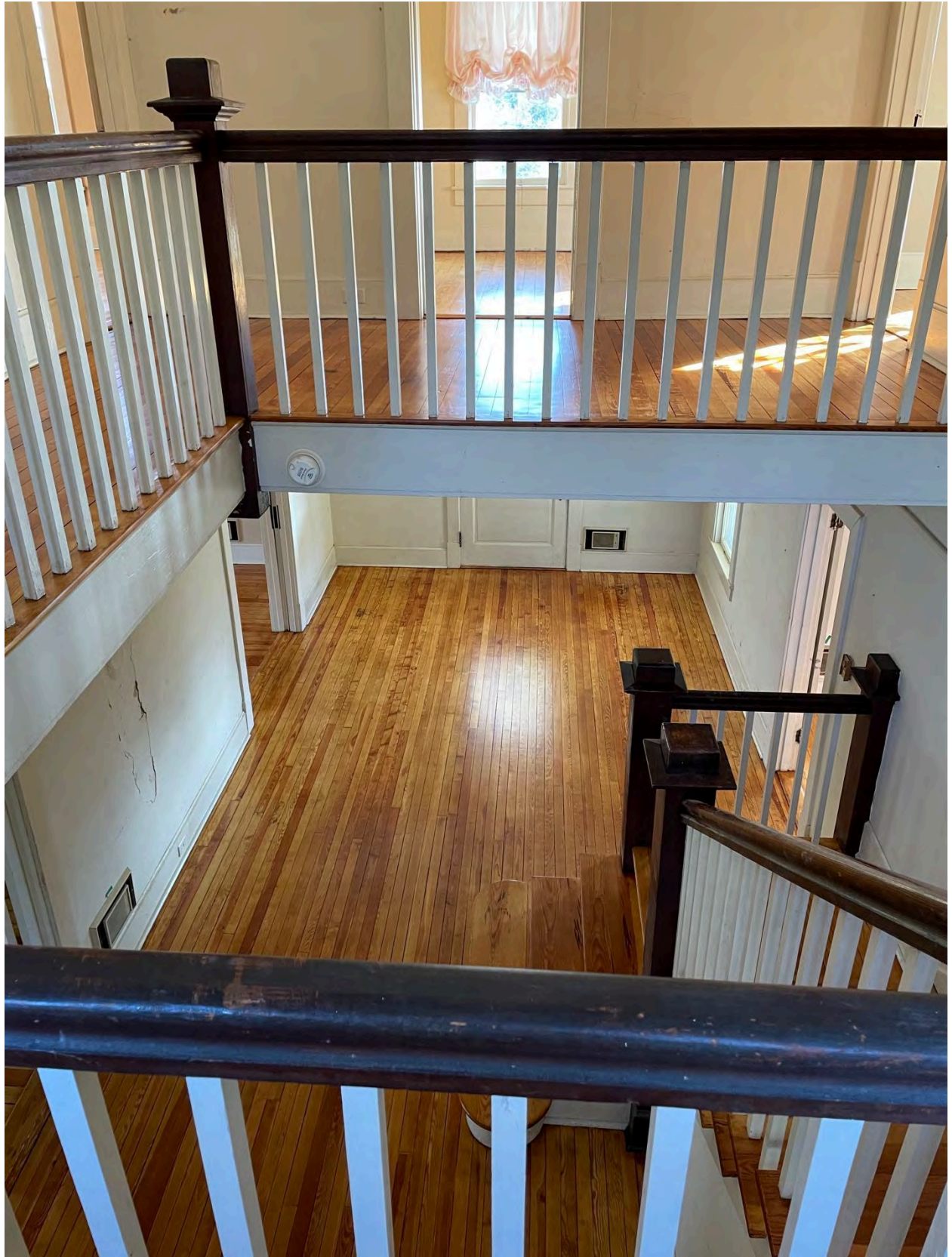


Figure 28 Triple Landing Quarter Turn Staircase Overlooking Foyer.



Figure 29 Second Staircase Landing.



Figure 30 Original Mixed Heart and Yellow Pine Wood Stair Treads.



Figure 31 Colonial Revival Style Triple Landing Quarter Turn Staircase.



Figure 32 Original Brick Fireplace Previously Containing Wood Burning Stove. Notice Flue Cap. Currently Painted.



Figure 33 Room Labeled on Early Documents as "Library" Just Off Central Foyer. Smaller Original Brick Fireplace Also Contained Wood-burning stove for heat.



Figure 34 Double Pocket Door Reveals Sitting Room with Original Brick Fireplace. Fireplace Contains Single Chimney with Double Flue for Dining Room Fireplace.



Figure 35 Central Breezeway Foyer. Narrow 2 1/2" Heart Pine Flooring Considered to be Esthetically Superior to the 3 1/4" Yellow Pine Flooring Found in the Rest of the House. A public greeting area. The Grandest Room in the House.



Figure 36 Central Foyer Prior to Refinishing Floors. Double Pocket Door with Original Brass-Plated Stamped Steel Hardware.



Figure 37 Original Clawfoot Tub with Telephone and Swanneck Faucet. Original Mortis and Tennon Twelve Pane Casement Windows.



Figure 38 Restored Full Bath with Period Appropriate Fixtures and Finishes.



Figure 39 Original Claw-and-Ball Foot Tub Restored with Fresh Enamel and Paint.



Figure 40 Mary Lou Tucker Loved Christmas. An Avid Collector, She Decorated so Elaborately that Clarke W. Griswold, Hallmark, and Santa Clause Himself Would be in Awe. She Shared her Transcendent Holiday Spirit with the Brevard Community by Hosting Annual Public Open Houses. Beloved by All. Mary Lou and her husband took ownership of the home in the 1970's.

OPEN HOUSE

December 15, 1992

- | | | | |
|------------|-------------------------------|-------|----------|
| 1) | Ruth Perry | 36 | Mary Lou |
| 2 | Sallie Franks | 37 | Doug |
| 3 | Jimmy Franks | | |
| 4 | Dary Galloway | | |
| 5 | Eunice McCall | | |
| 6, 7 | Dat & Conley Bradley | | |
| 8, 9 | Bill & Luecy Parham | | |
| 10 | Mary Williams | | |
| 11 | Nadine Galloway | | |
| 12, 13, 14 | Lion, Bernice & Colby Scroggs | | |
| 15, 16 | Martin, Leslie Dixon | | |
| 17 | Lila Hipp | | |
| 18 | Leona Mae Punsley | 217 | |
| 19 | Christy Galloway | | |
| 20 | Matthew Galloway | | |
| 21 | Tracy J. Hoxit | | |
| 22, 23 | Everett Hipp & Brent Hipp | 12-15 | 37 |
| 24 | Lue Bravelly | 12-16 | 32 |
| 25 | Igini Herman | 12-17 | 25 |
| 26 | Darry Lisk | 12-19 | 25 |
| 27, 28 | Jerry & Sara Tinsley | 12-20 | 5 |
| 29 | Jeff Rowe | 12-22 | 24 |
| 30 | Kelly Rae Tinsley | 12-23 | 30 |
| 31 | Rosetta Tinsley | 12-24 | 16 |
| 32 | Tom Galloway | 12-25 | 21 |
| 33 | Barry Galloway | 12-26 | 5 |
| | Hazel Stucker | 12-28 | 1 |
| | | 12-30 | 1 |
| | | 1-4 | 1 |
| | | 1-8 | 1 |
| | | 1-9 | 2 |

Figure 41 Mary Lou Tucker's List of Holiday Open House Attendees 1992.

**PLANNING AND
COMMUNITY DEVELOPMENT**

Ashley Minery, Planner
Darby Terrell, Planner



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Agenda Item: VI-C.

Memorandum

From: Ashley Minery, Planner
To: Transylvania County Joint Historic Preservation Commission
Date: March 6, 2025
Meeting Date: March 11, 2025

Subject: May 2025- Preservation Month

Contact Info: Ashley.Minery@transylvaniamountaincounty.org or (828)884-1710

Attachment(s): None

Purpose: Discuss events for the upcoming Preservation Month Events.

Background: May is nationally reconogized at Preservation Month, and observed via Proclamation by Transylvania County's Board Commissioners. The JHPC, along with other Historic Organizations sponsor, organize or support activities for the public throughout the month.

Financial Impact: None

Strategic Plan Goal & Strategy:
Goal 6: "County government is service driven, transparent and performance based with more active and engaged citizens."

Strategy 6E: "Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery."

Recommendations: Staff recommends the Transylvania County Joint Historic Preservation Commission discuss of May 2025- Preservation Month events, especially the JHPC meeting scheduled for May 13, 2025 at Champion Park Pavilion in Rosman.