



**Joint Historic Preservation Commission Meeting
January 13, 2026, at 4:00 PM
Cooperative Extension Conference Room, Regular Meeting
106 E. Morgan Street, Brevard, NC 28712**

MINUTES

CALL TO ORDER

I. **WELCOME:** Mr. John Koury called the meeting to order at 4:00PM. Ms. Chelsea Preciado, Mr. Billy Parrish, Ms. Nikki Ransdell, Mr. William Hunter, Ms. Nicole Bentley, Mr. Sam Hayes, Ms. Katherine Poe, and Ms. Geri Connell were present. A quorum was present. Ms. Ashley Minery and Mr. Jacob Compher from the Planning Department were also present. Several members of the public were also in attendance.

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

III. **CONSENT AGENDA:**

A. Minutes (November 12, 2025)

Mr. Koury moved to continue the consent agenda until the next meeting due to staff shortages causing a delay in minutes. Ms. Bentley seconded the motion. All present members voted in favor and the motion carried.

IV. **OLD BUSINESS:**

A. The Zachary House Application: Comments from the North Carolina State Historic Preservation Office (SHPO) provided their comments on the Zachary House Report. Mr. Hayes is working with the owners to edit the report and will bring it back to the Commission for a final review soon.

B. The Inn at Brevard Update: Mr. Koury and Mr. Hunter met with the property owner in October to discuss work plans. The new owners plan to apply for a COA soon to bring the property back into compliance with historic integrity standards.

C. Allison-Deaver House COA Update: Ms. Marjorie Lillard, of the Historic Preservation Society, updated the JHPC on the progress at the Allison Deaver House. Work by Adams and Adams is ongoing and great improvements have been made to the structure. Ms. Poe

recommended repurposing original materials for art projects.

- D. Charles Orr House COA Update: The COA for the side door project was recently approved by the JHPC and the work has been executed.

V. NEW BUSINESS:

- A. Quasi- Judicial Training: Ms. Poe gave a presentation to the Commission on NC General Statue requirements for reviewing COA applications. A public hearing is required for such reviews, as well as a public announcement, neighboring property notification letters, subject property owner letters, and a posted sign notice at the subject property.
- B. Staff Report: The next regularly scheduled JHPC meeting on Tuesday, September 9, 2025, at 4:00PM in the Cooperative Extension Conference Room.
- C. Elizur and Ann Patton House Nomination: Mr. Koury opened the public hearing for the review of the Elizur and Ann Patton House's nomination for the National Register of Historic Places (located at 1699 Old Hendersonville Highway, Pisgah Forest). Mr. Koury recused himself from voting due to professional conflict but was available to answer questions about the property. Transylvania County Commissioner Larry Chapman asked if the DOT roundabout project for Wilson Road would impact the property. Mr. Koury said it would not. Mr. Ted Budd voiced his support for the project and said it was a valuable part of local history that should be preserved. Mr. Koury said Ms. Josie Ward is writing the report for the Patton House, and SHPO has already conducted a site visit. The Commission agreed the house would likely meet the Secretary of Interior standards for designation, but the shed in the rear of the property would be non-contributing. Ms. Jill Chapman informed the committee that Ann Patton Family and Mr. Deavor (of Allison-Deavor House) were brother and sister. She also said the outbuilding in the back was originally converted to house the enslaved workers of the property. The Commission also discussed the Preserve NC restrictions on the property. Mr. Hunter thought it was a good candidate for national nomination, and its current integrity strengthened its nomination. Ms. Poe moved to declare the Elizur and Ann Patton met the Secretary of Interior's criteria and the JHPC supports its nomination to the National Register of Historic Places. Ms. Connell seconded the motion. All other present un-recused members voted in favor and the motion carried.

VI. PUBLIC COMMENT: There were no public comments.

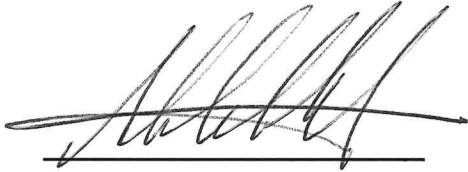
VII. COMMISSION MEMBERS' COMMENTS: Ms. Minery provided staff updates to the Commission.

The Local History Fair will again be held at Blue Ridge Community College in Brevard on April 15th.

The next JHPC meeting is scheduled for March 10th at 4:00PM. Mr. Koury said the JHPC may soon

receive a COA application for the Bryant House. Mr. Koury also said he knows of two great candidate applications for the JHPC, if anyone is interested in cycling off the Commission at the end of their terms. Ms. Poe moved to adjourn the meeting. Ms. Precidao seconded the motion. All present members voted in favor and the meeting adjourned at 4:39PM.

ADJOURNMENT

A handwritten signature in black ink, appearing to read 'Ashley Minery', written over a horizontal line.

Ashley Minery, Planning Director

A handwritten signature in black ink, appearing to read 'Katherine Poe', written over a horizontal line.

Katherine Poe, Secretary