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**Joint Historic Preservation Commission Meeting  
March 10, 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 4:01PM. Ms. Chelsea Preciado, Mr. Billy Parrish, Ms. Nikki Ransdell, Mr. William Hunter, Mr. Sam Hayes, Ms. Katherine Poe, and Ms. Geri Connell were present. Ms. Nicole Bentley was absent. A quorum was present. Ms. Ashley Minery from the Planning Department was 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. AGENDA MODIFICATIONS:** There were no proposed agenda modifications.

**IV. CONSENT AGENDA:**

A. Minutes (November 12, 2025)

B. Minutes (January 13, 2026)

Mr. Koury moved to accept the consent agenda as presented. Ms. Ransdell seconded the motion.

All present members voted in favor and the motion carried.

**V. PUBLIC HEARING:**

A. COA 26-01 Bryant House: The Commission reviewed the proposed plans for carport and workshop construction in addition to screening in the back porch of the original structure. After a discussion, the commission determined the carport/ workshop structure was too close to the original historic structure and clashed with the original architectural design. They suggested the property owners meet with the City of Brevard to determine if the height/size of the structure would even be allowed under the City's development regulations and consider redesigning and alternative placement of the new structure. The screened in porch design was found to be acceptable, and not a threat to the historic integrity of the original structure. Mr. Koury moved to approve the porch enclosure and

continue the carport/ workshop part of the COA pending review with the City of Brevard and redesign addressing the scale and proximity to the original structure. Mr. Hayes seconded the motion. All present members voted in favor.

- B. COA 26-02 Sylvan Inn: The COA application for the Sylvan Inn involved a proposed redesign of the front porch and hardscaping and repair work of the previously damaged columns. The commission had no objections to the suggested method of column capital replacement using like replacements of the original cast. The existing porch of the Inn was determined to be not original and confirmed by property owners to not be structurally sound. The Commission suggested the owners do a concrete porch across the entire front, with a stone patio, and stone steps. The owners agreed it would be aesthetically pleasing and durable. Mr. Hayes moved to work with the owners on the damaged pebbledash repair and to accept the proposed column, capitals and base COA, along with the deck with suggested modifications. Ms. Poe seconded the motion. All present members voted in favor and the motion carried. Mr. Koury closed the public hearing.

**VI. NEW BUSINESS:**

- A. May Preservation Month Planning: In lieu of an independent JHPC May event, the commission agreed to help promote local America 250<sup>th</sup> events hosted by multiple local historic organizations.
- B. Staff Report: Ms. Minery provided staff updates to the Commission. The Local History Fair will be held at Mary C. Jenkins Community Center on April 15<sup>th</sup>. Nonprofit Grant applications are open on the Transylvania County website and will be reviewed by JHPC at the May meeting. The next JHPC meeting is scheduled for Tuesday, May 12, 2026.

**VII. PUBLIC COMMENT:** There were no public comments.

**VIII. COMMISSION MEMBERS' COMMENTS:** Mr. Hayes discussed the availability of CLG Grant funds for a design standards booklet. The entire Commission discussed the Tannery Smokestack demolition in Brevard, but it is not a locally designated landmark. Mr. Koury moved to adjourn the meeting. Mr. Hayes seconded the motion. All present members voted in favor and the meeting adjourned at 6:08PM.

ADJOURNMENT

A stylized, cursive handwritten signature in black ink, appearing to read 'Ashley Minery', positioned above a solid horizontal line.

Ashley Minery, Planning Director

A cursive handwritten signature in black ink, appearing to read 'Katherine Poe', positioned above a solid horizontal line.

Katherine Poe, Secretary