

Transylvania County Joint Historic Preservation Commission

Minutes

February 9, 2016, 4:00 PM, Community Service Building Conference Room

- I. **Welcome & Introductions:** Chair Ellen Harris welcomed all members. Members attending were John Huggins, Lauren Wise, Marcy Thompson, Jeff Mills and staff persons Joy Fields and Mark Burrows. Jeff Carter was absent (excused), Rick Lasater and Betty Sherrill were absent. Heart of Brevard Executive Director Heath Seymore, President Richard Coadwell, and Joan Van Orman, were also in attendance.

- II. **Approval of Agenda and Minutes:** Ellen Harris made a request to rearrange the agenda by moving item IV a) ahead of item III a) to allow the guests to speak prior to addressing old business. Lauren Wise motioned to approve the modified agenda and seconded by Jeff Mills. The motion was approved. John Huggins motioned to accept the January 12, 2016 minutes and was seconded by Lauren Wise. The motion was approved.

- IV a) **New Business** – Heart of Brevard has an interest in preserving downtown’s historic appearance and wondered if there are buildings in downtown that would be priorities to designate as historical landmarks. Back in 2002 there was a joint effort between Heart of Brevard and JHPC that resulted in having East Main Street Historic District nationally designated. Since that time, additional non-conforming buildings have aged and may be eligible for local or national designation. Properties outside of the East Main Stream Historic District are also eligible for local designation and would benefit from the tax deferral of such designation. Once a property is designated as a local historic landmark, major alteration of the building’s structure, including the facade, requires approval by JHPC. National designation of historical structures does not place any restrictions on building alterations and does not provide a tax deferral to the property owner. Heart of Brevard and JHPC will work together to identify 3-4 properties in downtown that would qualify as local historic landmarks and develop a joint letter to inquire about the landowner’s interest in placing the local designation on their property. Properties initially identified to inquire about were the McMinn Building, the Bank, and Rice Furniture. The County Administration building, Love’s Jewelry, the Masonic Lodge and Comporium were also discussed.

- III. **Old Business**
 - a) *Galloway-Radford House* – Informational sheet was produced by staff and provided to JHPC members.
 - b) *2016 Historic Preservation Fund Pass-Through Grants (HPFP Grants)* – Grant update. Staff received a request from Mac Morrow, President of the Transylvania County Historical Society, and a phased plan that documents the needed repairs and the funding requirements to stabilize the Allison Deaver house. Marcy Thompson made a motion to have JHPC apply for the grant funds on behalf of Transylvania County Historical Society. Lauren Wise seconded and the motion passed unanimously. A second motion was made by

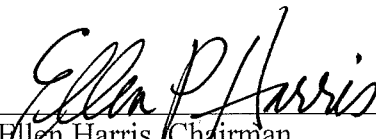
Marcy Thompson to allow staff to identify potential funds from the JHPC budget to use in support of the 40% match required by the Historic Preservation Fund Pass-Through Grants. The motion was seconded by Lauren Wise and passed unanimously. Mr. Burrows noted that there might be up to \$1,000 in the JHPC budget that could be directed to this effort as a match.

- c) Commissioners Update – Scheduled for March 14th from 7-9. JHPC member attendance would be beneficial.

IV. New Business:

- b) *Training Session for Citizen Advisory Council Members* – Ellen and Marcy plan on attending the training.
- c) *Historic Preservation Commission Regional Training* – A training for Certified Local Governments (JHPC), is planned for April 15th in the Transylvania County Rogow meeting room from 11:00 am-3:00 pm. JHPC will be the host of the training. A welcome by County Commissioners and JHPC followed by a presentation of the architectural changes in downtown Brevard through time by Marcy Thompson would be a great way to start off the training. A tour of the East Main Street Historic District or a gallery tour of recent history would also be an interesting piece to provide at the training.

Adjourn: With no further business John Huggins made a motion to adjourn and Jeff Mills seconded the motion which carried. The meeting adjourned around 5:05 PM. The next meeting is **Tuesday March 8th, 2016 at 4:00 pm** in the Community Service Building conference room.


Ellen Harris, Chairman 6-3-2016
Date


Staff 6-3-16
Date