
TRANSYLVANIA COUNTY JOINT HISTORIC PRESERVATION COMMISSION (JHPC)
MINUTES
June 11, 2019, 4:00 PM

I. Call to Order, JHPC Member and former Chair Ellen Pratt Harris:

Ellen Pratt Harris called the meeting to order. Members attending were Betty Runion, Melanie Spreen, Molly Jenkins and Nancy Henderson. Staff members present were County Manager, Jaime Laughter, Clerk to the Board, Trisha Hogan and Program Assistant, Beth Webb. Board members Morris Davis, Rebecca Suddeth (excused), Jeffrey Mills (excused), and Vera Taylor were absent. Owners of The Lodge, Royal and Judith Duff along with their daughter, Keri Zink were in attendance.

- II. Approval of Agenda and Minutes:** Melanie Spreen moved to approve the June 11, 2019, agenda as presented. Molly Jenkins seconded the motion and it was carried unanimously. Melanie Spreen moved to approve the previous meeting minutes (May 14, 2019) as presented. Betty Runion seconded the motion and it was carried unanimously.

III. Old Business

The Board introduced the COA Application for The Lodge and owners, Royal and Judith Duff, along with a short description of the request to change a small area of siding on The Lodge from shakes to board and batten. County Clerk Trisha Hogan swore in witnesses as listed: Betty Runion, Melanie Spreen, Molly Jenkins, Nancy Henderson, Ellen P. Harris, Jaime Laughter, Royal Duff, Judith Duff and Keri Zink.

Chair Harris went over the application as presented by the applicant along with the staff report as incorporated herein (attached). Melanie Spreen made a motion to approve the application based on the staff report that the application meets Secretary of Interior's Standards #9.

The application is consistent with the Secretary of Interior's Standards element 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The homeowners of The Lodge are proposing to keep the chestnut shakes that are good quality to use in other areas of the house where the individual chestnut shakes need to be replaced. Replacing the chestnut shakes with board and batten differentiates the exterior alterations from the historic materials that characterize the property. Historic examples of using shingles on the upper portion with a different material on the lower portion of the house can be seen in: The Presbyterian Church Manse, which uses shingles and wooden siding, and the C.D Chapman House, which uses shingles on the entire front elevation but uses shingles and brick/stone on the rear elevation.

Molly Jenkins seconded the motion. The Board made the discussed the following:

- Original materials need to be salvaged and saved to be used on other areas of The Lodge.
- The new material will need to be treated with a product to give it an aged appearance to match the rest of the structure.
- What has been proposed is appropriate for the location on the house. As proposed, the replacement will be on the back. Future restoration on the front, or main part of the house should use chestnut if at all possible.
- The findings of fact in the staff report were determined to be appropriate and applicable to the application.
- The oak board and batten is an appropriate material to be used in the replacement of the chestnut shakes.

The motion carried.

There were no other applications to review at this time. The Board proceeded with the agenda as adopted.

IV. New Business:

A. Nominations for Chair, Vice Chair and Secretary -

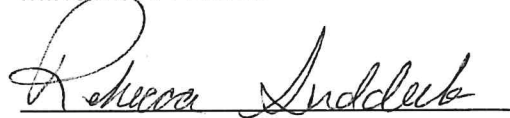
Rebecca Suddeth was nominated as Chair, Melanie Spreen was nominated as Vice Chair, Molly Jenkins was nominated as Secretary. Betty Runion moved to approve the motions and Nancy Henderson seconded the motions. The motions carried unanimously.

B. Other - Ellen provided a review of the CLG grant project for the new JHPC members.

V. Public and Board Member Comments: No update on CLG grant.

VI. Adjourn: Melanie Spreen motioned to adjourn. Molly Jenkins seconded the motion and it carried unanimously. The meeting adjourned around 4:30pm. The next meeting is scheduled for July 9, 2019.

MINUTES APPROVED


Rebecca Suddeth, Chair


Staff Date 13 Aug. 19