

JACKSON COUNTY HISTORIC PRESERVATION COMMISSION

WORK SESSION MINUTES

Date: October 18, 2022								
Time Begin: 5:24 pm								
Time End: 6:56 pm								
Location: Jackson County Public Library, Conference Room								
Members	Present	Absent		Present	Absent		Present	Absent
Susan Leveille	X		Jane Eastman	X		Beth Parris	X	
Bill Crawford	X		Luther Jones	X		Vacant		
Brandon Core	X		Pam Meister	X				
Celeste Pratt	X		Carl Iobst		X			

Staff Present:

Anna Harkins, Planner I
 Allison Kelley, Administrative Assistant III

Call to Order and Quorum Check

Chair Susan Leveille called the meeting to order at 5:24 p.m. and a quorum was not present.

Approval of the Agenda

Jane Eastman made a motion to approve the agenda as written. Luther Jones seconded the motion, and it passed unanimously.

Work Session Discussion

a) Design Standards Discussion

Ms. Harkins stated there are three different levels (federal, state, local) to historic preservation programs. She stated at the federal level is the National Register of Historic Places, and advocacy at the federal level with bills and laws. Programs at the state level are the State Historic Preservation Office, which they act as a bridge for the National Register of Historic Places, and handle a lot of tax programs, help provide assistance for local programs and architectural surveys. In addition, she stated at the local level the program leads are Historic Preservation Commission and Jackson County Planning Department. Ms. Harkins stated it is common that the Historic Preservation Commission typically resides in the Planning Department, because historic preservation is considered land use or the commission sometimes resides in an overarching building department. The focus of the department is public education engagement, assisting community members that are trying to get on the National Register, and have a local register of landmarks/districts and protecting those through reviews and certificates of appropriateness. In addition, she stated people who are part of our local program there is the local tax incentives, which are administered by the county tax office, as well as grants which if we become a certified local government we can obtain from the State Historic Preservation Office.

Ms. Harkins stated the following is referenced in the Historic Preservation Ordinance that the Commission's purpose to list and regulate historic districts and landmarks, and acquire historic properties. The County seeks to safeguard the heritage of the county by preserving districts and landmarks that embody important elements of its culture, history,

architectural history, or prehistory. In addition, the County seeks to promote use and conservation of such districts and landmarks for the education, pleasure, and enrichment of the residents of the County and State as a whole. Ms. Harkins stated these design standards and designation program are designed to embody the purpose of the Commission.

Ms. Harkins stated these design standards are the guidebook for those interested opting into the local designated landmark program in the county. These standards would be available for review before they apply to the program to know what is expected, and for those interested in a guidance document for preservation that are not on the register. Ms. Harkins asked for feedback on Section I: Site and Setting of the design standards that includes Site Features and Plantings, Fences and Walls, Walkways, Driveways, and Off Street Parking, Garages and Accessory Structures, Exterior Lighting, Signage, and Archaeology.

Mr. Jones stated if they have a historic building that originally had landscaping that we now consider invasive species; he would recommend keeping those plantings.

Ms. Pratt suggested mentioning the range of elevation in the county as even a single site could have a steep slope.

Mr. Core inquired how would they review the standard that speaks to new features should be compatible with the overall character and context of the site, but should not create a false historical appearance. Ms. Harkins stated a false historical appearance is when they have a newer structure but are adding to the character to create a false sense of when the structure was actually built. In addition, she stated this standard aids in interpretation and for educational purpose. She stated the NC Preservation Office does offer classes, webinars and seminars for local Commissions that they can take part of these trainings for different cases. Local architects and designers with experience in historic preservation could also offer assistance through this process.

Ms. Pratt stated there was a grammatical error on the first paragraph under Fences and Walls that needs to be reviewed and corrected. Ms. Eastman stated standard number 3 under walkways, driveways and off street parking sentence structure may need revising to be more concise to avoid confusion.

Ms. Leveille stated materials for building have changed tremendously, and an example is when the Town of Webster were working on their ordinance the mayor at the time only wanted traditional asphalt shingles used on roofs. In addition, she stated there was one building in town that had the metal roofing in place that became the norm. Ms. Leveille stated they have to be taking into consideration that materials would change overtime. Ms. Harkins stated there is an understanding that they may not be able to find exact materials such as a specific type of wood, but the materials must be compatible with what is being replaced.

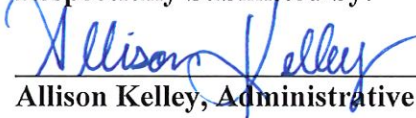
Ms. Pratt inquired if they should add language to the lighting section to include not having light extend past the property line.

Ms. Harkins stated she would look into the feedback received from the Commission and if they have any other thoughts or concerns to contact her by phone, email or stop by the Planning Department.

Adjournment:

With no further business, Luther Jones made a motion to adjourn at 6:56 p.m. Pam Meister seconded the motion, and it passed unanimously.

Respectfully Submitted by:


Allison Kelley, Administrative Assistant

Approved by:


Susan Leveille, Chair