

# JACKSON COUNTY HISTORIC PRESERVATION COMMISSION

## WORK SESSION MINUTES

<b>Date:</b> December 6, 2022								
<b>Time Begin:</b> 5:44 pm								
<b>Time End:</b> 6:57 pm								
<b>Location:</b> Jackson County Public Library, Conference Room								
<b>Members</b>	<b>Present</b>	<b>Absent</b>		<b>Present</b>	<b>Absent</b>		<b>Present</b>	<b>Absent</b>
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 5:44 p.m. and a quorum was present.

**Approval of the Agenda**

The Commission unanimously approved the agenda as written.

**Work Session Discussion**

**a) Design Standards Discussion**

Ms. Harkins presented the draft of the design standards Section 2: Building Materials and Features, including Wood, Architectural Metals, Paints and Paint Color, Roofs, Exterior Walls, Trim and Ornamentation, Windows and Shutters, Exterior Doors, Entrances and Porches, Sustainability and Energy Retrofit, Accessibility and Life Safety Concerns.

Mr. Core stated he is trying to approach these standards through the lens of someone that moves in or already lives in Jackson County that purchases a historic home that would consider apply for a local designation, or it's already local designated. He stated for instance, shortly after his family moved in their historic house they reached out to the NC Historic Preservation Office (NCSHPO) to ask questions about applying for the national register. He stated NCSHPO had asked for pictures of the home and immediately said his home would not qualify for the national register, and to check on local county designation. He inquired how the design standards differed from the national register standards that NCSHPO applies.

Ms. Harkins stated these design standards are for our local register and would be applied after they applied to be a local landmark. Mr. Core inquired if they were not a local landmark, how would these standards be considered. Ms. Harkins stated the design standards could be used as guidelines if someone owns a historic structure and it is not eligible but they want information on how to maintain and upkeep their historic structure. Mr. Core stated what are the guidelines the Commission would use to permit a historic structure to be added to the local register. Ms. Harkins stated those guidelines are in the Historic Preservation Ordinance, and through the state. The guidelines are much like the National Register standards, which is important people, important events, archaeology, and architectural integrity. The National Register looks if the historic structure has merit and national

significant in those different standards. Whereas local significance is specific to Jackson County culture and history, the Commission can recognize and determine it is important at the local level, rather than just at the national or state level.

Mr. Core stated his neighbor's house is on the National Register and the front of the roof is original and the entire back of the house has a more modern metal roof. He inquired if his neighbor was to apply for the local register, how the Commission would review the replacement of her roof. Mr. Core stated the original roof is not on at least 80% of her house, would they permit her to replace it with a comparable metal roof or the original roof. Ms. Harkins stated if there is replacement required the materials should match as close as possible, if they were to try to replace with asphalt shingles that would not be appropriate or compatible with the existing roof. In addition, she stated many places do not allow compatible materials and want the original material. However, she stated they want to have compatible materials within these standards to allow for openness that material may not be available and provide flexibility for the homeowners.

Mr. Core inquired about the standard that additions to a historic structure should not be permanently attached to the historic structure that would cause damage. Ms. Harkins stated additions to a historic structure on the local or national register should be able to be removed without causing any permanent damage to the original structure. In addition, she stated this standard comes from those that are doing a full on building addition where they are removing siding.

Ms. Harkins stated Greensboro has an excellent historic preservation commission and local heritage communities program. The program was created as they came across many of their historic communities, especially minority communities did not have a lot of the original infrastructure to show their communities due to urban renewal. However, those community members wanted to recognize their history, which led the fully functioning commission to communicate with the NCSHPO about including it in their landmarks program. However, since there were no buildings left it could not be on the landmarks program so they created a separate heritage communities program to recognize the neighborhood or area that played an important role in Greensboro's history. The Heritage Communities program has no effect on property rights, zoning or taxation.

Mr. Jones inquired if staff could look into the concept of a local heritage program. In addition, he inquired if staff could look into if a historic structure on the local register would be affected by land value.

Ms. Leveille asked the Commission to take home the draft ordinance and provide feedback of any standard they need further clarification on or have concerns.

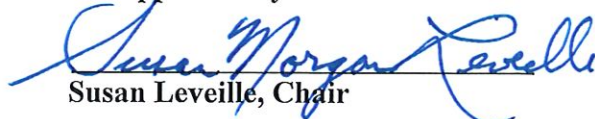
**Adjournment:**

With no further business, Luther Jones made a motion to adjourn at 6:57 p.m. Pam Meister seconded the motion, and it passed unanimously.

**Respectfully Submitted by:**

  
Allison Kelley, Administrative Assistant

**Approved by:**

  
Susan Leveille, Chair