

JACKSON COUNTY HISTORIC PRESERVATION COMMISSION

MINUTES

Date: January 22, 2019								
Time Begin: 5:00 pm								
Time End: 6:23 pm								
Location: Conference Room at Jackson County Public Library								
Members	Present	Absent		Present	Absent		Present	Absent
Daniel Peoples		X	Jane Eastman	X		Carl Iobst	X	
Susan Leveille	X		Joe Rhinehart	X		Beth Parris		X
Connie Haire	X		Luther Jones		X			
Bill Crawford		X	Pam Meister		X			

Others Present:

Caroline Edmonds, Planner I
 Allison Kelley, Administrative Assistant

Call to Order and Quorum Check

The meeting began at 5:00 p.m. and a quorum was not present.

Approval of the Agenda

Caroline Edmonds requested to add “Meeting Date” as letter c on the agenda. Connie Haire made a motion to approve the agenda with the addition of letter c. Carl Iobst seconded the motion. The vote was 5-0, however the agenda was not approved as a quorum was not present.

Informal Work Session Discussion

a) Inventory of Endangered Buildings

Caroline Edmonds stated this work session the Commissioners would create a list of endangered historic buildings within Jackson County.

The Commissioners discussed how to determine if a building is endangered.

- Projects similar to the NCDOT 107 Project that would impact a building would be considered endangered.
- Real Estate development with the risk of potential demolition.
- Determined to follow the guideline of the state’s requirement of a historic building must be at least 50 years old. However, they would also take note if there are buildings that are younger that are significant.
- Endangered buildings are typically associated with specific people, events and architectural designs.
- A property will be at risk if the building is unoccupied for a period of time.
- If a building has too many occupants, the elements of the building can be destroyed by misuse. They will be at risk due to poor maintenance by the tenants/occupants to the interior or exterior.
- Failure to repair the building in a considerably appropriately manner from natural causes and/or unsympathetic renovation.

a) NCDOT 107 Project

Caroline Edmonds provided a map of the NCDOT-107 Project of potential buildings that could be impacted. She asked the Commissioners to review for buildings that have historical value that may be considered endangered. She stated Senior Planner John Jeleniewski reviewed the plans and developed an in-house spreadsheet regarding the impact of the building, what is the tax assessed building/land value, and the level of impact and if relocation is required.

Jane Eastman inquired if the NCDOT-107 Project had officially been proposed. Caroline Edmonds stated the project had formally been proposed and the plans from DOT Mr. Jeleniewski had reviewed are about 25% complete. She stated she does not believe the project has been funded for the next set of construction by DOT. However, they are working towards that goal. Ms. Eastman stated the DOT will have to release an Environmental Impact Statement including architectural and archaeological impact in the future. In addition, she stated as part of any DOT project they will be required to hire an architectural historian who will document any potentially endangered buildings.

The Commissioners considered Historic Endangered Buildings from the list NCDOT-107 Project of potential impacted businesses as follows:

- Gary H Miller, Attorney-at-Law, Located at 10 E Main ST, Sylva NC 28779
PIN #7641-47-3758 (Built in 1910)
- Shed's Hunting Supply, Located at 472 E Main ST, Sylva NC 28779
PIN #7641-66-4567 (Built in 1940)
- Blossman Propane Gas, Located at 532 E Main ST, Sylva NC 28779
PIN #7641-66-7355 (Built in 1948)
- Lofquist & Associates, Located at 11 Citrus DR, Sylva NC 28779
PIN #7641-75-8311 (Built in 1917)

b) WCU

Caroline Edmonds provided a map of Western Carolina University (WCU) campus for the Commissioners to keep an eye out for potentially endangered buildings. Jane Eastman stated she believed the college is planning on remodeling the Moore Building. Connie Haire stated the Hoey Auditorium is on the list to be demolished in the future. Susan Leveille added the building also served Mckee Training School, and the college for school plays and graduation ceremonies. Ms. Haire stated last time she was in the auditorium it had wooden fold down seats and sloped floor.

The Commission members briefly discussed the churches on campus, both the Baptist and Methodist. They were unsure when the churches were built and decided to revisit this discussion when Pam Meister is in attendance as she has more knowledge regarding the campus.

Susan Leveille stated it would be beneficial to have a list of the churches in the county. Jane Eastman added a list of cemeteries would also be useful to the Commission. Ms. Edmonds stated one of the goals the Commissioners stated in the comprehensive plan is to document the cemeteries in the county and use those cemeteries for historic research. She stated the Commission can develop a list at a later date. In addition, another goal is to survey non-structural historical and cultural sites.

b) Upcoming Events

The Commissioners briefly discussed *Mountain Heritage Day* that occurs on the last Saturday in September (September 28th, 2019). In addition, they discussed *Greening Up the Mountains* will be on the last Saturday in April (April 27th, 2019). Ms. Edmonds asked the Commission to start thinking of an interactive activity, raffle, or game. Connie Haire suggested a scavenger hunt with prizes as an interactive activity.

c) Meeting Date

The Commissioners discussed the regular meeting date and time. They determined to keep the meeting on the third Tuesday of the month however change the meeting time from 5:30 p.m. to 5:00 p.m.

Adjournment:

With no further business, Connie Haire made a motion to adjourn. Jane Eastman seconded the motion, and the meeting adjourned at 6:23 p.m.

Respectfully Submitted by:



Administrative Assistant

Approved by:



Susan Leveille, Chair