

JACKSON COUNTY HISTORIC PRESERVATION COMMISSION

MINUTES

Date: August 18, 2020								
Time Begin: 5:19 pm								
Time End: 5:48 pm								
Location: Jackson County Public Library, Community Room								
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 LaFrienier, Planner II
Allison Kelley, Administrative Assistant

Call to Order and Quorum Check

Chair Susan Leveille called the meeting to order at 5:19 p.m. and a quorum was present.

Approval of the Agenda

Carl Iobst made a motion to approve the agenda as written. Connie Haire seconded the motion, and it carried unanimously.

Approval of the Minutes

Luther Jones made a motion to approve minutes from July 21st, 2020. Bill Crawford seconded the motion, and it carried unanimously.

Public Comment (3 minutes per speaker)

There were no public comments.

New Business

a) Design Guideline Discussion

Caroline LaFrienier stated the county has locally designated landmarks but no design guidelines. For example, if the owners of the historic landmark the Mordecai Zackary house in Cashiers wanted to make a change, they would have to come before the Commission for a certificate of appropriateness and would compare it to the design guidelines. The Commission currently does not have this ability with no guidelines in place. In previous meeting, they discussed becoming a certified local government and one of the components to become one is to have design guidelines.

Ms. LaFrienier asked the Council if they are still interested in moving forward in developing these design guidelines for the locally designated landmarks. Other counties in North Carolina have zoning overlays for locally designated historic districts and property owners have to come before the Commission for review and approval of any changes to the exterior of the building before building permits can be issued. Susan Leveille inquired if the guidelines would enforce the color of the building. Ms. LaFrienier stated they could include appropriate colors in the guidelines, for example if the building was unpainted brick and the

property owner wanted to change the color they would come before the Commission, and the guidelines would aid in maintaining the original integrity of the building. Any new changes to buildings, or new development on vacant land would have to comply with these guidelines to maintain the integrity of the historic district.

Connie Haire asked if staff could provide examples of guidelines from other counties in the state that have a similar historic era and community size (Charlotte, Marshall, etc.). Ms. LaFrienier stated there is less than ten Historic Preservation Commission certified local governments in the state. The City of Albemarle has guidelines, and she would send out to the Commission for review prior to the next meeting. Luther Jones suggested staff to research if New Bern has any guidelines.

Jane Eastman stated since this would be a new imposition on property owners, would they have a chance to make a public comment on these changes. Ms. LaFrienier stated since this would be considered new legislation, they would have public hearings prior to the adoption. However, because it is a zoning overlay, property owners cannot opt-out but would have to opportunity to voice their opinions and concerns. The Commission has the authority to become a certified local government and create these documents based on the adopted ordinance by the Board of Commissioners. In addition, the Commission would have to begin attending certified local government training from the North Carolina Historic Preservation Office, to make sure they are up to date on the procedures of quasi-judicial hearings. Ms. LaFrienier stated they could begin developing these design guidelines with locally designated landmarks, she asked if they would be interested in looking at a historic district. Mr. Jones stated he believed creating a district would create more push back than guidelines for landmarks. Ms. Lafrienier stated developing design guidelines for specific buildings and creating those guidelines that preserve each different structures would be difficult unlike creating ones for a single district. In addition, once the Architectural Survey of Historic Resources is completed, they can review if there is a group of housing that they would like to consider as a district to preserve and maintain.

Ms. LaFrienier informed the Commission their handout is a blog post for the UNC School of Government about designating local landmarks, such as buildings, structures, sites, areas and objects. Ms. Leveille stated the Town of Dillsboro is a national historic district, and inquired if the county created guidelines what is the overall process. Ms. LaFrienier stated the Commission would be the first stop, for example, if someone goes to the Permitting and Code Enforcement Office to build an accessory structure in a historic district, they would send them to the Planning Department to set up a time to come before the Commission to discuss their project. In addition, the national register sets no requirements or guidelines to maintain the structures, meaning there is no interference from the state and would be just be enforced local guidelines.

Ms. Eastman stated she knows property owners can get tax relief when they do preservation projects. Ms. LaFrienier stated they are not involved in that decision-making process, and property owners can apply to up to 50% off their local taxes through the tax office. Ms. Eastman inquired if they issued a certificate of appropriateness, and it was not necessarily appropriate, and the historic integrity of the structure decreases would that affect the property owners the ability to get the tax benefit. Ms. LaFrienier stated she did not believe it would affect the property owner's ability and the tax office would contact the Planning Department to ask about the integrity of the structure.

h) Architectural Survey of Historic Resources Update

Ms. LaFrienier stated our surveyor Dan Pezzoni was at the last Commission meeting and has been in town the last couple of days. He has met with Jim Buchanan at the Sylva

Herald and ten other property owners. She believes they would have another report in the next couple of months, and believes the completion date should be sometime in January.

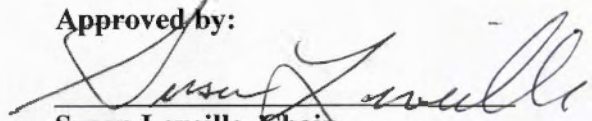
Adjournment:

With no further business, Carl Iobst made a motion to adjourn. Luther Jones seconded the motion, and the meeting adjourned at 5:48 p.m.

Respectfully Submitted by:


Allison Kelley, Administrative Assistant

Approved by:


Susan Leveille, Chair