
**TRANSYLVANIA COUNTY JOINT HISTORIC PRESERVATION COMMISSION (JHPC)
MINUTES**

May 14, 2019, 4:00 PM

I. Call to Order, Chair Marcy Thompson:

Marcy Thompson called the meeting to order. Members attending were Chair Marcy Thompson, Ellen Pratt Harris, John Huggins, Jeff Mills, Betty Runion, Melanie Spreen and Rebecca Suddeth, along with staff member Joy Fields. Commission members Morris Davis (excused), and Aaron Bland, were absent.

II. Approval of Agenda and Minutes:

John Huggins moved to approve the May 14, agenda as presented. Rebecca Suddeth seconded the motion, which carried. Melanie Spreen moved to approve the previous meeting minutes (April 9, 2019) as presented. Ellen Pratt Harris seconded the motion and it carried unanimously.

III. Old Business:

A. CLG Grant – Update:

- The Friday kick-off meeting went well. Members of the community and the CLG Subcommittee met at Bethel A Baptist Church to learn more about projects aimed at highlighting the African American history.
- Rebecca Suddeth interviewed the Contractor on the White Squirrel Radio.
- Interviews should be starting soon.

B. The Lodge COA – Receive

- The applicants were present to provide JHPC with information on the proposed project. Mr. Duff explained that less than 10% of the deteriorating Chestnut Shakes will be replaced with board and baton. The enclosed porch that currently is covered in cedar shakes is also proposed to have board and baton. Therefore, the total amount of board and baton will be approximately 15% of the house.
- JHPC members were encouraged to go out to the house to see the site to fully understand the proposed project. Mr. Duff asked to be called prior to their visit.
- Joy Fields shared that over the last month she had reviewed two minor COA applications. The Red House Inn had some roof damage in the hail storm and needed to conduct maintenance on the roof. The Morrow Stone Cottage needed to conduct some maintenance on the stone walkways to make them safe and even to prevent falls.

IV. New Business

A. Joint Meeting of History Related Groups - Representatives from the following groups provided attendees with an update on current projects and priorities:

- The Joint Historic Preservation Commission
- Rowell Bosse NC Room, Transylvania County Library
- Abandoned Cemetery Board

JHPC Meeting Minutes
Regular Meeting, May 14, 2019

- Cradle of Forestry
- Friends of Silvermont
- Transylvania Heritage Museum
- Transylvania County Historical Society
- Heart of Brevard
- Historic Toxaway Foundation

V. **Adjourn:** Rebecca Suddeth moved to adjourn. Ellen Pratt Harris seconded the motion and it carried unanimously. The meeting adjourned around 5:30pm. The next meeting is scheduled for June 11, 2019.

MINUTES APPROVED

Marcy Thompson 6/28/19

Marcy Thompson, Chair Date

Amy Fields 6-28-19

Staff Date

JHPC Certificate of Appropriateness Application

JHPC Administration:

City of Brevard/ETJ

Rosman

Transylvania County

Date: 5-3-19

Certificate Number: _____

Received by: Joy Fields

Minor Work Fee of \$ 50.00 Collected

Major Work Fee of \$125.00 Collected

Property P.I.N.: 9502-07-5951 recorded in Book 317, Page 071, Registry of Transylvania County

In accordance with the Transylvania County Historic Preservation Commission Ordinance, a Certificate is hereby granted to: Royle R and Judith T. Duff

The activities will be conducted on property located at:

450 CEDAR LAKE
BREVARD, NC 28712

Certificate issued for the following activities only:

new construction

relocation

sign

building addition

demolition

landscaping

building rehabilitation

maintenance

other (specify) _____

Detailed Project Description (attach separate sheet if needed):

SEE ATTACHED

Attach supporting materials as follows:

Materials Required for New Construction

New construction projects require a Preliminary Review by the JHPC prior to Final Review for the Certificate of Appropriateness.

- Construction Drawings** – detailed and dimensioned, including the floor plan. A sketch plan is acceptable for the Preliminary Review Stage. (submit 1 hard and 1 electronic copy)
- Site plan** – must show property lines and adjacent structures if your project is an addition, deck, fence or wall, driveway or other site alterations to scale. (submit 1 hard and 1 electronic copy)
- Samples of exterior materials** – samples must be submitted with documentation and manufacturer's specifications and warranties for the proposed materials. Also submit samples of proposed colors, if known.

Planning and Community Development

Joy Fields, Planner

Beth Webb, Program Assistant



106 East Morgan Street, Suite 207

Brevard, NC 28712

828.884.3205

Planning.TransylvaniaCounty.org

JHPC Certificate of Appropriateness Application

Materials Required for Major Work

- Photographs** (submit 1 hard and 1 electronic copy)
 - The front of the building, including the roofline (even if the work is to be done on the back of the building)
 - All other sides of the building [structure, lot], including the rooflines
 - The area where the work is to be performed
 - If windows and/or doors are to be replaced, a close-up shot of existing windows and doors
 - Streetscapes and the surrounding buildings in context with the project
- Architectural drawings** – detailed and dimensioned drawings showing both the existing elevation and the proposed changes to the building, structure or site. Drawings must be to scale, with sufficient clarity and detail to show the character of the proposed work. Each elevation that will be affected must be shown. (submit 1 hard and 1 electronic copy)
- Floor plan** – drawing should be to scale and show the proposed floor plan for the project. (submit 1 hard and 1 electronic copy)
- Site plan** – must show property lines and adjacent structures if your project is an addition, deck, fence or wall, driveway or other site alterations to scale. (submit 1 hard and 1 electronic copy)
- Samples of exterior materials** – samples must be submitted with documentation and manufacturer’s specifications and warranties for the proposed materials. Also submit samples of proposed colors, if known.

Applicant acknowledgment:

I the undersigned confirm that the above is true and that I understand the applicable design guidelines.
 Applications are to be submitted three weeks prior to JHPC meetings which are the second Tuesday of every month.

ROYLE R DUFF
 (type or print applicant name)

 (type or print agent name)

Royle R Duff 4/30/19
 (applicant signature) (date)

 (agent signature) (date)

450 CEDAR LANE
 (mailing address)

 (mailing address)

BREVARD, NC 28712
 (city, state, zip)

 (city, state, zip)

RDUFF@Competition.net 828-884-5258
 (e-mail address) (phone)

 (e-mail address) (phone)

COA Issued this _____ day of _____,

 (JHPC Administrator for Transylvania County)

Major Work Preliminary Review Date: _____

Inspector: _____

Major Work Initial Inspection Date: _____

Inspector: _____

Major Work Final Inspection Date: _____

Inspector: _____

Lodge maintenance project 2019

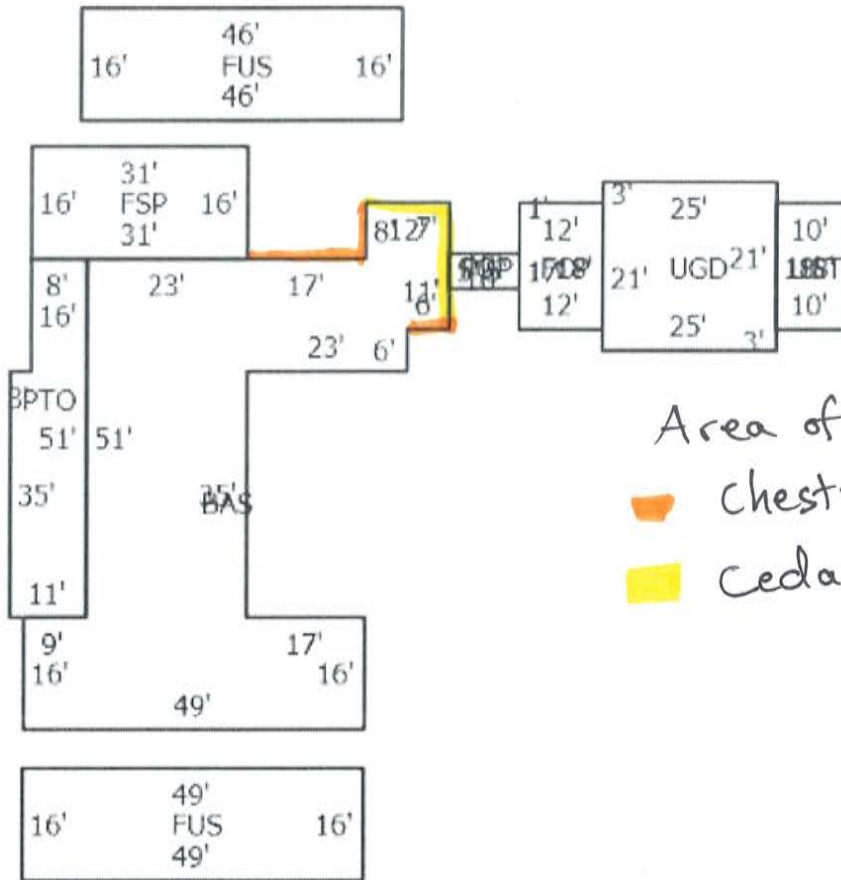
Exterior of Lodge is primarily hand-hewn chestnut shakes that were applied at time of construction in 1935. Some areas of siding need badly to be replaced. Obviously, the same material is not available and we have been advised that board and batten using white oak would most closely fit the age and character of the Lodge.

Compared to the total, a relative small area of chestnut shakes (probably less than 10%) would be removed and replaced. In addition there is an area of cedar shakes that were used to enclose a porch that is adjacent to the worst area of chestnut. Because the cedar does not fit in with the original character of the house, this area will be replaced as well. It is estimated that a total of 600 board feet of white oak will be used for the new board and batten. All white oak boards are 12" wide. Good chestnut shakes that are removed will be used to repair other areas on the exterior of the Lodge.

We are considering using a product called Eco Wood Treatment on the new siding, but will test completely before proceeding. This is a natural product that tends to give the wood an aged, weathered look.

For this project I have had assistance from Nancy Robinson, Design Consultant, and Keri Zink, Architect. Tim Robinson will be the contractor doing the work.

Floor plan



Area of COA work:

- Chestnut shakes
- Cedar shakes

Lodge Renovation for Royle and Judith Duff

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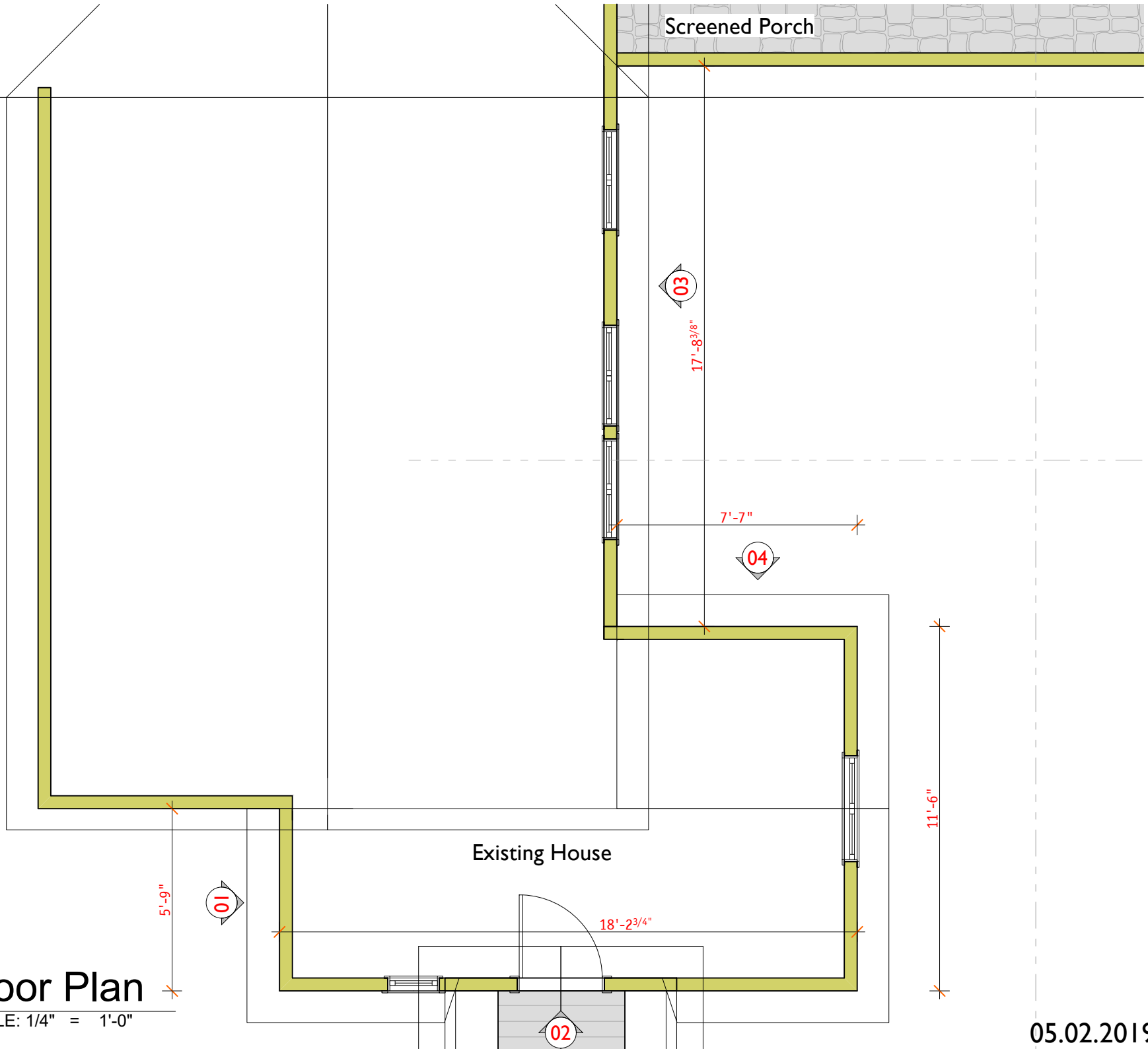


05.02.2019

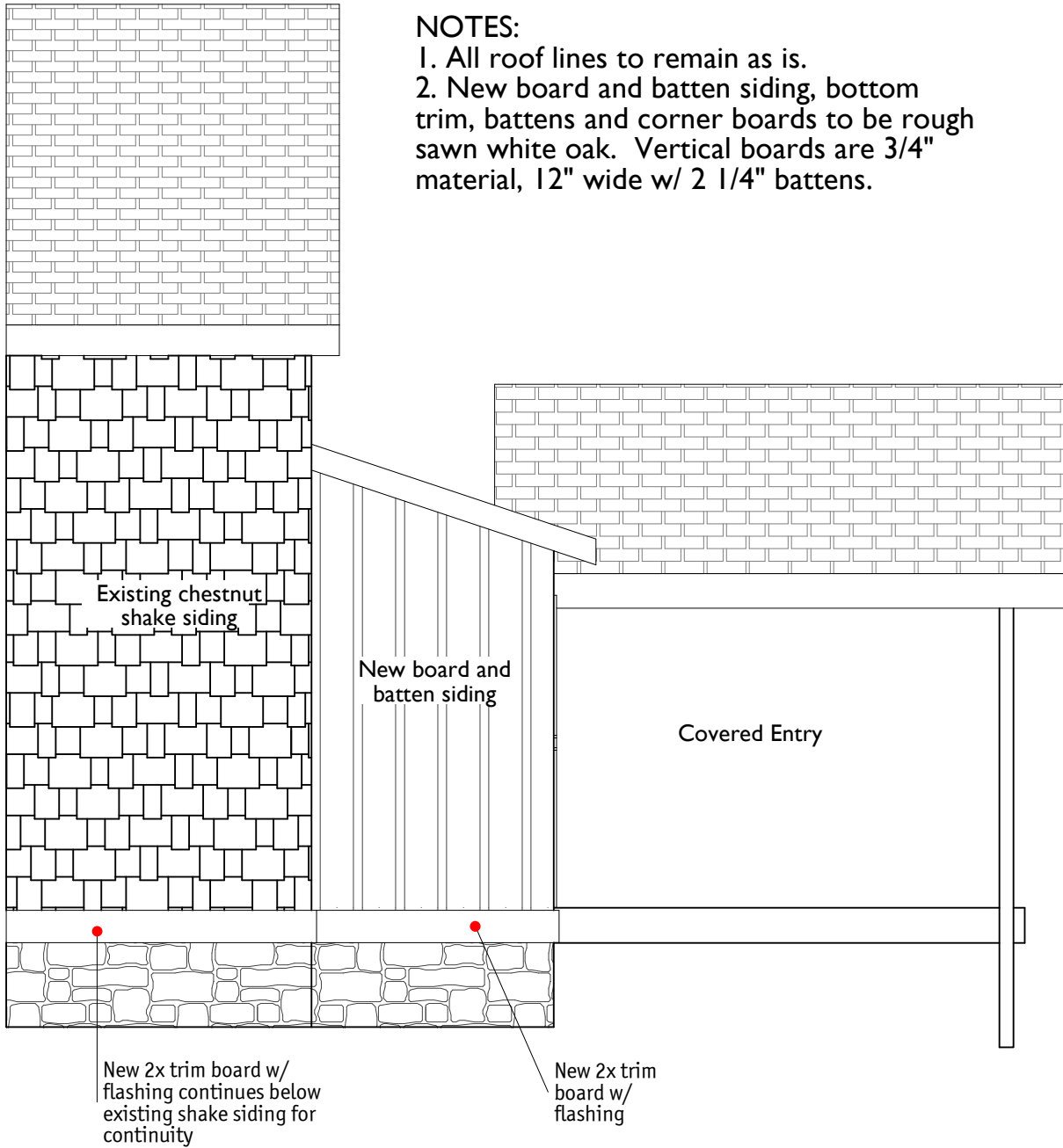
01

Floor Plan

SCALE: 1/4" = 1'-0"



05.02.2019



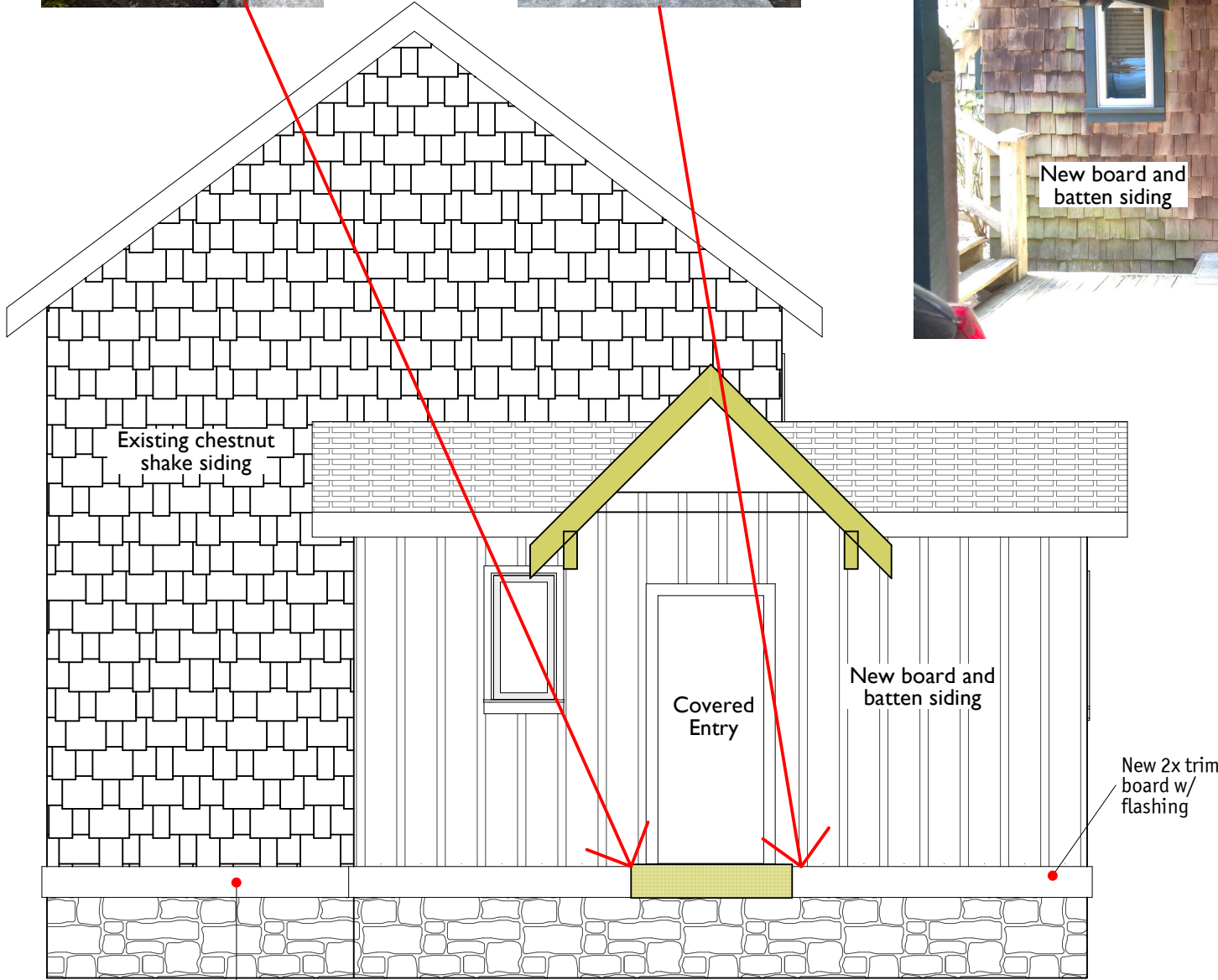
NOTES:

1. All roof lines to remain as is.
2. New board and batten siding, bottom trim, battens and corner boards to be rough sawn white oak. Vertical boards are 3/4" material, 12" wide w/ 2 1/4" battens.



01 Elevation
SCALE: 1/4" = 1'-0"

05.02.2019



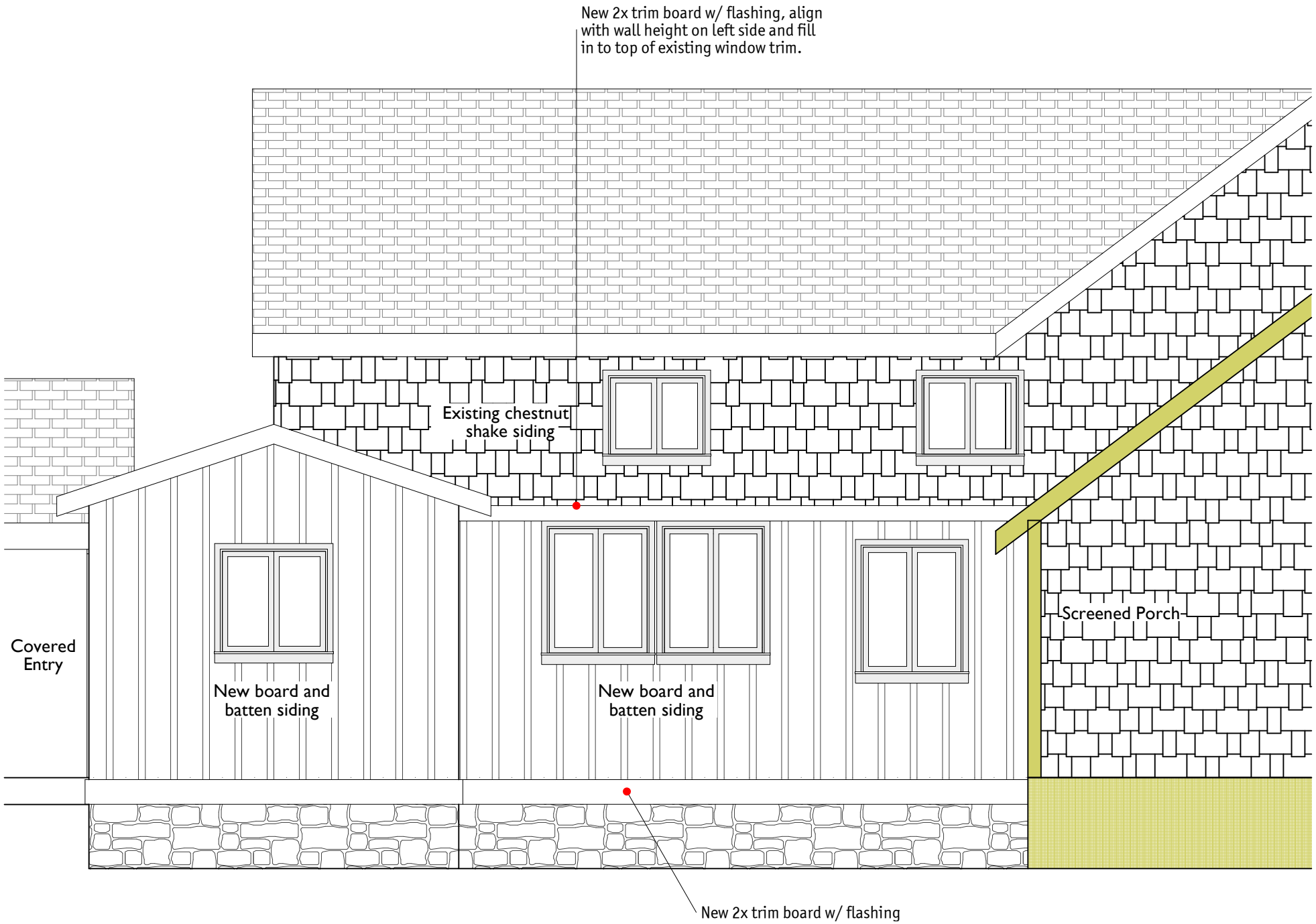
New 2x trim board w/
flashing continues below
existing shake siding for
continuity

02

Elevation

SCALE: 1/4" = 1'-0"

05.02.2019



Covered Entry

New board and batten siding

Existing chestnut shake siding

New board and batten siding

New 2x trim board w/ flashing, align with wall height on left side and fill in to top of existing window trim.

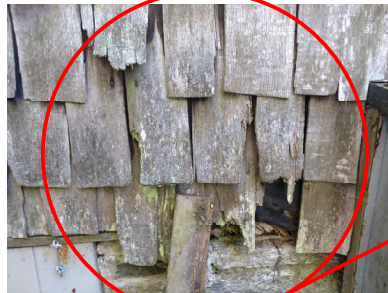
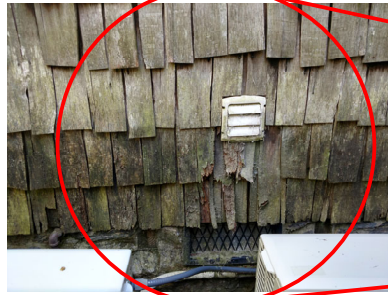
Screened Porch

New 2x trim board w/ flashing

05.02.2019



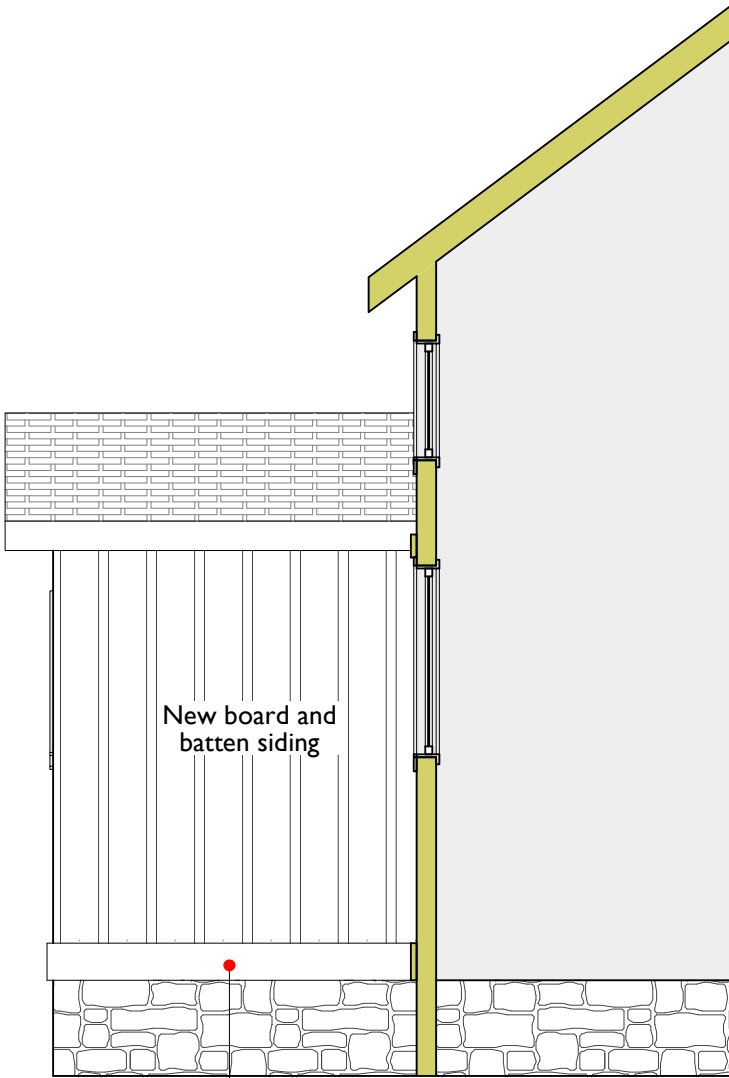
Existing Cedar Shakes



Deteriorating Chestnut Shakes in need of replacement



05.02.2019



04

Elevation

SCALE: 1/4" = 1'-0"



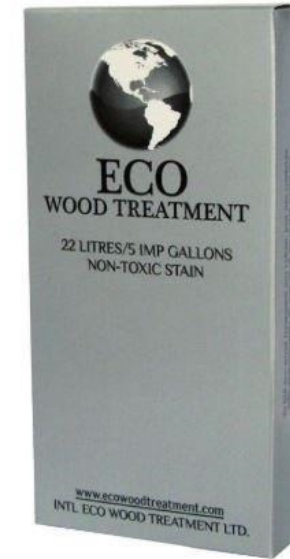
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Proposed exterior finish product

Intl Eco Wood Treatment

5 gal. Exterior/Interior Wood Stain and Preservative

Eco Wood treatment example used on barn located on property



**Joint Meeting of History Related Groups
May 14, 2019
4:30-5:30 pm
Community Services Building
106 East Morgan Street, Brevard, NC**

AGENDA

- I.** Welcome and Introduction, Chairman Marcy Thompson –10 minutes
- II.** One (1) representative from each entity related to historic preservation and education will be asked to give a maximum introduction of (3) minutes to provide participants with an update on the organization’s efforts.
- III.** Networking and partnership brainstorming based on current project needs – 30-45 minutes
- IV.** Adjourn- Next JHPC Meeting scheduled for June 11, 2019 at 4:00 pm

The following organizations have been invited to attend this joint meeting:

- Abandoned Cemetery Board of Trustees
 - African American Storyline Project
 - Cradle of Forestry
 - Friends of Silvermont
 - Heart of Brevard
 - Historic Toxaway Foundation
 - Joint Historic Preservation Commission (JHPC)
 - Morning Glory Inspirations
 - Rowell Bosse NC Room, Transylvania County Library
 - Transylvania County Citizens Improvement Organization
 - Transylvania County Historical Society
 - Transylvania Heritage Museum
 - Veterans History Museum of the Carolinas
 - Waightstill Avery Chapter NSDAR
-

**Joint Meeting of History Related Groups
May 14, 2019, 4:30-5:30 pm**

Following are descriptions of some of the organizations and groups who are invited to the Joint Meeting and wanted to share information with others.

Abandoned Cemetery Board of Trustees – Consists of a Five-member committee appointed by the Transylvania County Board of Commissioners. Functions of the committee include:

- Locate and identify burial sites.
- List burial sites with the County Registrar of Deeds.
- Encourage families to maintain their burial sites.
- Investigate reported encroachments of abandoned cemeteries.
- Organize and lead volunteer groups to clear growth that might damage markers and clean grave markers.
- Assist homeowners in navigating the process of moving or relocating burial sites.

The African American Storyline Project

The African American Storyline Project is a non-profit project under the Community Focus Foundation. Its main goal relates to capturing the rich story that is our local African American history and to share that “Storyline” through various visible formats (historic signage, educational displays, murals and other community art pieces, documentary/film, written/newspaper/books, informational “kiosks” that include visual/audio/video, websites with relevant information including an interactive digital map and historically relevant souvenir gifts.) The African American Storyline Project works with community partners and volunteers.

Cradle of Forestry - The 6,500 acre Cradle of Forestry Historic Site near Brevard, North Carolina commemorates the beginning of forest conservation in the United States. On this site in 1898, Dr. Carl Schenck, chief forester for George Vanderbilt's Biltmore Estate, founded the Biltmore Forest School, the first forestry school in America. Today this North Carolina destination is jointly managed by the US Forest Service and the Cradle of Forestry in America Interpretive Association. The site is open to visitors every day from mid-April to early November. As you enter the main gate (4 miles off the Blue Ridge Parkway at Milepost 412) you are rewarded with the opportunity to explore the past, present, and future of environmental sustainability and stewardship. These are brought to visitors through paved interpretive trails, interactive exhibits, film, music, drama, guided tours, nature programs, and special events.

Friends of Silvermont - Friends of Silvermont Park are community advocates dedicated to keeping Silvermont Park a vibrant community center and historic landmark. Our mission is to support and advise Transylvania County management in the renovation, enhancement and upkeep of the mansion and grounds. Over the last three years, proceeds from various fundraisers have been used to pay for renovations to the 1st floor including new paint, window treatments and refinishing the wood floors. The ultimate goal is to completely renovate the mansion to bring it up to code.

Heart of Brevard - The Heart of Brevard is a non-profit organization whose purpose is to maintain a vital downtown. Revitalization is done through design, economic restructuring, promotion, and organization. The 16-block Municipal Services District served by the Heart of Brevard overlaps parts of the Main Street National Historic District. To promote the history of historic Brevard we collaborated with the JHPC and the Rowell Bosse NC Room of the Library to create a web-based walking tour and professionally designed brochure.

Historic Toxaway Foundation – Is focused on sharing the history of Toxaway and encouraging more people to visit and explore the Historic Hwy 64 Corridor.

Joint Historic Preservation Commission (JHPC) – Transylvania County’s JHPC is a board of nine county citizens appointed by the County Commissioners. In addition to being an advisory board, JHPC is also Certified Local Government (CLG), that is charged with historic designation, providing education, facilitating partnership development related to history, ensuring stewardship for historic structures and fulfilling its duties as a historic commission. As a Certified Local Government (CLG), JHPC applied for grants to facilitate an architectural and cultural survey of African American heritage-related resources in Transylvania County. This project will allow existing structures and related architectural resources of the community to be understood within a historical context that is gathered through oral history interviews.

Morning Glory Inspirations - Morning Glory Inspirations offers captivating historical and cultural tours, talks and experiences. History and culture are brought to life in a dynamic, fun and memorable way. Tours and educational talks primarily cover the “old” Tannery in Rosenwald, local black/Rosenwald history and the surrounding outdoors. MGI is especially committed to capturing, documenting, preserving and sharing the rich legacy of our black history, putting it on the “map” and making it visible. A portion of any profits typically go right back into Rosenwald community initiatives, such as the annual Rosenwald block party, the Mary C. Jenkins Community Center Revitalization project, back to school bashes, community dances, community art projects, the Carver Garden Club and most recently The African American Storyline Project.

Rowell Bosse North Carolina Room at the Transylvania County Library-Collects print and non-print materials--books, periodicals, newsletters, manuscripts, scrapbooks, documents, maps, oral histories, microfilm, media on local, regional, and state history, as well as local family genealogy. Protects these materials through stabilizing, preserving, digitizing, and transcribing to archival standards. Connects individuals, businesses, and organizations with resources in-person, online, through articles, and on social media by assisting with research and through presentations and programming.

The Transylvania Citizens Improvement Organization - The Transylvania Citizens Improvement Organization (T.C.I.O.,) is an organization that was established in 1960, to promote the civic, educational, political and economic opportunities for African American Citizens in Brevard and Transylvania County. The organization made an immediate impact by fighting racial discrimination in both private and public institutions and by building coalitions with white citizens that created an avenue for all to support a cause that helped to share the future of Brevard and Transylvania County. Today, the group’s mission relates to preservation of history.

Transylvania County Historical Society - The Transylvania County Historical Society's mission is preserving the cultural and architectural heritage of Transylvania County through research, restoration, documentation, and interpretation including docent led tours and history talks. The Society owns the Allison-Deaver House and the McGaha Chapel. The Allison-Deaver House, located at 2753 Asheville Hwy in Pisgah Forest, was built in 1815 by Benjamin Allison and is believed to be the oldest standing frame house west of the Blue Ridge. The McGaha Chapel, was completed in 1872 during the difficult Reconstruction period following the Civil War to aid in healing the divide caused by family members and friends fighting on different sides. We hold educational programs such as lectures, tours, and events at both locations and offer hymn sings at the Chapel. The Chapel is also available for weddings and baptisms.

Transylvania Heritage Museum - The Transylvania Heritage Museum, Inc. is a 501(c)(3) non-profit established in 2007, located at 189 West Main Street in Brevard. The Museum provides a venue to showcase the history of Transylvania County. Exhibits are rotated twice a year and represent different aspects of our cultural heritage. The Museum also provides a broad variety of educational programs to educators and civic organizations. Teaching Trunks, made possible through grants from the Pisgah Forest Rotary Club, take the museum to the classroom and are available free of charge to local educators. The Museum offers specialized programs, guided walking tours of Brevard, and Square Foot Gardening and History Detective activities for 4-H Clubs. Traveling Exhibits from the Museum have been displayed in dozens of locations throughout the county. Currently, four exhibits can be viewed in local government buildings; The History of Rosman at the Rosman Town Hall, Transylvania Communities, and A River Runs Through It in the halls of the Register of Deeds Office and the African American Experience at the Morris Educational Building. The Museum serves as a public trust, receiving dozens of historical artifacts each year. Donations can range from spinning wheels to letter collections from early community members. Many of these historical items, without the Museum to take them, would have been lost. The Museum is operated by volunteers and is open Wednesday through Saturday, 10 am to 5 pm, from March through December.

Veterans History Museum of the Carolinas - The museum displays artifacts and conducts educational programs through events and military lectures on various topics both at the museum and at schools in western North Carolina and South Carolina. The museum features include one-of-a kind artifacts, uniforms, weaponry, original newspapers, personal letters, and more. All of these special items and more weave the great and proud stories of World War I, World War II, Korea, The Cold War, Vietnam, Iraq, and Afghanistan.

Waightstill Avery Chapter NSDAR - DAR members have participated and continue to participate in an array of projects to help preserve our cultural heritage. Locally, the Waightstill Avery Chapter has participated in locating and rededicating the DAR Jubilee Memorial Forest, volunteered at the Southern Highlands Preserve, participated in grave marker clean up at the Davidson River cemetery, served as docents at the Allison Deaver House and Silvermont and sponsored a grant request for new windows at Silvermont, which was granted by the National DAR.