



TOWN OF EDENTON
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Edenton Preservation Commission
March 13, 2023

Meeting was called to order.

Mr. Whealton called roll. Mr. Newbern, Ms. Vaughan, Ms. Otey, Ms. Thornton, Ms. Baker, Ms. Maffitt were present. Mr. Hicks was absent.

Minutes were approved. Ms. Vaughan made the motion. Mr. Newbern Seconds (6-0)

Mr. Escherman was sworn in.

Ms. Baker called for the first application.

St. Anne Catholic Church, 207 N Broad St.; requesting to install 5' statue of St. Anne with benches and porous pavers, and add black iron/ aluminum panels. Also add 4' tall metal fence around cemetery.

Mr. Escherman presents. He discusses the proposed project, intended to clean up the area to the right of the entrance of the church, by installing a statue of St. Anne. He stated that the existing magnolia tree was probably planted when the church was built back in the 1850-60s. Because it is very shady, nothing grows under the tree. He states that they will raise the elevation where the brick work will go. He states that the design keeps changing a little but bricks are being sold as donations to help fund the project. He states that near the statue, there will be a couple of benches, and behind the statue, there will be a mesh iron screen. He states that gravel will be put were nothing grows, and a side walk will be put to connect the church office doors to stop people from driving through. The second request is for a fence around the cemetery, matching the railing around the church steps that will follow along the street and go run alongside Albemarle Street.

Ms. Vaughan asked how many tombstones are in the cemetery.

Mr. Escherman said that they do not know and explained a little history of the church and cemetery.

Mr. Newbern asked if the church is a national landmark, has it been checked with them what the repercussion would be putting this in front of the church.

Mr. Escherman said that he had not.

Ms. Baker said that she believed that anytime there is a site change they have to sign off on that.

Mr. Newbern said that he thinks it's a great idea, but the problem is that is has to apply to the guidelines, or they have to see a reason to have an exception to the guidelines. *Mr. Newbern reads from the guidelines.*

Mr. Escherman says that the statue will be on the side of the church.

Mr. Newbern said that according to the guidelines there needs to be screen in front of it and asks if there was anywhere in the back that the statue could go.

Mr. Escherman said that it was swampy in the back and they originally had a garden. The intent was to make it look nicer.

Ms. Baker said that in the application they describe the panels behind St. Anne has 4x7 but was presented as 4x6. She wanted that cleared up.

Mr. Escherman said that it will be in that range, 4 feet wide, 6 or 7 feet tall. He said that is look at what he has submitted it mimics the bricks in the church and the stain glass.

Ms. Thornton asked if there was stain glass by the statue.

Mr. Escherman said there was not, the design mimics it.

Ms. Baker said that she believes they need more information to move on with this project. They need to know what exactly the fence will look like, they also need more information on the panels.

Mr. Escherman said they will look exactly like what is shown.

Mr. Newbern asked what the size of the panels would be.

Mr. Escherman said 4x6 and there will be 3.

Ms. Baker asked if the panels would be a necessary element.

Mr. Escherman said that as a designer he thinks so because It really encloses the space, like a back wall.

Ms. Baker asked if he could get the same effect with landscaping.

Mr. Escherman said that not really because it's so shady, that nothing will grow.

Ms. Baker said that they should finish the discussion on the panels and then move to the fencing.

Mr. Escherman said that if they did not want the panels they didn't have to go up.

Ms. Baker said that she didn't know if there was anything specific in the guidelines, but it seems to be a contemporary element that is being added. The commissioners can share their thoughts on the panels.

Mr. Newbern said that for this is to be done they have to come up with an exception. The whole purpose of this is that things like this need to be put in a private area, not a public.

Mr. Newbern asked if he knew what the steps would look like.

Mr. Escherman said similar to the railing at the church steps.

Ms. Otey said that maybe they can have a small scale of the statue proposal and a different location. If the church can maybe revisit the request.

Ms. Vaughan asked if there was a spot behind the church that it could be placed.

Mr. Newbern said there is they have a spot in the back they should be able to do that.

Mr. Escherman asked for the regulations they were basing their decision on. *Mr. Newbern showed them to him.*

Ms. Baker asked about the fence. General fences in the front of the property are 3 feet, but to scale that would be the minimal.

Mr. Newbern asked what the height of the fence would be.

Mr. Escherman said that they have not determined it yet, but he believes that 4 feet would be too high. They would want around 3.5 feet.

Mr. Newbern asked of that would be the highest the church would go.

Mr. Escherman said that they would find a metal fence company and choose that as a fence. Something similar to the bed and breakfast, catty-corner to the church.

Mr. Newbern said that they are suppose to have 3 feet in the front and secondary can be taller. They do want to work with them because they are looking at a different scale than residential. He asked if there was a height that they would be comfortable because they need an exact height.

Mr. Escherman said yes. Most of them come at a standard height of 3.5-4 feet.

Mr. Newbern asked if he was asking that the Board gives him an exception to go up to 4 feet instead of 3.

Mr. Escherman said that he believes 3 is to low himself.

Mr. Newbern said that is what he was asking, if they were to pass the fence today if they said the maximum height would be 4 feet making the exception with the scale of the church behind it, would that work.

Mr. Escherman said that would work.

Ms. Thornton said that they have specifics on fencing for pretty much everything. She asked if he could get them a picture of what they want.

Mr. Escherman said the he could do that.

Mr. Newbern said that for what he can see he cannot come up with an exception. He thinks that at this scale it can not go right up against the street and he can't figure out how to get around the guidelines for the sculpture part. The thought process behind this is to screen it from the public view. There is no way to do that from where it is.

Ms. Baker asked if the church would consider a secondary location.

Mr. Escherman said that he can go back to committee to ask.

Ms. Maffitt asked if they could look at St. Paul's yard and some of the large statues that are in there.

Mr. Newbern states that there is a whole section on cemeteries in the guidelines.

Ms. Baker asked if there were any further questions.

Ms. Vaughan asked if they are recommending that they get a picture of the fence so they will know what it looks like, and that they visit another site that is not in such a public view.

Ms. Vaughan made a motion to table the application. Ms. Maffitt seconds. (6-0)

Ms. Baker calls for the next application.

Dr. Bryan Bunn is sworn in.

Dr. Bryan and Kate Bunn, 205 E King Street; removal of mature tree because roots destroying driveway and brick wall.

Dr. Bunn presents. There are a couple trees in the yard that needs to be removed. The root of the pine trees is coming up about 6 inches, destroying a driveway and nearby wall. *A letter was included to show what was needed.* If they were to grade it the trees would die within 2 years because the roots would be damaged. For the trees there is only one side that the roots are coming up, which is the west side being in their lot. On the east side the trees are starting to lean. The request is to remove 2 pine trees.

Mr. Newbern asked if the big pine tree was on his land.

Dr. Bunn said that they are all on his land. *Dr. Bunn references the pictures and pointed out the two that you be cut done.*

Ms. Baker called for a motion.

Ms. Thornton made a motion. Ms. Vaughan seconds. (6-0)

Ms. Vaughan makes a motion for COA. Mr. Newbern seconds (6-0)

Ms. Baker calls for anything timely and important.

Mr. Newbern asked about Vince Burgher on where do they stand.

Mr. Whealton gives an update and stated he would reach out to him again.

Mr. Newbern said the he thinks it just needs to be scheduled. People may question why it took so long to get done.

Ms. Baker said that she thought he was no longer interested in pursuing.

Mr. Whealton said that he did not know.

Mr. Newbern said that it was sent back for rehearing from what he could remember.

Mr. Whealton said that the fence was sent back but the pier was upheld by the BOA that the decision that was made here. The only place that he could have gone was Superior Court.

Mr. Newbern said that he thought something was brought back to the commission.

Ms. Baker said that he thought that was the fence. The BOA supported on ruling or the pier. Then it was never filed.

Ms. Baker asked in there was a statue for time limitations.

Mr. Whealton was that he does not think so. His interpretation was that the 6 months is for the initial hearing for an application, not to be reheard again.

Mr. Newbern said that he thinks they will need Hood to relook at this. That if it is before them, they want to get it done.

Mr. Newbern also asked if the town was supposed to come before the commission for work in the historic district.

Mr. Whealton said that they are supposed to.

Mr. Newbern asks about trees.

Mr. Whealton said that that the town does not necessarily have to come before the board to plant trees. Major changes to landscaping do but, if someone wanted to plant a tree that would be okay.

Mr. Newbern said but it is blocking a public water view.

Mr. Whealton said that it will be maintained to not block public water view. It was put there because a sewer line runs underneath and a big tree could not be planted. This is creating a root system that will hold that edge and to make sure no one will drive off the edge. It may have not happened here but it happened in other places where there in nothing to show contrast.

Mr. Newbern said they may not know water is behind it because of the height of the trees.

Mr. Whealton said they will be maintained to be shrub like.

Mr. Newbern said that he was told they are dogwoods.

Mr. Whealton said that they are a different type, they are a dogwood bush. They can be maintained to be about 3 feet.

Mr. Newbern asked about an update from the hotel.

Mr. Whealton said that last week he talked to Corey. They called a meeting with Preservation NC, the projected manager with SAGA, and their real estate development person. They basically talked to them, laid down what they want to see. In the meantime, got a good update where there funding stands. SAGA will know in the next 3-4 months if they will get the tax credits.

Mr. Whealton met Don Faircloth at Hotel Hinton. Walking through he said he expected the worst. Walking every level there is about 4-5 areas spray painted. But, its really not that bad. There was in the rear of the 4th floor, where the people sit. SAGA will be running electrical to each floor, they will clean up both the inside and out. They will put a temporary fence along the back. The door that had been busted open has been bolted from the inside. If they don't get the tax credit this time it will not happen.

Ms. Baker asked if Lori Dablow knew this information.

Mr. Whealton said that he did not know.

Ms. Baker stated that there will be a meeting at her business on the March the 25th to discuss how they can handle what needs to be done next.

Mr. Whealton said that they are very hopeful to get the funding necessary. This is at the top of their list.

Ms. Vaughan asked if they were aware of Mr. Leary trying to get the town to build a screen.

Mr. Whealton has talked to him multiply times about they issue.

Ms. Baker said that he should be the one to do it and that the town has done their share.

Mr. Whealton said that it is commercial property. Why he was able to build there without rezoning he does not know.

Ms. Baker said that there are now 3 “no parking” sign in front of his home. With no parking in front of the Herringbone. So, there is a whole street that cannot be parked on.

They are working on redoing the parking lot off Court St. working with a planner to shuttle people in form somewhere else. A bunch of new stuff is coming to Edenton and along with that comes bumps in the road.

Meeting was adjourned.