



TOWN OF EDENTON
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Edenton Preservation Commission
April 10, 2023

Ms. Baker called meeting to order.

Mr. Newbern, Ms. Vaughan, Ms. Thornton, Ms. Baker, Ms. Maffitt, and Mr. Hicks were present. Ms. Otey was absent.

One correction was made to the March minutes. Ms. Vaughan approved. Mr. Newbern second (6,0)

All applicants were sworn in.

Ms. Baker called for Catherine Smoak.

Catherine Smoak, 215 W Eden St.; Install a new 8'x12' storage shed in rear of property.

Ms. Smoak presented and requested to add a shed.

Ms. Baker asked if the siding will be vertical or horizontal.

Ms. Smoak said that she believed that it will be vertical. It is a premade shed.

Mr. Newbern said that the siding of the shed needs to match that of the house.

Ms. Smoak said that the colors will match the house, and asked that if it is not horizontal, can she not do complete the project.

Mr. Newbern said that it will need to match the house.

Mr. Newbern stated that the condition of the approval would be the inclusion of horizontal siding.

Ms. Smoak said that she needs a shed so one way or another she will figure it out.

Ms. Vaughan made a motion. Ms. Thornton seconds. (5-0)

Mr. Newbern made a motion for COA. Ms. Thornton seconds. (5-0)

Next, they move to Old Business while waiting for the other applicants.

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

Mr. Kirby presented. This is to answer some of the questions that were from the month before. *The priest of the church Father Jairo was with Mr. Kirby to answer any questions.*

Ms. Baker said that last month they were looking for a more specifics on how the fence would look.

Mr. Kirby said that in a meeting they discussed something that is in consistence with that railing at the church steps.

Ms. Maffitt asked what the height would be.

Mr. Kirby answered 4 feet. But, they are flexible if that needs to be changed. They are just trying to separate the church grave yard from public cut though.

Ms. Thornton asked if they had a contractor in mind.

Mr. Kirby said that not yet, they want to make sure they can do it before entering a contact.

Ms. Baker talks about the screening. She thinks that it is a new site feature that is not in keeping with the historic nature of the church. She asked if that is something they think that they can go without.

Father Jairo comments that they wanted to enclose that area, they could explore another design or just not include it. They wanted an enclosed area so that people could sit there and pray. But, they could explore a different way to do that.

Mr. Newbern asked if they had a chance to look over the guidelines.

Mr. Whealton said that he had a chance to go out there are look at their property. He walked the property, the main issue they were having with other areas was drainage. This area will be built up to have better drainage into the parking lot. The statue will be in a secondary area of the property, being on the side of the building. There will also be landscaping to protect the area as it grows.

Mr. Newbern talked about the screening. Areas like this needs to be private from the town. Asking about a way that they can screen that.

Mr. Kirby said that it is a private area but they want the public to be able to visit as well.

Ms. Vaughan said that she has a concern about the magnolia tree. She believes that there in no way they can add those screens without killing the tree.

Mr. Kirby says that tree in important to them. They want it to be there. They are paying to have a well drilled for an irrigation system to create a green area that does not exist because the tree drinks up all the water. They will be working with tree experts to make sure all is done correctly.

Ms. Vaughan asked if they will have to put the statue on concrete or brick.

Mr. Kirby said that yes, it will have a foundation of some sort.

Ms. Maffitt asked if the base they are designing will be on top of the roots.

Mr. Kirby said that will not be necessary to do that.

Father said that where the statue will be placed it should not be a problem. There will be distance.

Ms. Maffitt asked if that will be put the statue within the guidelines if the sidewalk.

Mr. Whealton said that when he went out there and measured it would be about 35 feet from the sidewalk to the tree.

Ms. Vaughan asked if they have to have the panels.

Mr. Kirby said that the purpose of the panels was to provide a backdrop for the statue. They are not mandatory to this project.

Ms. Vaughan said that her suggestion would be to not have the panels but have greenery instead.

Ms. Thornton asked if the statue was far enough put from under the tree that a hedge could be out there.

Mr. Kirby said if that can be done without damaging the tree, he does not see why not. That would enhance it as well.

Ms. Vaughan said that she thinks that they should not add the screens and just have to open.

Ms. Thornton asked if they were doing an aluminum fence.

Mr. Kirby said that it what they would like to do because it is low maintenance.

Mr. Newbern made a motion adding that no screens will be there. Ms. Vaughan seconds. (5-0)

Father said that when the fence is placed that they would like to add a sidewalk.

Mr. Whealton said that adding the sidewalk will benefit the town.

Mr. Newbern added the sidewalk to the motion.

Ms. Thornton made a motion for COA. Mr. Newbern seconds. (5-0)

Next, the commission hears the application from Eden2021 LLC, 120 E. Gale St.; new home construction on vacant lot.

Mr. Trygar presents. This is a small lot, only 30-foot-wide so there is a challenge with what can fit. They are looking to build something that is affordable and will fit in the guidelines. The home will be just under 1000 sq. feet with 2 beds and 2 baths.

Ms. Baker asked if this is the lot that was subdivided with the brick house.

Mr. Trygar said that when he bought it, it was already this size.

Mr. Whealton said that it would not be able to be subdivided and meet the standards. This would have had to happen years ago before the development ordinance was put in place.

Ms. Maffitt asked if this was the section that had a lot of trees on it, and will those be cut down.

Mr. Trygar said that they will be clearing enough in the front.

Mr. Hale explains what they will be doing with the trees.

Mr. Newbern asked what the setbacks were in this area.

Mr. Whealton said that since it is a nonconforming lot it can be built upon, but it must match as much as possible to the homes around it.

Ms. Vaughan asked Mr. Hale what are somethings that he has built in Edenton.

Mr. Hale answers.

Ms. Baker asked about what materials they will be using.

Mr. Hale and Mr. Trygar talk about the materials.

Mr. Newbern said that they can use Hardie Plank.

Mr. Hale talked about possibly using Smart Lap.

Mr. Newbern said they would have to see what that was before they approved it. Wood siding would be acceptable and preferable. But being that it is new construction Hardie Plank can be used.

Ms. Maffitt asked if the windows are vinyl.

Mr. Hale said that yes, but is it acceptable.

Ms. Baker said that not according to the guidelines. There is nothing in there under windows for construction.

Mr. Newbern said that is there is nothing specific under new construction then you need to stay with the existing guidelines. Hardie Plank is allowable.

Ms. Baker said that it does not use Hardie Plank as a brand name just as a brand name it just cementitious boards.

Mr. Hale said that smart lap slightly different but it actually a combination. It is a wood that is coated.

Ms. Maffitt asked if it had the same lifespan.

Mr. Hale said that yes. Everyone is using it at the beach. Because of the way that it is made, it is a little more flexible so it makes it easier for installation.

Mr. Newbern said that for the windows what the guidelines say that they need to match what is around you. So that would be wood for the windows and doors.

Ms. Maffitt asked what the roof would be made from.

Mr. Hale said they are planning of a shingle roof.

Chris O'Meill, a neighbor to this new build, wanted to make a comment. He was talking for some of his neighbor. There were some concerns about where the trucks will be parked. People feel like they may not be able to get out of their driveways. Another concern would be for the trolley to get on the street.

Ms. Vaughan asked if the town could take care of the issue by putting "no parking" signs up where driveways are.

Mr. Whealton said that should already be in the works. With this and the new church coming about. All to help out with the neighborhood. Different things are being worked on to help with things like parking.

Mr. Hale asked if they are allowed to have off street parking due to the small lot, or could they have a parking space.

Mr. Whealton said that depending on how they want to set the house back they could have a driveway. That would need a permit. But, that should not be an issue.

Mr. Newbern made a motion. Ms. Vaughan seconds (5-0)

Ms. Thornton made a motion for COA. Ms. Vaughan seconds. (5-0)

Mr. Hicks motioned to move the Haerter & Severance application to the next month. Ms. Maffitt seconds. (5-0)

Mr. Murry said that he had a concern how the commission would address the lights on the pergola on W. Queen. He said that it is in direct conflict on the regulations.

Mr. Whealton said that he has done some research on this. He went to a Main Street conference in Statesville, North Carolina. The downtown historic district uses the same lights wrapped around all the trees in the downtown area. Most of every historic district has similar if not the same guidelines. At the most they would need a minor permit. But, then you start going through the rabbit hole for this, towns use string lights in alleys but for lighting. Elizabeth City does it. You also can look at Christmas lights.

Mr. Whealton moved on to items that are timely and important. There is some upcoming training in the packets if anyone wants to attend that. Also, a packet from the state was received. They want to move forward with the Goldie Frinks Historic Designation on Peterson Street. With that it will need to be advertised and come in front of the board and get any comments they may have. With this will be a museum on Peterson St for Goldie Frink's house. That will be next month.

Mr. Whealton gave an update on the Hinton Hotel. Electrical permits have been purchased to do some rewiring and outside lighting. This will hopeful be done by June.

Mr. Newbern said asked if there was any motion pending with Mr. Burgher's applications.

Mr. Whealton said not the he was aware. The only thing that is pending is the replacement of the bulk head at the end of Granville.

Meeting was adjourned.

