

Edenton Preservation Commission
August 8, 2023

Meeting was called to order.

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

Minutes were approved.

Speakers were sworn in.

Michelle Severance; 215 E. King St.; extend roof over existing deck in rear, build chimney with old bricks, extend deck 8' x 8'.

Mr. Dawson Tyler presented. They are wanting to add a screened porch to an existing porch. So, this is just adding a screen structure to what is there. They plan on using the same hand turned metal roof that is on the home.

The hot tub platform is an addition to the turn porch will be 8ft x 8ft. Using a reclaimed brick for the fire place.

Mr. Tyler said that he knows they want hot tubs to be hidden. This will be behind the building in the backyard. It will not be in view.

Mr. Tyler said that is where the hot tub is. The railing is for code.

Mr. Newbern said that it looks like there is an extension. He asked if that could be taken off.

Mr. Tyler said that was a bathroom that was added to the house. It is about 15 feet from where the gable ends. It will be in the background.

Mr. Newbern made a motion. Ms. Otey seconds.

All vote in favor.

Mr. Newbern made a motion for COA. Ms. Thornton seconds.

All vote in favor.

Jim & Ms. Deanna Chesson; 205 E. Water St.; construct a two-story, two-car garage (24' x 24'), extend driveway.

Ms. Chesson presents for a two-story garage that will have a studio apartment in top. Will be in the backyard, about 4 feet from back fence. Will have a side porch. They do not plan for it to be

an Airbnb. Just used for overflow place. There was some concern about drainage, the will rain barrel that at the bottom. It's a 24'x24' space.

Ms. Baker asked about the materials.

Ms. Chesson said that it will be the hardy plank that is on the addition. They will have vinyl window, and the roof will be tin. The pillars will be like the front porch but on a small scale. They would like to add a round window if possible facing the drive way.

Ms. Baker said that in the guidelines you can not use vinyl windows in the historic district. She said maybe they can discuss the timeframe to allow this. She said that maybe they can allow it on homes like 100 years or younger.

Mr. Newbern said that normal what they do is on the backside houses they have allowed it. Anything that can not be seen from the street.

Ms. Thornton said that it is very visible from the street.

Mr. Whealton said that secondary can be defined as the sides and the rear. The only primary would be what is viewed from the street.

Mr. Newbern said that they would need the primary windows to be wood.

Ms. Chesson asked for conformation that the two windows in the front, or the round one would need to be wood.

Ms. Baker said yes.

Mr. Newbern explained why.

Ms. Chesson asked about the garage door.

It was confirmed that the garage door would need to be wood.

Mr. Sean Kelly said that he lived behind that property. He wanted to know the offset from the garden wall.

Ms. Chesson said they are 4 feet off that wall.

Mr. Kelly asked if that was code.

Mr. Whealton said that with the setbacks it goes by what the entire block is. Some properties are both over and on the line. Few properties meet the guidelines. Properties are about 4-5 feet from the line, so it matches.

Mr. Kelly said that the reason that he asked if because he has had to preform maintenance on that wall. Its cinderblock so it cracks occasionally. He said that he needs to be able to get on that side if it needs to be fixed.

Ms. Chesson said they are putting it there because the existing shed is also 4-feet from the wall. They wanted to keep the same line.

Mr. Kelly said that he is nervous about the space and not being able to work with it.

Ms. Chesson said that its already marked off and he was welcomed to check it out.

Ms. Keel said that she remembers that there use to be a garage in the back but she has an issue with having the space above the garage. She believes that it will cause privacy issues.

Ms. Keel said that being on Water Street, she is often asked for her house to be on tour for Christmas and Spring. She doesn't think that this huge construction being in her backyard will work. She works hard on her yard to make it nice. She doesn't think this will work in the area.

Ms. Baker said that they have to make their decision on the standards. To her understanding this conforms to the standards.

Mr. Newbern said that as long as it follows the guidelines the homeowner should be able to do with their property what they want.

Ms. Otey made a motion. Mr. Newbern seconds.

All vote in favor.

Mr. Newbern made a motion for COA.

All voted in favor.

Item to consider timely and important.

Mr. Whealton said that there were 3 things. He already has applications for next month so there will be a meeting. Certified local government is coming up, an email was sent out and two members need to complete.

Meeting was adjourned.