



Town of Edenton
PO Box 300
400 South Broad Street
(252) 482-2155

Edenton Preservation Commission

December 11, 2023

Meeting was called to order.

Mr. Whealton called roll. Tom Newbern, Peggy Vaughan, Linda Thornton, Lisa Baker, Francis Maffitt, and Paul Hicks were present.

Ms. Baker called for approval of minutes. Ms. Vaughan made a motion to accept, Mr. Newbern seconded. All in favor.

Those wishing to speak were sworn in.

First application was presented by Michael & Sally Moore; 305 Court Street; requesting a new construction for a garage.

Discussion was made about the type of substitute material for siding.

Mr. Newbern states that they can move on with the vote with the caveat that the siding will be hardie board or a similar material.

Mr. Moore states that the construction timeframe is months away and they would have time for the commission to look at substitute materials.

Ms. Moore states that they are fine with moving forward with the approval of Hardie Board or other approved material.

Ms. Baker suggests inviting Dawson Tyler with Down East Preservation to do a presentation on the different types of substitute siding material.

Mr. Newbern made a motion to approve the application with the condition that an approved siding product be used.

Ms. Thornton seconded.

All vote in favor.

Ms. Vaughan made a motion for a COA.

Mr. Newbern seconded.

All in favor.

Mr. Chris Bean presents the second application; Rick and Marianne Naccara, 308 S. Oakum Street; requesting to enclose the rear upstairs porch.

Mr. Parrish Nichols presents the third application; 302 E. King Street; requesting to add a covered porch, replace siding with white board and batten, remove garage door and replace with window, remove large window on left and replace with woodgrain garage door, remove garage door on left side and replace with siding, replace all windows, replace all doors, replace chain-link fence, adding 196 square foot deck, and add 16 feet walkway to dock.

Mr. Newbern asks that there be an exception made because of the house being considered noncontributing.

The deck and walkway were continued until CAMA approval.

Mr. Newbern made a motion to approve the application.

Ms. Vaughan seconded.

All vote in favor.

Ms. Vaughan made a motion for COA.

Ms. Thornton seconded.

All vote in favor.

Mr. Chris Bean presents the fourth application, Coogan Assets (Tom Gandee); 212 S. Broad Street; requesting to replicate original tripartite windows on front façade plus two additional windows of same style on rear of building, construct a deck, 24-step stairway, 6'x6' elevation sheathing in board and batten, existing building to be limewashed, all railings and board and batten to be white, asphalt removed and brick courtyard installed, additional window installed on the top level.

Mr. Newbern asks that an exception be made for the material because of location.

Ms. Vaughan made a motion to approve the application.

Ms. Maffitt seconded.

All in favor.

Mr. Newbern made a motion for the COA.

Ms. Vaughan seconded.

All in favor.

The fourth application from Double L. Corp; 321 S. Broad Street; is presented by the contractor and property manager, requesting to replace first floor windows.

Ms. Vaughan made a motion to approve the application.

Ms. Thornton seconded.

All in favor.

Mr. Newbern made a motion for the COA.

Ms. Vaughan seconded.

All in favor.

The fifth application Erin Witt; 130 E. Gale Street; requesting to replace single roof with metal roof and construct six-foot privacy fence in tertiary elevation painted white.

Mr. Whealton gave an update on the application and asked for it to be continued until the next meeting.

Mr. Newbern made a motion to continue to next meeting.

Ms. Vaughan seconded.

Ms. Baker calls for items considered timely and important.

Mr. Whealton states that the new town website has launched.

Mr. Newman gives an update on the new town website.

Mr. Newbern suggested having a policy in place to address medical needs in reference to historic preservation.

Mr. Whealton gives an update on code enforcement action being taken in the historic district.

Ms. Baker addresses roofs needed to be done correctly in the Mill Village and the avenues needed to be taken to ensure no other roofs are put on incorrectly.

Meeting adjourned.