

COMMISSION OF ARCHITECTURAL REVIEW

August 25, 2022

**Members Present**

Robert Stowe  
Kathryn Waters  
Robert Weir  
Jackson Weller  
Sonja Ingram

**Members Absent**

Robin Crews

**Staff**

Bart Nuckols  
Lisa Jones  
Shanika Williams  
Clarke Whitfield

Mr. Weir called the meeting to order at 3:30 p.m.

**ITEMS FOR PUBLIC HEARING**

*Certificate of Appropriateness request PZ22-169 to cover hidden gutters, install Half-moon gutters and round downspout, and replace shingle roof with metal roof at 968 Main Street (Parcel ID # 25810).*

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Oadie Keen, who stated I am with O & K Construction.

Mr. Weir stated would you explain to us what you are trying to do.

Mr. Keen stated what we would like to do is remove the shingle roof, install raised metal, and cover the hidden gutters and overlaid gutters. We would like to install the six-inch galvanized half-moon gutters with four-inch galvanized round downspouts, and they would be white to match the existing.

Mr. Weir stated you want to cover the hidden gutters on the existing roof and install the half-moon gutters and round downspouts.

Mr. Keen stated correct. It has round downspouts now, so that would not really be a change.

Mr. Weir closed the Public Hearing.

Ms. Waters stated I guess reading the staff report on this and it says that it meets our Certificate of Appropriateness as long as the existing gutters system is not possible to be repaired. Is it the downspout or the gutter that is causing the issue?

Mr. Keen stated both, the hidden gutters are all bad.

Ms. Ingram stated I drove by there on the way here and I noticed that all of that brick had been taken down. Is that because of this?

Mr. Keen stated yes, the hidden gutters had leaked and went down behind the wall, and I guess all the freezing and thawing it pushed the veneer away from the house. So, that is why it needs to be replaced too.

Ms. Ingram stated is that just the veneer?

Mr. Keen stated the wall is actually four brick thick.

Ms. Ingram stated a full brick thick.

Mr. Keen stated four sets of brick thick wall all the wall up. So, it just got between the three walls and the outside veneer and that pushed the outside out.

Ms. Ingram stated then what is on the outside? Is that real brick?

Mr. Keen stated yes, it is real brick.

Mr. Weller stated it is just one layer and three layers behind that.

Ms. Ingram stated when you said covering the gutters. What do you mean by that?

Mr. Keen stated we are just going to overlay the hidden gutters so the roof will come right out to the wall and dump out into the half-moon gutters.

Ms. Ingram stated will that change the way the eaves look at all?

Mr. Keen stated no, from the ground the only difference that you will see is the half-moon gutters.

Ms. Ingram stated I just feel like this is an unfortunate situation and I don't see how we cannot approve. The front of the house is coming down and it is an emergency situation. I don't see where it is going to really change anything. I know these boxed gutters are really hard to deal with and I don't know if they have ever come before the CAR before?

Mr. Stowe stated we have had a couple over the years.

Ms. Ingram stated were people just repairing them and was it anything like this?

Mr. Stowe stated I think we did have one to replace with external gutters and it was a similar situation.

**Mr. Weller made a motion to approve COA request PZ-22-169 at 968 Main Street as submitted. Mr. Stowe seconded the motion. The motion was approved by a 5-0 vote.**

## **APPROVAL OF THE MINTUES**

The June 23, 2022, minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 3:36 p.m.

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Approved