LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 229 North Church Street

SUMMARY OF REQUEST: Gutter removal

APPLICANT: James Anzalone

Details of Proposed Request

Existing Context
The existing structure is the Settlers Place condominium building constructed in 1907. It is a local historic landmark. The building is three stories with an original brick façade. A COA for routine repair and maintenance was issued April 2017.

Proposal
The applicant is requesting the removal of the gutters around the building.

Policy & Design Guidelines – Gutters, page 4.6

1. Retain existing metal gutters and downspouts. Repair existing gutters and downspouts and provide ongoing maintenance to prevent their deterioration. Built-in gutters, which were common during the period when many of Charlotte’s properties were built, are considered important design elements and should be repaired and preserved.

2. Replace gutters and downspouts to match the original. In most instances, the historic profile of the gutter is a half-round rather than an ogee, square, or rectangular shape. Avoid the removal of historic fabric from the building when installing gutters and downspouts.

3. Make certain new metal gutters and downspouts are of the appropriate size and scale. Ensure that the finish color is compatible with the overall color scheme for the building.

4. All downspouts should be placed as unobtrusively as possible.

Staff Analysis
The Commission shall determine if gutter removal is appropriate.
View of the Settlers Place from Church Street. There are three visible downspouts.

Settlers Place from the Discovery Center prior to the initiation of the façade restoration.

View of the corner of the building with a downspout removed.

View of the 6th Street elevation with one downspout removed and one downspout removed.
The downspouts are indiscernible against the brick except where cornice and precast details are cut out. Downspouts are cut through the banding at various levels making them difficult to maintain. Birds and other animals can build nests and gain access to the cornice detail.

Typical downspout style. Note the precast was cut out to make room for the downspout. View behind a downspout showing the increased degradation behind this element.
Obvious signs of the precast detail being cut out for the downspout.

View behind a downspout showing the increased degradation behind this element.

Downspouts are cut through the banding at various levels making them difficult to maintain. Birds and other animals can build nests and gain access to the cornice detail.

The downspouts are painted to match the brick color and the current material is not “historic”. These downspouts are typical of what homeowners purchase and install today.