

DATE: October 16, 2014

SUBJECT:

Certificate of Appropriateness Request # H-25-14
Applicants/Owners: Alan and Kim Bartnik
Location of Subject Property: 113 Union Street, North
Staff Report prepared by: Starla Rogers, Sr. Planner

BACKGROUND:

- Located in the North Union Street Historic District
- Date of Construction: 1890
- Classification: Pivotal
- Applicant is requesting a Certificate of Appropriateness for roof replacement.
- The property is zoned RM-1 Residential Medium Density.

DISCUSSION:

The applicants have proposed to remove the existing medium gray, asbestos cement tiled, roof and install replacement fiberglass composite shingles. The proposed new shingle shape is different than the existing square shingles. The applicants have chosen this new design to complement the rounded/octagonal shape of the cedar shake siding on portions of the Queen Anne style residence. The applicants are currently looking at two companies for the single selection and purchase. The first is "CertainTeed" and the proposed color is called "Fieldstone." The second is called "Country Mansion" and the chosen color within the product line is titled "Spiced Pewter." Photographs of shingles from both companies have been submitted by the applicants and are included in the Commission's packets. Both potential shingle selections consist of a fiberglass and asphalt composite. As can be seen in the submitted photographs, the existing shingles have a fairly uniform color. However, both the "Fieldstone" and "Spiced Pewter" products have variations of dark gray, black, and a hint of brown/red hues. Portions of the color variations may be somewhat lighter than the existing shingles, but the overall roof color would be similar in darkness to that of the existing.

Attachments include:

- > Application
- > Photographs and documents submitted by the applicants
- > Aerial/Location map

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5-Section 6: Typical roofing materials used are tin, copper, slate, tiles, wood, and composition shingles.

Chapter 5-Section 6: When replacing asphalt shingles, darker color shingles should be used since they are more historically appropriate.

STAFF RECOMMENDATIONS:

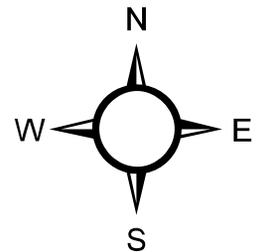
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicants should be informed of the following:
 - City staff and Commission may make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.



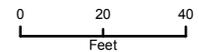
H-25-14
Alan &
Kimberly Bartnik

113 Union St N.

New Shingles



Coordinate System - NC State Plane NAD83



Map Disclaimer
These maps and products are designed for general reference only, and data contained herein is subject to change. The City of Concord makes no warranty of merchantability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained therein. Data used is from multiple sources - with various scales and accuracies. Additional research, such as field surveys, may be needed to determine actual conditions.

City of Concord, NC
Business & Neighborhood Services
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“Chic And Stylish” Color Palette!



Color Shown:
Midnight Blush





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Designed after the look of our original Country Mansion® Shingles, Country Mansion® II Shingles combine a hand-crafted design with a chic and stylish color palette that will make your home look spectacular. And for only pennies-a-day more than standard architectural shingles. They're also backed by a Lifetime Ltd. warranty from GAF, North America's largest roofing manufacturer.

So your roof will not only last—
it'll be the talk of your neighborhood!

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Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



“Chic And Stylish” Color Palette!



Color Shown:
Spiced Pewter

Country Mansion® II Lifetime Designer Shingles Offer You These Great Benefits:

- **Affordable Luxury...** GAF Country Mansion® II Shingles are only a fraction of the cost of traditional slate, wood shakes, or expensive metal roofing
- **Sophisticated Design...** Artisan-crafted shapes combined with oversized tabs and a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom Color Palette...** Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **High Performance...** Designed with Advanced Protection® Technology, which minimizes the use of natural resources while providing superior protection for your home (visit www.gaf.com/aps to learn more) 
- **StainGuard® Protection...** Helps assure the beauty of your roof against unsightly blue-green algae* 
- **Safer...** Class A fire rating from Underwriters Laboratories—the highest rating possible—and safer than wood shakes or some plastic/synthetic shingles, which carry only a Class C fire rating!
- **Stays In Place...** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph!¹
- **The Ultimate Peace Of Mind...** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years* 
- **Perfect Finishing Touch...** For the best look, use Timbertex® Premium Ridge Cap Shingles with StainGuard® Protection. In the West, use Ridglass® Premium Ridge Cap Shingles.

*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner of a single family detached residence (or the second owner in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting above criteria, Lifetime coverage is not applicable.

¹130 mph wind coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.



Color Shown:
Storm Cloud Gray

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



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Midnight Blush

Spiced Pewter

Weathered Wood

Storm Cloud Gray





LIFETIME ROOFING SYSTEM

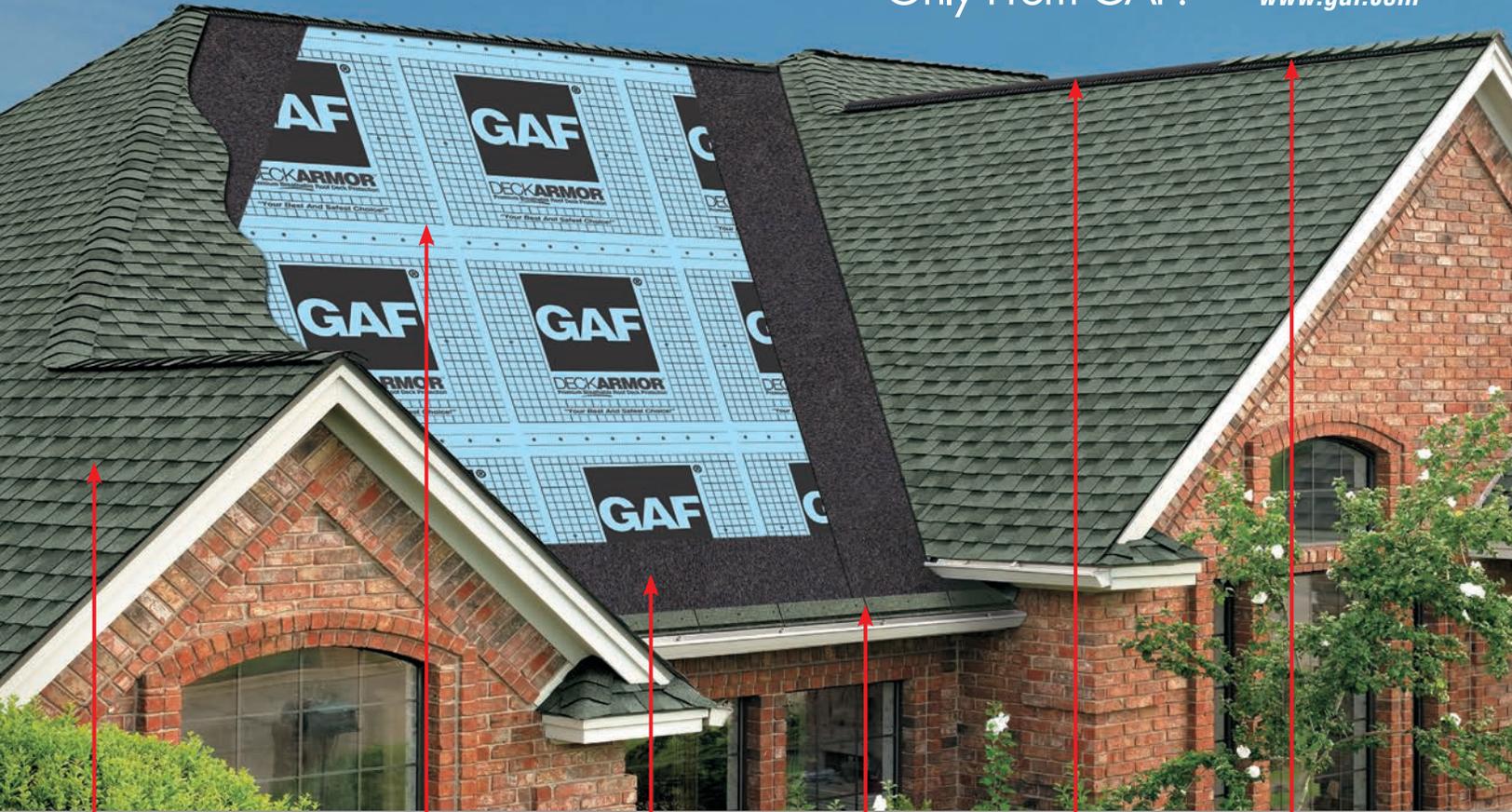


Now, when you install any GAF Lifetime Shingle, you'll automatically get:

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- Non-prorated coverage for the first 10 years!*

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Lifetime Shingles

GAF offers you many great Lifetime Shingle choices, including **Timberline**® Shingles with Advanced Protection® Technology. They're the #1-selling shingles in North America!

Advanced Protection® Technology results in superior protection for your home, while reducing the use of precious natural resources. That's better for your home—and better for the environment!

To learn more about why Advanced Protection® Shingles are your best choice, visit www.gaf.com/aps.



Roof Deck Protection

Allows moisture to escape from your attic while providing an exceptionally strong layer of protection against wind-driven rain. Also, lays flatter for a better-looking roof.



Leak Barrier

Provides exceptional protection against leaks caused by roof settling and extreme weather. Ideal upgrade at all vulnerable areas (including at the eaves in the North*).



*In the North, building code requires the use of Leak Barrier at the eaves.



Starter Strip Shingles

Saves time, eliminates waste, and reduces the risk of blow-off...and may even help qualify for upgraded wind warranty coverage (see *GAF Shingle & Accessory Ltd. Warranty* for details).



Cobra® Attic Ventilation

Helps remove excess heat and moisture from your attic that can raise your energy bills, cause premature peeling of interior paint and wall-paper, and even affect your health.



Ridge Cap Shingles

Enhances the beauty and value of your home—while guarding against leaks at the hips and ridges.



The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy.)



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WEST
800-445-9330

WORLD HEADQUARTERS:

973-628-3000

† See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner of a single family detached residence (or the second owner in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

* On your Lifetime Shingles and qualifying GAF accessories.

