

**DATE**

August 9, 2023

**SUBJECT**

Certificate of Appropriateness Request:

H-17-23

Applicant:

Chris Harris & Jim Firth

Location of subject property:

359 Union St. S

PIN:

5630-14-5710

Staff Report prepared by:

Autumn C. James, Planning & Development  
Manager

**BACKGROUND**

- The subject property, 359 Union St. S, is designated as a “Contributing” structure in the South Union Street Historic District (Exhibit A).
- “One-story, frame bungalow with distinctive full-façade porch of concrete construction. Porch is upheld by heavy, tapered concrete piers and has concrete retaining wall; it has a broad, half-timbered gable and eaves trimmed with brackets. Porch formerly wrapped around on by of south (right) side of house, but this bay was sympathetically enclosed during the 1940s. House has gable-front roof with gables interrupting the main roofline on both side elevations. The façade gable is somewhat steeper than that of the porch but has the same decorative treatment.” (Exhibit A).

**DISCUSSION**

On July 10, 2023, Chris Harris & Jim Firth, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for addition of a metal roof on the front porch (Exhibit B). The proposed metal roof will be black and either standing seam or ribbed depending on availability.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Applicant Submitted Photographs

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

**Approval Requirement Needs Table: Roofing Material**

*Roofing repair or replacement with materials currently existing inappropriate to style and period of building or repairs which obscure or change original architectural features or replacement of shingles with a lighter color requires Commission Hearing and Approval.*

**Chapter 4: Local Standards and General Policies**

**Alterations:** *Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.*

- *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*

- *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.*
- *Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- *New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.*

**Chapter 5 – Section 7: Roofing**

- *Materials are usually consistent over the entire structure, although there are changes in material where there are changes in steepness or shapes. Typical roofing materials used are tin, copper, slate, tiles, wood, and composition shingles.*

*Design Guidelines and Recommendations*

- *Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings.*
- *Original roof material should be maintained and/or replaced with like roofing if possible.*

**RECOMMENDATION**

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 act accordingly.
2. If approved, applicant(s) should be informed of the following:
  - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
  - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Inventory List - South Union Street  
Historic District, Concord

#7

35

87. House  
355 S. Union St.  
ca. 1935  
C

One-and-a-half story, frame house combining elements of English cottage and Colonial Revival styles. House has steeply pitched side gable roof pierced by steep facade gables flanking the central entrance, a roof configuration typical of the English cottage idiom. Front gables have small, horseshoe-arched windows with shutters near their peaks. Flat-roofed entrance portico upheld by Doric columns and flanked by bays of paired, 6/6 sash windows with shutters. Flat-roofed, enclosed porch on south side of house marred by inappropriate louvered windows.

88. James Dorton House  
359 S. Union St.  
1921-1927 (SM)  
C

One-story, frame bungalow with distinctive full-facade porch of concrete construction. Porch is upheld by heavy, tapered concrete piers and has concrete retaining wall; it has a broad, half-timbered gable and eaves trimmed with brackets. Porch formerly wrapped around one bay of south (right) side of house, but this bay was sympathetically enclosed during the 1940s. House has gable-front roof with gables interrupting the main roofline on both side elevations. The facade gable is somewhat steeper than that of the porch but has the same decorative treatment.

89. Vacant Lot  
between 359 and 377 S. Union St.  
VL

Large, wooded lot adjoining William A. Ritchie House (inv. #90) and owned by the Ritchie family. This lot has apparently never been developed and contributes to the district as a reminder of the formerly semi-rural character of S. Union St.



**AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.**

**APPLICANT INFORMATION**

Name: Chris Harris and Jim Firth  
Address: 359 Union Street S  
City: Concord State: NC Zip Code: 28025 Telephone: 704-507-4155 or 704-650-1269

**OWNER INFORMATION**

Name: Chris Harris and Jim Firth  
Address: 359 Union Street S  
City: Concord State: NC Zip Code: 28025 Telephone: 704-507-4155 or 704-650-1269

**SUBJECT PROPERTY**

Street Address: 359 Union Street S P.I.N. # 56301457100000  
Area (acres or square feet): 9,150 Current Zoning: RV Land Use: Residential

**Staff Use  
Only:**

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_  
Fee: \$20.00 Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_

*The application fee is nonrefundable.*

**General Requirements**

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: Metal Roof on Front Porch
  
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
Add Black Metal Roof on Front Porch. Standing Seam or Ribbed depending on availability.

**Required Attachments/Submittals**

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a “before” perspective
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an “after” perspective.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

\*\*\*Applications may be submitted electronically.\*\*\*

**Certification**

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City’s historic districts inventory database.

7/10/2023  
Date

Chris Harris & Jim Frith  
Signature of Owner/Agent

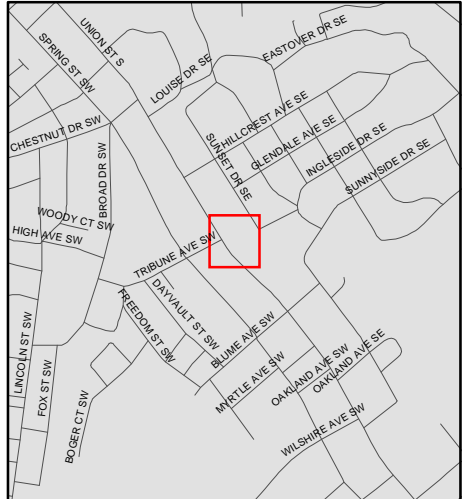




**H-17-23**

**359 Union St S**

**PIN: 5630-14-5710**



Source: City of Concord  
Planning Department

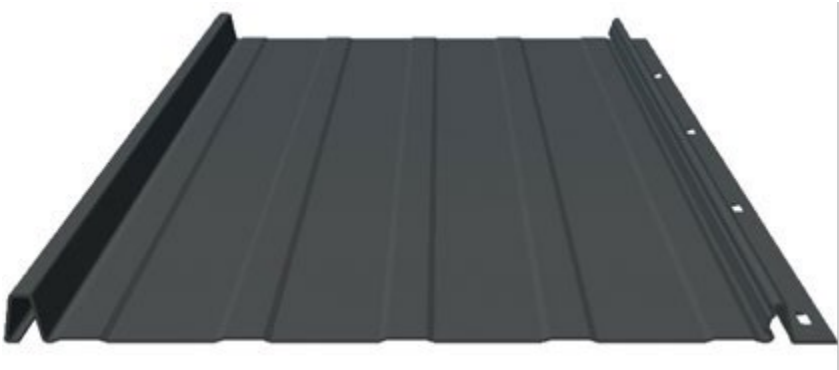
**Disclaimer**

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**Exhibit C**



# Examples of Metal Roofing





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