

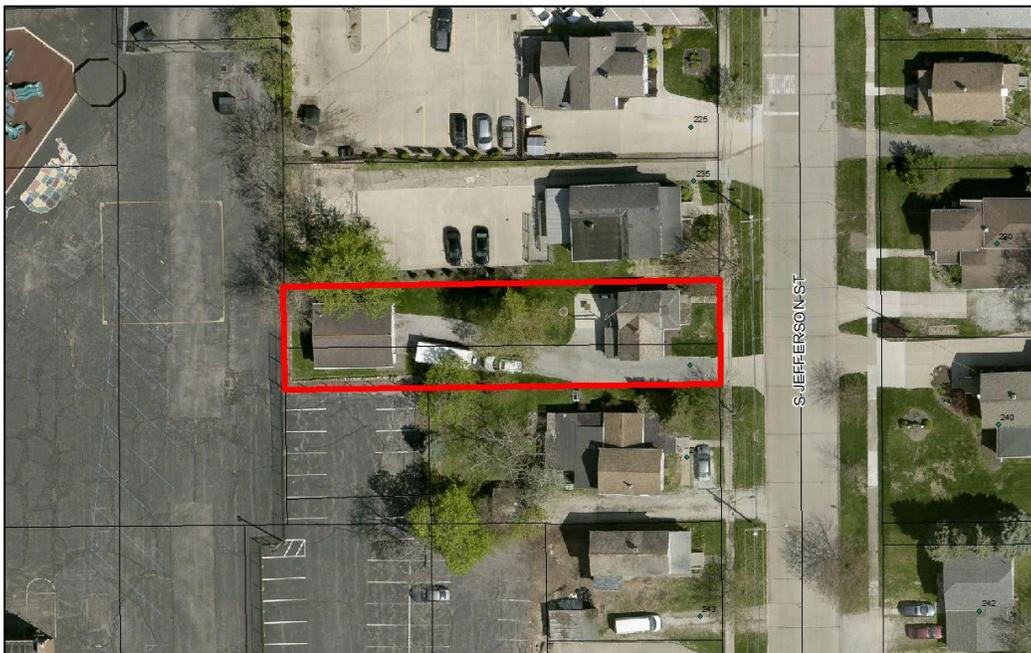
H22-17 South Jefferson Roofing and Siding

Property Owner: Thomas Maupin
Applicant: Thomas Maupin
Location: 237 South Jefferson Street
Zoning: C-2 (Central Business)
Request: Certificate of Appropriateness approval for the replacement of roofing on the existing home and the replacement of roofing and siding on an existing pole barn

LOCATION AND SURROUNDING USES

The subject site is composed of approximately 0.18 acres on the west side of South Jefferson Street. Adjacent properties include the following uses:

- North – Hair Salon
- East – Single-Family Residence and Office
- South – Single-Family Residence
- West – School



PROPOSED APPLICATION

The applicant is requesting approval for a roof replacement on the home and a roof replacement and new siding on a detached pole barn, as follows:

- **Home Roof Replacement** - The existing home has a slate roof on the second story of the main building. Front and rear covered porches have existing gray/black asphalt shingles. The applicant has indicated the slate roof is in poor condition, is leaking, and is rotted in the underlayment. The applicant is proposing the replacement of the slate roof with asphalt shingles, which will be "Williamsburg Slate" in color. The applicant has indicated that similar replacement gutters and downspouts, cream in color, will also be installed.

As indicated below, the City of Medina Design Guidelines state that economic feasibility should be taken into consideration with a roof replacement as related to the value of the property. The applicant has provided an estimate from a contractor to repair the existing roof at a cost of \$9,550 and indicated that continued maintenance will also be necessary. He has also indicated that the cost is similar to proposals for a completely new roof. The County Auditor's value of the property, which contains a modest 696 sq. ft two-bedroom, one-bath, home is \$84,190.

- Detached Pole Barn – The existing pole barn has asphalt shingles and light beige T-111 siding. The applicant is proposing to replace the roof, which is leaking, with asphalt shingles, “Williamsburg Slate” in color. In addition, the applicant is also requesting to install vinyl siding over the existing T-111 siding, which is also in disrepair. The proposed clapboard style siding will be “Heritage Cream” in color, which will match the home as closely as possible.

DESIGN GUIDELINES/DEMOLITION CRITERIA (SECTION 145.07)

- (a) Preservation/rehabilitation/renovation. With respect to preservation/rehabilitation/renovation generally it is the interest of the Board that buildings within the Historic District be preserved, thus maintaining the character of the Historic District. Consistent with the U.S. Secretary of the Interior, Standards for the Treatment of Historic Properties, the intent of these Guidelines is to preserve and restore the features which establish a building's architectural character while making alterations and renovations necessary for the efficient and contemporary use of the building.

The rehabilitation process assumes that some alterations may be necessary to meet the needs of the building Owner and the health, safety, and welfare of the building occupants. Such alterations should be done so as not to destroy the materials and features which help to define a building's historic, cultural and/or architectural character. The historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible. When the preservation of architectural features is not possible, alterations should be done in a manner respectful of the existing character, but done in a manner that is representative of architectural design and construction of contemporary times.

CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES AND DISTRICTS

Exterior Siding

- Ensure exterior siding is in good condition and properly finished to prevent deterioration.
- Consider removing non-traditional siding materials and repairing original materials or replacing to match as closely as possible.
- If original material is missing, replace with traditional materials determined appropriate.
- Refer to Preservation Brief 16 and the National Park Service for their position on the use of contemporary materials made to look like traditional materials.

Outbuildings

- Garages, sheds, and other outbuildings should be retained and repaired. They are unique elements that contribute to the character of the Medina Public Square Historic District.
- A new outbuilding should be compatible in size, design, and materials with others in the area and with the structure that it serves.

Roof, Gutters, and Downspouts

- Maintain the existing slope or form of the roof.
- Replace roofing materials to match original materials. When economically infeasible as it relates to the market value of the property, replace with contemporary materials that will not negatively affect the aesthetic or physical performance of the roof.
- Historic ridge caps are often ornamental and should be retained. If replacement is necessary, match the materials, design, and profile as closely as possible.
- Maintain flashing so that it continues to protect the structure from water infiltration.
- Ensure gutters and downspouts are free of debris and provide sufficient water drainage.
- When replacing gutters and downspouts, the new elements should match historic profiles.
- Make certain that water is drained away from the structure after it exits the downspouts.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application H22-17 regarding the replacement of roofing and siding on the existing pole barn. The proposed changes will be an improvement to the structure and will make the pole barn more compatible with the home.

Staff recommends **approval** of application H22-17 regarding the replacement of roofing on the existing home. Though the slate roofing is likely original to the home, the cost to repair the roof is significant in relation to the relatively modest value of the property. In addition, all eleven similar principal structures that front on South Jefferson Street have either asphalt shingle or standing seam metal roofs.

Roofing & Siding Improvements

237 South Jefferson Street

- Pole Barn construction date 1998

The roofing has reached the end of its life; I'm currently experiencing leaks. The project will require the removal of roofing materials to the roof deck and replacement decking as needed. Installation of new felt and ice guard, the roofing material will be GAF Timberline HDZ High Definition Lifetime Shingles color to be Williamsburg Slate.

T-111 siding requires maintenance every few years i.e. cleaning, pressure washing, and caulking I'm at the point now where panels will need to be replaced. This is the main reason for upgrading to Vinyl Siding, this will also match my current siding on my home giving my residency a matching appearance. Vinyl siding will be Certainteed Classic D 4 Standard siding clapboard style color will be Heritage Cream matching house vinyl siding color as closely possible. Existing gutters and downspouts will be removed and reinstalled after siding installation is completed.

- House construction date 1897

Roof replacement, current slate roof is at the point where it needs to be replaced due to the felt underneath having rotted out. This causes leaks in my home when wind-driven rain events take place. The project will require the removal of the existing slate down to the original decking, it will be determined at that point if the deck will need to be overlaid due to the spacing of the old decking. New felt, ice guard, venting and shingles will be installed. The roofing material will be GAF Timberline HDZ High Definition Lifetime Shingles color to be Williamsburg Slate. New cream gutters and downspouts will be installed after roofing installation is completed.





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Andrew Dutton

From: Thomas Maupin <tmaupin@zoominternet.net>
Sent: Thursday, June 30, 2022 9:18 AM
To: Andrew Dutton
Subject: Re: HPB Application
Attachments: Estimate 4543 (1).pdf

Good morning Andrew,

The roofs in question are not being replaced as they are very good condition.

I did receive a proposal from A Shepherd Roofing to make repairs to the roof and repairs to my chimney as well, I was surprised at how much it would cost to replace 30 slate and paint cap and valley's, the cost is equal to installing a new asphalt roof. I was as well advised maintenance would need to be performed every couple or 3 years would be \$600 for those services. I have Durable slate coming out to look at the roof as well, I hope to have that proposal in hand prior to meeting with the review board.

I'm attaching slate proposal for your review, I can as well attach the other proposals if needed.

Thanks and enjoy the upcoming Holiday weekend,

Tom Maupin



A Shepherd Roofing Co LLC
 3840 Ridgewood Rd #4363
 Copley, OH 44321
 330-666-0009
 www.ashepherdroofing.com

Proposal 4543

ADDRESS Tom Maupin 237 S Jefferson St. Medina, OH 44256-2629	DATE 06/20/2022	TOTAL \$9,550.00	
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ACTIVITY	DESCRIPTION	AMOUNT
Slate Roofing	Replace approximately 30 slate tiles over existing main roof where missing or deteriorated. 10 x 16 tiles. Note: An extra cost will be incurred for slate replacement exceeding 30 tiles.	
Chimney Flashing	Install aluminum chimney flashing to replace existing flashing consisting of step, base, saddle and counter flashing. Color: Brown	
Chimney	Tuck point mortar joints over entire chimney.	
Chimney	Repair and seal crown of chimney.	
Repairs	Repair and paint two (2) valleys on slate roof. Color: Brown	
Repairs	Repair and paint soil pipe collar. Color: Brown	
Repairs	Repair and paint ridge roll at peak of roof. Color: Brown	
Hauling	Haul away debris incidental to slate roof repairs.	
Total Cost		9,550.00

A down payment of \$4,775.00 with the remaining balance due at completion.

TOTAL	\$9,550.00
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Extra charges will be incurred for any changes or additions to work specified above.

THANK YOU.

We reserve the right to withdraw or amend this proposal if not accepted within 30 days.

Thank you for the opportunity to bid you slate repairs. We look forward to working for you.

Accepted By

Accepted Date



Williamsburg Slate



Note: It is difficult to reproduce the color clearly and actual color blends of these products. Before selecting your color, please visit our website or call us to see several full-size shingles.

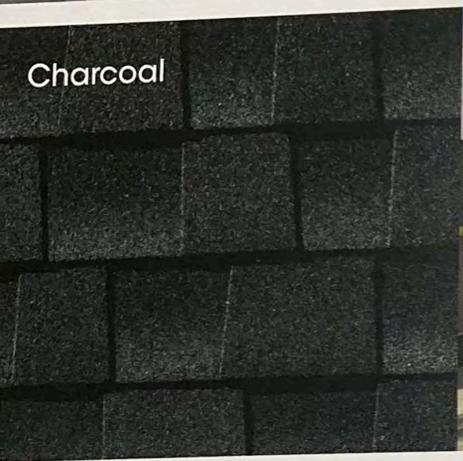


GAF

We protect what matters most



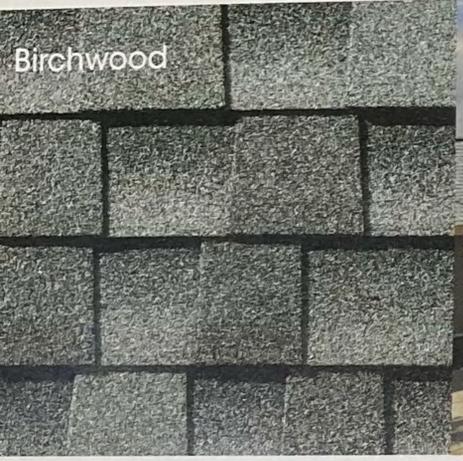
Charcoal



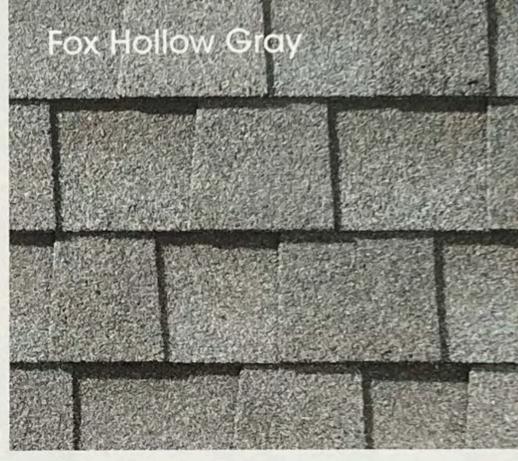
Slate



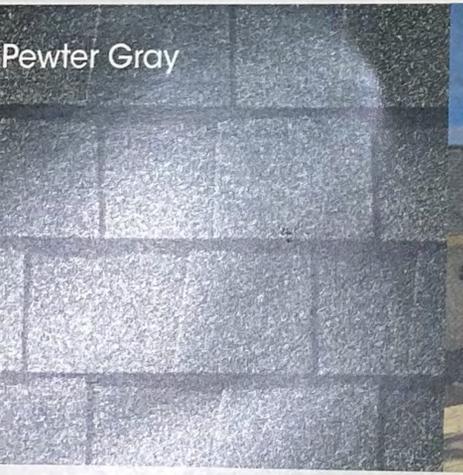
Birchwood



Fox Hollow Gray



Pewter Gray



Williamsburg Slate



Hunter Green



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

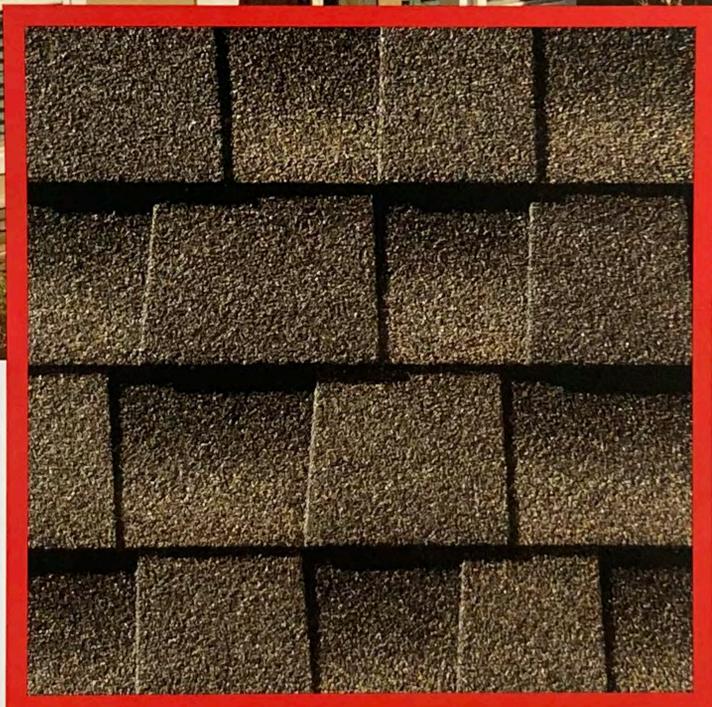


High
Definition®

GAF Timberline[®] HDZ[™]
High Definition[®] Lifetime Shingles



Barkwood



America's #1-selling shingle just got better

Protecting over 50 million families nationwide with great value and a genuine wood-shake look. Peace of mind has never looked so good.

Architectural Accuracy

Restoration Classic siding panels are designed with historical architectural accuracy in mind. Each profile offers the traditional styles with European roots: the clapboard style is the most traditional found in most parts of the United States and the dutchlap style provides strong shadow lines and highly popular in the Mid-Atlantic region. Restoration Classic is excellent for remodeling an older home or creating a traditional look for a new home.



Clapboard Style
Smooth

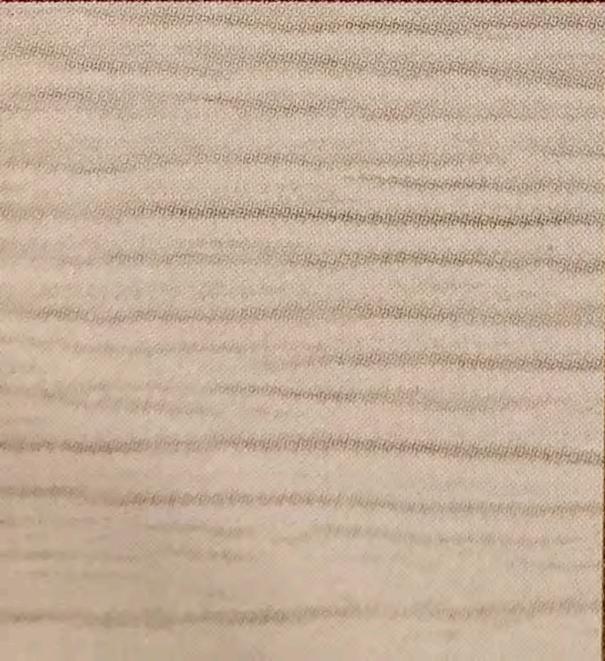
Dutchlap Style
Select Cedar



Spruce



Heritage Cream



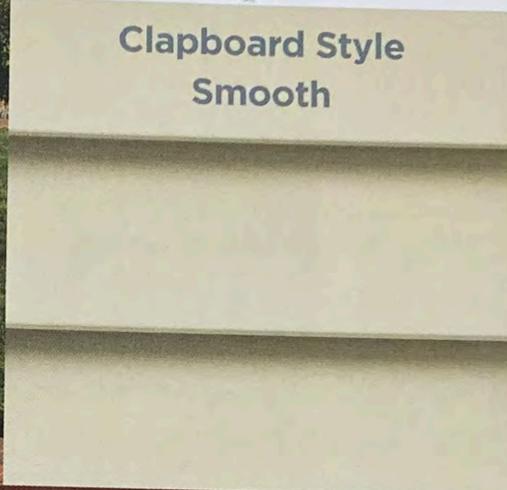
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Clapboard Style
Smooth

Dutchlap Style
Select Cedar



Siding: Restoration Classic Double 4" Select Cedar Clapboard in autumn yellow.
Trim: Vinyl Carpentry® and Restoration Millwork®.

Long-Lasting Colors

PermaCOLOR™ System assures color performance, resistance and durability. Utilizing the newest technology and state-of-the-art formulations, CertainTeed backs their vinyl siding with PermaCOLOR Lifetime Fade Protection.



Note: Colors throughout this brochure are simulated. Consult product samples before making final selection.

Autumn Red



Spruce



Heritage Cream



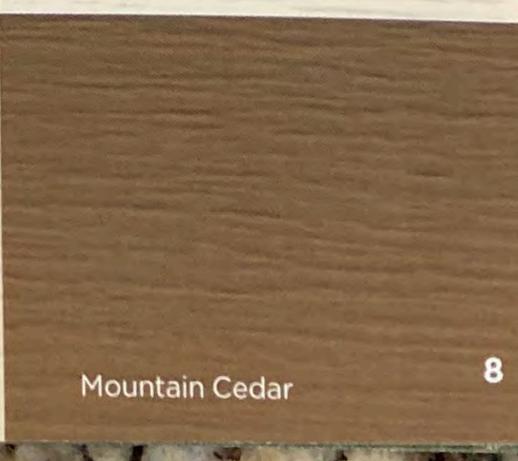
Buckskin



Olive Grove



Light Maple



Mountain Cedar

Restoration Classic™

Siding



Life happens here.™

CertainTeed
SAINT-GOBAIN