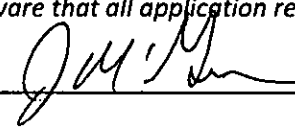




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number H23-10

GENERAL	Date of Application <u>9/23/2023</u> Property Location <u>209 S. Broadway Street, Medina, OH 44256</u> Description of Project <u>Installation of new roof due to age and condition of current roof. Current roof is slate. Requesting to replace with shingled roof.</u>
CONTACT INFORMATION	Applicant Name <u>John McGee</u> Address <u>209 S. Broadway St.</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>234-525-9594</u> Email <u>john@sfmcgee.com</u> Property Owner Name <u>Five McGees, LLC</u> Address <u>209 S. Broadway St.</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>234-525-9594</u> Email <u>john@sfmcgee.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u></u> Date <u>9/28/23</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u> Meeting Date <u>11-9-23</u> Check Box when Fee Paid <input type="checkbox"/>

H23-10 State Farm Roof Replacement

Property Owner: Five McGees LLC
Applicant: John McGee
Location: 209 South Broadway Street
Request: Certificate of Appropriateness approval for a roof replacement

LOCATION AND SURROUNDING USES

The subject site is composed of five properties encompassing 0.15 acres located on the east side of South Broadway Street. Adjacent properties include the following uses:

- North – County Office
- East - Library
- South – Parking Lot
- West – Parking Lot and Office



PROPOSED APPLICATION/BACKGROUND

The building currently has a slate roof on the main portion of the building and the side awning and asphalt shingles on the front porch. The applicant has indicated that the slate roof portion of the building is in disrepair with loose slate shingles, leaks, and damage to the rafters.

The applicant has proposed to replace the slate roof with a dimensional asphalt shingle roof. Potential colors for the asphalt roof are “Pacific Wave” and “Storm Cloud”.

The roofing contractor working on the project, Hinckley Roofing, has indicated that a slate roof replacement would be 7 to 8 times as expensive as an asphalt roof, pushing the project cost to approximately \$100,000. The Medina County Auditor’s assessed value of the building is \$53,090.

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's 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.

Preservation/Rehabilitation/Renovation – Residential Style Structures

CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES AND DISTRICTS

Residential Style Buildings - Preservation/Rehabilitation/Renovation

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 H22-07, as presented. Staff finds that the replacement of the roof with slate shingles is not economically feasible and the proposed asphalt shingles will not negatively affect the aesthetic or physical performance of the roof.

Andrew Dutton

From: John McGee <john.mcgee.ff7c@statefarm.com>
Sent: Monday, October 9, 2023 9:57 AM
To: Andrew Dutton
Cc: John McGee
Subject: RE: COA Application for John McGee
Attachments: Side Roof Pic.PNG; Fallen Slate Shingles.PNG; Hinckley Roofing Letter.pdf; Pacific Wave.jpg; Storm Cloud.jpg; Hinckley Roofing-Estimate-#8031.pdf

Good morning!

Here is some additional information along with some pictures.

- The first is the picture with the current slate roof. Honestly speaking, it's not super easy to even see this roof as it sits up quite a bit and there is a large building on one side. The picture I am attaching is from about 100 yards away and I had to zoom way in on it.
- The second picture is of some fallen shingles.
- The third attachment is a letter from Hinckley Roofing. They appear to have a pretty good reputation and so far have been very easy to deal with. The letter is short and sweet but addresses the need to replace the roof and how expensive replacing with slate would be. Additionally, he mentions in there that even if slate were to be used in the replacement of the roof, it would still look different due to the slate that is available these days. It should also be noted that when it comes to cost, the current estimate for asphalt shingles is close to \$14,000. Paying 7-8 times that just for slate doesn't make much sense.
- The next two pics are two samples that seem to go well with the current exterior. I am partial to "Pacific Wave". I think it still lightens up the shingles while matching the siding. I am also including "Storm Cloud" but I think that might be a little too dark. I have other samples but they just don't seem to match appropriately. Please let me know your thoughts on the samples.
- The final attachment is the actual quote for the job. They believe that it will take a day or maybe a day and half and could possibly even do this on a Saturday.

I hope all of this information helps. I plan on bringing copies of everything in this email including the shingle samples. Please let me know if you have any questions or concerns.



John McGee

Agent

Bus: 330-952-2224

209 S. Broadway St.

Medina, OH 44256



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John McGee, Agent

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Thank you for the email. I'll give you what info that I have now and work on the rest if that is ok.

During the last wind storm I arrived at work and found some shattered slate on the sidewalk on the side of the building. I actually still have it so I will provide pictures of that when I am back in the office. There wasn't a ton and from looking I honestly couldn't even tell what part of the roof it came from. But, this past Tuesday is where the roof became a larger issue. Like most of the buildings I have Christmas lights. This year I decided to have my electrician upgrade the bulbs to LED. On Tuesday night I get a call from the electrician who said that he literally could move the slate on the roof with his hand. Additionally, he could see the wood was rotted under it. Based on all of this, I had Hinckley Roofing out today. During the inspection he asked to see the third floor to get into the rafters. I have not gone up to the third floor in ages but he immediately pointed out wet spot on the ceiling. I will get a picture of that as well. It's not huge but it is definitely there. I am quite certain that it is time for a new roof. Please trust that there is no way I would incur the expense of replacing a roof that didn't need it.

Hinckley Roofing indicated that I would have their quote this evening. It hasn't arrived yet. The quote will be for conventional shingles and based on the age of the building it has to include replacement of the wood (rotted or not) under the new roof. I am told that the cost will also be elevated because removing slate shingles is more labor intensive than regular shingles. I did ask him to let me know roughly what it would be to replace it with new slate. He dismissed that idea in two seconds citing that it would be 7-8 times the cost of regular shingle. It just makes no sense to put that kind of money into the roof. He did provide me with a booklet with a number of color schemes. My plan was that once I get his quote, I was going to pick out a handful of color schemes that make sense based on the current slate color scheme and Hinckley said that they would provide actual samples for the hearing. Once I have these I will certainly provide them as quickly as I can. So far Hinckley has been great to work with. I am sure that they will provide what they can. I will also talk to him about providing some sort of documentation that the roof does in fact need replacement and give an idea of what the elevated cost would be for slate. But, he did tell me today that it would be 7-8 times regular shingle.

Thanks again for all of the advice. I am motivated to do what I can to make sure that everyone is comfortable with this. Talk to you soon!!



John McGee

Agent

Bus: 330-952-2224

209 S. Broadway St.

Medina, OH 44256



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John McGee, Agent

Providing Insurance and Financial Services

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Hinckley Roofing, Inc.
P.O. Box 458, Hinckley, OH 44233
(330)273-2979 (330)722-7663 Fax:(330)239-0209
Email: hinckleyroofing@yahoo.com
Website: www.hinckleyroofing.com



JOHN MCGEE
209 S. Broadway
Medina, OH 44256
john@sfmtcgee.com

This is to confirm our findings that due to the condition of the roof that it needs to be replaced. As I mentioned to you slate would be 7-8 times the cost of the shingle roof and because that slate is no longer made and due to the age the new slate would not look the same as the slate on there now.

Please let me know if you have any other questions.

Thanks,

Travis Huffaker

Lead Estimator

Hinckley Roofing, Inc

330-461-1709

travishinckleyroofing@yahoo.com

NEW ROOF ESTIMATE

Hinckley Roofing
P.O. Box 458
Hinckley, OH 44233
(330) 273-2979

Sales Representative
Travis Huffaker
(330) 461-1709
travishinckleyroofing@yahoo.com



9/28/2023
JOHN MCGEE
209 S. Broadway
Medina, OH 44256
(234) 525-9594

Estimate #	8031
Date	9/28/2023

Item	Description	Qty	Price	Amount
Tear-off	Tear-off existing slate roofing material and haul off debris. Install new Ice Guard (6'), new underlayment (ProArmor) and new shingles (Owens Corning Duration). Install new ridge-vent and new Hip and Ridge Shingles.	1.00	\$11,592.33	\$11,592.33
Re-Deck	Install new OSB plywood over existing wood decking.	1.00	\$2,397.00	\$2,397.00
Labor Warranty	***Lifetime Labor Warranty***	1.00	\$0.00	\$0.00
Repair	Re-nail and seal fascia metal along corners of building.	1.00	\$0.00	\$0.00

Sub Total	\$13,989.33
Total	\$13,989.33

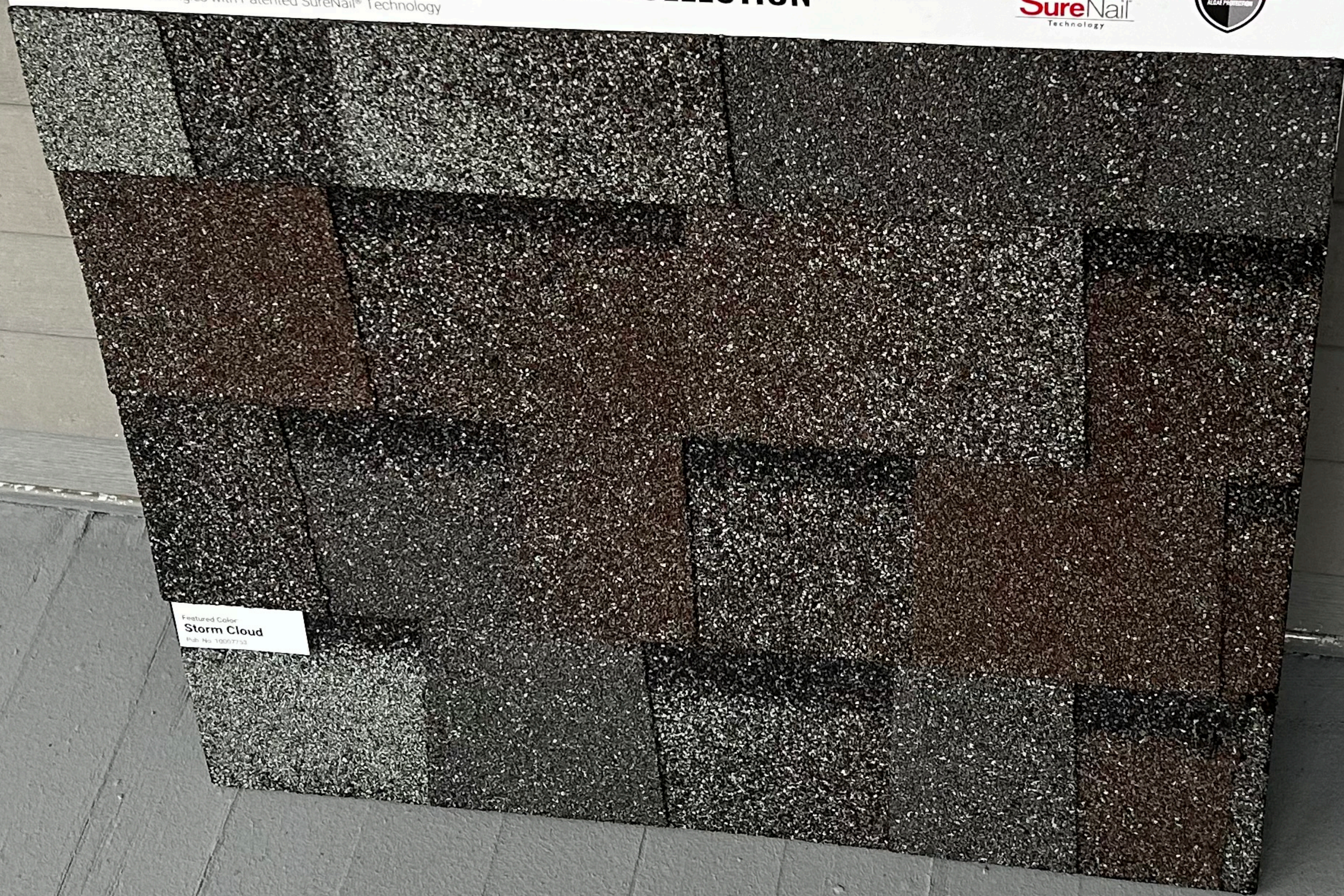
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Shingles with Patented SureNail® Technology



Featured Color
Storm Cloud



TruDefinition®

DURATION® DESIGNER COLORS COLLECTION

Shingles with Patented SureNail® Technology



Featured Color
Pacific Wave
10001720





209

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