



# BOARDS & COMMISSIONS APPLICATION

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

Application Number     P24-24    

<b>GENERAL</b>	<p>Date of Application <u>10-16-24</u></p> <p>Property Location <u>524 S. Court St.</u></p> <p>Description of Project <u>Roofing Tear-off, old tile roof and install Landmark Pro shingles same color as tile Green. Homeowner trying to get rid of Bat problem and no one can guarantee to solve it due to tile roof not laying 100% flat and sealing all the way.</u></p>
<b>CONTACT INFORMATION</b>	<p><b>Applicant</b></p> <p>Name <u>Chris Laborga Refreshing Restorations</u></p> <p>Address <u>8155 Ryan Rd</u> City <u>Seville</u> State <u>OH</u> Zip <u>44273</u></p> <p>Phone <u>330-416-8748</u> Email <u>Claborga1686@yahoo.com</u></p> <p><b>Property Owner</b></p> <p>Name <u>Norma Moyer</u></p> <p>Address <u>524 S. Court St</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u></p> <p>Phone <u>216-804-7374</u> Email _____</p>
<b>APPLICATION TYPE</b>	<p><b>Planning Commission</b>    Site Plan <input type="checkbox"/>    Conditional Zoning Certificate <input type="checkbox"/>    Code or Map Amendment <input type="checkbox"/></p> <p>Preliminary Plan <input type="checkbox"/>    Final Plat <input type="checkbox"/>    Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/>    Cert. of Appr. (TCOV) <input checked="" type="checkbox"/>    Other <input type="checkbox"/></p> <p><b>Historic Preservation Board</b>    Certificate of Appropriateness <input type="checkbox"/>    Conditional Sign <input type="checkbox"/></p> <p><b>Board of Zoning Appeals</b>    Variance <input type="checkbox"/>    Appeal <input type="checkbox"/></p>
<b>APPLICANT SIGNATURE</b>	<p><i>By signing this application, I hereby certify that:</i></p> <p>1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i></p> <p>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></p> <p>3) <i>I assume sole responsibility for correspondence regarding this application; and</i></p> <p>4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i></p> <p>Signature <u></u> Date <u>10-16-24</u></p>
<b>OFFICIAL USE</b>	<p>Zoning District <u>R-3</u>    Fee (See Fee Sheet) \$ _____</p> <p>Meeting Date <u>10/22/24</u>    Check Box when Fee Paid <input type="checkbox"/></p>

**P24-24**  
**South Court Street Roof Replacement**

Property Owner: Norma Moyer  
Applicant: Chris LaGorga  
Location: 524 South Court Street  
Zoning: R-3 (High Density Urban Residential)  
Request: Certificate of Appropriateness approval for the replacement of a roof in the TC-OV

**LOCATION AND SURROUNDING USES**

The subject property encompasses 0.29 acres located on the east side of South Court Street. Adjacent properties are zoned R-3 contain the following uses:

- North – Single Family Residential
- East – Single Family Residential
- South – Single Family Residential
- West – Single Family Residential and Office



**BACKGROUND & PROPOSED APPLICATION**

The existing home, known as “Freda’s House”, is a cottage-style home built in 1936. One of the unique features of the home is the green clay tile roof located along the varied roof lines. As indicated by the applicant, the design and installation of the roof leaves a small gap between the tiles throughout the roof. The gaps have allowed bats to enter the home, which has posed a significant issue for the property owner.

The applicant has proposed the removal of the clay tile roof and the installation of “Evergreen” colored dimensional asphalt shingles.

## **TRANSITIONAL CORRIDOR OVERLAY (TC-OV) REGULATIONS**

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### ***TC-OV Review***

Section 1116.08 of the Zoning Code indicates when exterior changes require approval in the TC-OV. In general, minor building improvements, such as siding, roofing, and window replacement, may be approved administratively by the Planning Director. However, improvements which are not in compliance with the guidelines or are determined to be beyond the scope of a minor building improvement are forwarded to the Planning Commission for review.

Though typical roof replacements in the TC-OV may be approved administratively, the significance of the existing roof requires the application to be reviewed by the Planning Commission.

### ***TC-OV Regulations***

#### **TC-OV.7 Exterior Renovation or Alterations of Existing Structures.**

- (a) The distinguishing original qualities of a building or structure should not be destroyed. The removal or alteration of historic materials or distinctive architectural features should be avoided when possible.
- (b) Architectural elements shall be sensitively designed to reflect detailing associated with the particular style of building.
- (c) The design elements and scale of a building addition shall be compatible with the design elements of the principal structure, in particular, building materials and color, roof lines and shapes and window proportions and alignment.

#### **TC-OV.8 Building Materials and Appurtenances.**

- (a) The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.
- (b) Construction materials and colors for walls and fences that are visible from the street should be uniform and compatible with the architectural style, color and building material of the building and its surroundings.
- (c) The original pattern of window and door openings and their shape and configuration should not be altered. Window and door openings should not be reduced, enlarged, or filled-in on street facade. Replacement windows and doors should match the original in size, shape and design.
- (d) Original materials should be repaired, restored, and reused whenever possible. Where necessary missing or deteriorated materials should be replaced

## **COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION**

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Staff recommends approval of the Certificate of Appropriateness request. Though the clay tile roof is a unique and identifiable feature of the building, the design and installation are inherently detrimental to the resident. In addition, the proposed roofing maintains the existing roof lines and attempts to match the original roof's color.



*Roofing to Replace*

S COURT ST



0 10 20 30 40 Feet







Freda's House  
524 South Court Street  
Built: 1936 Style: American Cottage

Fred And Freda Snyder, business leaders and philanthropists, built this American Cottage Style home in 1936-1937. It's fortress-like double-brick walls, massive clay tile roof and art deco interior design make it a unique contribution to the architectural diversity of the neighborhood.



South Court Historic Neighborhood Association

1999 Owner: Robert and Norma Moyer

# Landmark<sup>®</sup> PRO

The Expert's Choice

 certainteed  
SAINT-GOBAIN



*Landmark PRO, shown in  
Max Def Driftwood*

 SAINT-GOBAIN

# Introducing More Value

Landmark® PRO is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

## Landmark PRO improves upon the reliable CertainTeed Landmark shingle.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our **NailTrak®** feature, enabling faster installation.

Landmark PRO offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

### LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- 30-year **StreakFighter®** algae resistance warranty

Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.

## Landmark® PRO



### Landmark PRO specifications:

- Premium Max Def color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 30-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
  - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available
- **UL 2218 Class 3 Impact Rated**



## Landmark®



### Landmark specifications:

- Traditional color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 25-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
  - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available

# LANDMARK® PRO COLOR PALETTE



Max Def Cobblestone Gray



Max Def Georgetown Gray



Max Def Colonial Slate



Max Def Weathered Wood



Max Def Driftwood



Max Def Prairie Wood



Max Def Pewter



Max Def Moiré Black



Max Def Espresso



Max Def Heather Blend



Max Def Shenandoah



Max Def Burnt Sienna



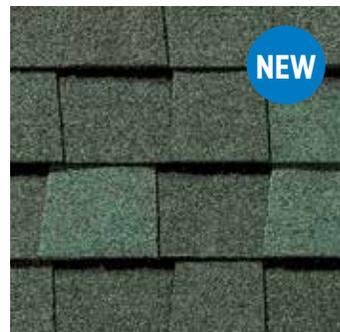
Max Def Resawn Shake



Max Def Coastal Blue



Max Def Red Oak



Max Def Evergreen

## Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

*NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.*



Scan code for more information

# StreakFighter®

## Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread.

**StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with **StreakFighter** Technology

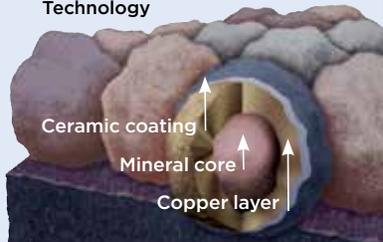


Diagram for illustrative purposes only.

# NailTrak®

## Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

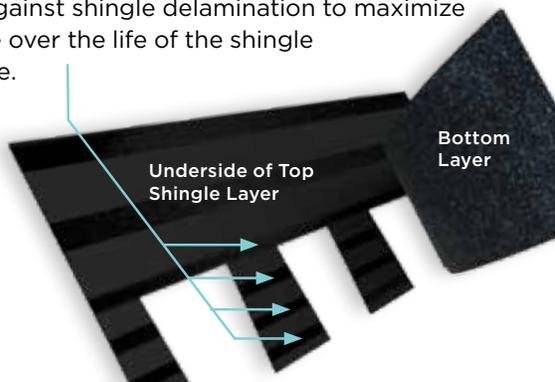
**NailTrak** removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



# QuadraBond®

## Advanced Layering

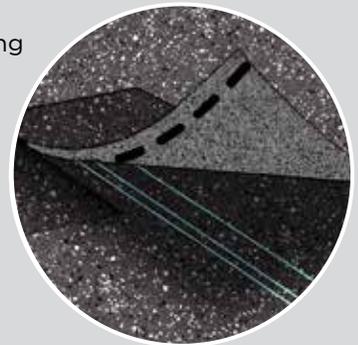
CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



# CertaSeal®

## Uplift Protection

**CertaSeal**® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



## Integrity Roof System™

Insist upon the Integrity Roof System™ and get the ultimate in roof performance.

learn more at:  
[certainteed.com/roofing](http://certainteed.com/roofing)



Read our blog

Landmark® PRO available in areas shown



### CertainTeed

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