

 **OWE** 



***OLD WEST END
HISTORIC
DISTRICT
COMMISSION***



**REPORT
FOR
December 11, 2023**



Old West End Historic District Commission

2023 APPLICATION AND MEETING SCHEDULE

Application Deadline	Meeting
Must be received by 4:45 PM. 3 Weeks Prior to Meeting At Toledo-Lucas County Plan Commissions One Government Center, Suite 1620	5:30 PM – 2 nd Monday of the Month In-person at Collingwood Presbyterian Church, 2108 Collingwood Blvd.
Monday, December 19, 2022	January 9, 2023
Monday, January 23, 2023	February 13, 2023
Tuesday, February 21, 2023*	March 13, 2023
Monday, March 20, 2023	April 10, 2023
Monday, April 17, 2023	May 8, 2023
Monday, May 22, 2023	June 12, 2023
*Tuesday, June 20, 2023	July 10, 2023
Monday, July 24, 2023	August 14, 2023
Monday, August 21, 2023	September 11, 2023
Monday, September 18, 2023	Tuesday, October 10, 2023*
Monday, October 23, 2023	November 13, 2023
Monday, November 20, 2023	December 11, 2023

* Denotes Holiday on that Monday



Old West End Historic District Commission

2024 APPLICATION AND MEETING SCHEDULE

Application Deadline	Meeting
Must be received by 4:45 PM. 3 Weeks Prior to Meeting At Toledo-Lucas County Plan Commissions One Government Center, Suite 1620	5:30 PM – 2 nd Monday of the Month In-person at Collingwood Presbyterian Church, 2108 Collingwood Blvd.
Monday, December 18, 2023	January 8, 2024
Monday, January 22, 2024	February 12, 2024
*Tuesday, February 20, 2024	March 11, 2024
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Monday, November 18, 2024	December 9, 2024

* Denotes Holiday on that Monday

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Old West End Historic District Commission

MEETING NOTICE & AGENDA for November 13, 2023

*Dr. David Kosmyna,
Chairperson*

DATE: Tuesday, December 11, 2023

Diana Sluhan

TIME: 5:30 p.m.

Kathleen Kovacs

PLACE: Collingwood Presbyterian Church – 2108 Collingwood Blvd

Kris Ball

Bryan Latta

AGENDA

Michael Walker

Roll Call

Julie Apt

Jim Roseland

Meeting Minutes

*Bill Harbert,
Secretary*

November 13, 2023

Deferred Applications

1. OWE-173-23 – 2725 Collingwood – Install New Storm Windows

New Applications

1. OWE-182-23 – 2274 Robinwood – Replace Sandstone Walkway with Concrete Walkway
2. OWE-183-23 – 2407 Glenwood – Replace Steps at 2 Locations on Rear of House, Pour Concrete Slab Under A/C, Rebuild Garage Door and Repair Clapboards
3. OWE-184-23 – 2415 Glenwood – Fix Front and Side Walkways and Widen Shared Driveway

Chairman's Report

Secretary's Report

Adjournment - Next meeting is on Monday, January 8, 2024 **Reminder that the application deadline is Monday, December 18, 2023

OWE 12/11/23

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GENERAL INFORMATION

Subject

Request - Install New Storm Windows
Location - 2725 Collingwood
Owner - Daniel Finkel
2725 Collingwood
Toledo, OH 43610

Site Description

Zoning - RD6/ Duplex Residential
Frontage - 61' on Collingwood
Use - Single-Family Residential
Year Built - 1897

Parcel History

OWE-9-23 - New Chimney Cap (Commission Approved 2/8/23)
OWE-10-23 - Repair Slate Roof (Admin Approved 2/8/23)
OWE-65-22 - Replace Gutters and Downspouts (Admin Approved 5/19/22)
OWE-111-22 - New Emergency Egress Ladder on Garage (Admin Approved 7/13/22)
OWE-112-22 - Reroof Flat Roof (Admin Approved 7/13/22)
OWE-13-21 - Replace Slider Window on Carriage House (Commission Approved 5/10/21)
OWE-83-21 - Replace Flat Roof on Carriage House (Admin Approved 6/25/21)
OWE-89-21 - Reroof Section on Carriage House with Cedar Shake (Commission Approved 6/30/21)
OWE-142-21 - Repair Slate Roof (Admin Approved 9/29/21)
OWE-149-21 - Install 3 Mini-Splits (Admin Approved 10/15/21)

GENERAL INFORMATION (cont'd)

OWE-3-20	–	Roof Repairs on Carriage House (Admin Approved 1/14/20)
OWE-5-20	–	Roof Repairs on Main House (Admin Approved 1/16/20)
OWE-62-20	–	Restore Front Porch Steps (Admin Approved 5/27/20)
OWE-56-10	–	Reroof Dormer with Same (Admin Approved 9/24/10)
OWE-107-00	–	Remove Slate Roof on Carriage House (Commission Approved 11/13/00)

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1100 Certificates of Appropriateness
- U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings, Windows.

STAFF ANALYSIS

This request is to install four (4) new storm windows on the front of the home. The proposed storm windows will be installed on the largest of the window openings on the front façade. The proposed storm windows will be beige in color to match the color of the current windows. The submitted quote identify the proposed storm windows will be aluminum triple track with center tie bars and metal slide bolts.

The applicant is seeking a Certificate of Appropriateness (C.O.A) because as stated in TMC§11.1101 "no contractor, owner or other person may make any environmental changes to any property designated as a historic landmark or within a designated historic district unless a valid written C.O.A has been issued by the respective Historic District Commission in accordance with the procedures of TMC§1111.1100".

The U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

STAFF ANALYSIS (cont'd)

The building site is located in a designated historic district and consists of a historic building or buildings, structures, and associated landscape features and their relationship within a designed or legally-defined parcel of land. A site may be significant in its own right or because of its association with the historic building or buildings. The U.S. Secretary of Interior's Standards and Guidelines for the Treatment of Historic Properties recommends identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walls, paths, or roads. Retaining the historic relationship between buildings and the landscape is also recommended. The Standards and Guidelines does not recommend altering buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished. The request is in direct conflict with the U.S. Secretary of Interior's Standards and Guidelines for the Treatment of Historic Buildings.

Based on the applicant's proposal to install four (4) new storm windows on the front of the home, staff does not object to the application as proposed.

STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission approve OWE-173-23, a request to install four (4) new storm windows on the front of the home at 2725 Collingwood for the following reason:

1. The proposed storm windows do not detract from the historic nature of the dwelling or the historic nature of the Old West End.

BH
Attachments follow

REF: OWE-173-23
DATE: December 11, 2023

Exhibit "A"
Front of House



REF: OWE-173-23
 DATE: December 11, 2023

Exhibit "B"
 Quote

TOLEDO WINDOW & AWNING INC.

Date 10-10-23
 Our Job No. _____
 OFFICE USE

3035 Sylvania Ave. • Phone: 474-3396
 Toledo, Ohio 43613-4225

No. Wds.	_____	Kind	_____
No. Scr.	_____		
No. Drs.	_____	Kind	_____
Installed by	_____		
Measured by	_____		

PROPOSAL AND MEASURING SHEET

Salesman or Dealer Kevin McFarland

Customer Dan Finkel Address 2725 Collingwood Blvd

Install At _____ Directions 43610 419-351-5808
 Phone No

finkeld@savageandassociates.com

NO. 1 WINDOW FIRST ON LEFT SIDE HOUSE FROM STREET - COUNT CLOCKWISE

GLASS SIZE		Wd. No.	Lite	Scr.	Rev. of Reg.	FOR CHECKERS USE		REMARKS	PRICE	
Wide	High					Width	Height			
		1	2	1/2				56 1/2 x 64 FRONT DOWN	435.00	
		2	2	1/2				56 1/2 x 64 " "	435.00	
		3	2	1/2				56 1/2 x 64 FRONT UP	435.00	
		4	2	1/2				56 1/2 x 64 " "	435.00	
Fox Aluminum Triple Track Storm and screen windows Color - Beige, with center tie bars, and metal slide bolts										
									Installation	650.00

LIST DOORS BELOW & MAKE	SPACE BELOW FOR CHECKER'S USE	SPECIFY KIND GRILLE
FRONT DOOR <input type="checkbox"/>		
REAR DOOR <input type="checkbox"/>		
GRADE DOOR <input type="checkbox"/>		
DECK DOOR <input type="checkbox"/>		

Tax 134.85
 TOTAL 2524.85

Salesman or Dealer Sign _____

Exhibit "B"
Window Information

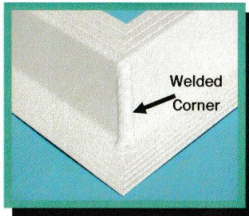
The Fox Three Track Storm Window, It's The Perfect Alternative!

Is everyone telling you to replace your old prime windows? Before you do, consider this. Do your current windows have a good tight fit? Do they operate smoothly? Do they lock properly? A good functioning prime window with a *Fox Storm Window* installed on it can substantially increase it's insulation value.

Fox Storm Windows look great, are easy to operate and provide a tight seal effectively reducing outside air infiltration.

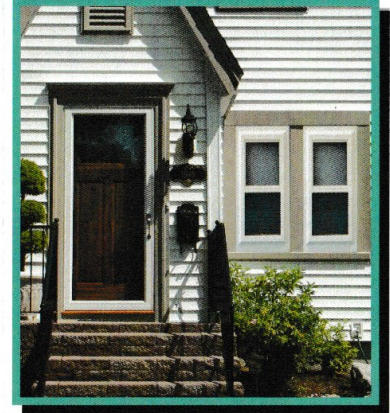
Let's Build a Fox Storm Window Together!

First we take your measurements and cut the main frame to fit. We also cut all of the glass and screen parts that will fit into the main frame at this time. Our main frame is made from the finest heavy duty aluminum extrusions. We then take your main frame and notch the multiple locking positions for the glass and screen inserts. After the notching



has been completed we heli-arc weld all for corners together. Welding the main frame corners provides for the strongest possible bond. The main frame is now ready for pre-treating and powder coating. The welded main frame is sub-

merged in a mild acid-water solution. This solution cleans and etches the aluminum frame providing a clean surface for the powder coating to adhere to. The main frame is dried and then hung on a overhead conveyor that takes it to the powder application booth. The frame is now coated with a polyurethane coating. The conveyor takes the main frame to our thirty foot long baking oven where the powder will be baked on to the aluminum frame. After the main frame has been inspected it is taken to the window assembly cell where the glass and screen panels are inserted. The assembler makes sure that the glass and screen panels fit properly and that the multi-positional locking is correctly located in the frame. Your window is now ready for installation on your home.



Heli-arc Welded Corners Gives Maximum Strength

Zinc Die Cast Locks for Positive Panel Locking

Marine Glazed Glass Panels

Charcoal Non-Glare Aluminum Screening

Heavy Pile Weather-stripping

Double Hung or Sliders

17 Standard Colors

REF: OWE-173-23
DATE: December 11, 2023

Exhibit "C"
Alternate Window



Exhibit "D"
Window Measurements



REF: OWE-173-23
DATE: December 11, 2023

Exhibit "D"
Window Measurements



REF: OWE-173-23
DATE: December 11, 2023

Exhibit "D"
Window Measurements



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GENERAL INFORMATION

Subject

- Request - Replace Sandstone Walkway with Concrete Walkway
- Location - 2274 Robinwood
- Owner - Rosemas LLC
14071 Peyton Drive
Chino Hills, CA 91709

Site Description

- Zoning - RD6 / Duplex Residential
- Frontage - 58' on Robinwood
173' on Virginia
- Use - Multi-family Residential
- Year Built - 1909

Parcel History

- OWE-115-23 – Decking, Foundation Repair and Tuckpointing (Admin Approved 7/26/23)
- OWE-120-23 – Front Porch Chandelier and Address Numbers (Admin Approved 8/24/23)
- OWE-142-23 – Install Mini-Splits (Commission Approved 9/11/23)
- OWE-144-23 – Replace Downspouts, Facia, Gutters and Soffits (Admin Approved 8/31/23)
- OWE-152-23 – Repair Sandstone Sidewalk (Admin Approved 9/12/23)
- OWE-106-22 – Exterior Repairs (Admin Approved 7/1/22)
- OWE-158-20 – Reapproval of OWE-69-19 (Admin Approved 10/5/20)
- OWE-69-19 – Reroof with Like Material (Admin Approved 7/12/19)
- OWE-74-18 – Concrete Patio, Sidewalk and Driveway (Admin Approved 9/10/18)

GENERAL INFORMATION

Parcel History (cont'd)

OWE-107-18	–	Foundation Repairs (Commission Disapproved 11/13/18, Appeal Upheld Disapproval By PC 1/10/19)
OWE-7-16	–	Replace Rear Steps, Replace Bricks in Side Wall of Back Porch (Admin Approved 3/14/16)
OWE-6-06	–	Repair Garage and Garage Doors (Commission Approved 3/7/06)
OWE-60-98	–	Repair Garage, Gutters and Porch Foundation (Admin Approved 6/26/98)
OWE-61-98	–	Porch Repairs and New Garage Doors (Admin Approved 7/13/98)
OWE-41-89	–	Garage Doors, Reroof with Like, Porch Railing (Commission Approved 6/12/89)
OWE-32-85	–	Garage Doors Replacement (Commission Approved 8/6/85)
OWE-7-83	–	Porch Repairs (Commission Approved 4/21/83)

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1100 Certificates of Appropriateness
- U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings, Windows.

STAFF ANALYSIS

This request is to replace the existing sandstone sidewalk with a new concrete sidewalk at 2274 Robinwood. The applicant asserts that the sandstone needs to be replaced as tree roots have lifted and fractured the walkway. Staff conducted an analysis of the walkways in the immediate are and found that the majority still have sandstone walkways. However, concrete walkways have been approved throughout the district.

REF: OWE-182-23
DATE: December 11, 2023

The applicant is seeking a Certificate of Appropriateness (C.O.A) because as stated in TMC§11.1101 "no contractor, owner or other person may make any environmental changes to any property designated as a historic landmark or within a designated historic district unless a valid written C.O.A has been issued by the respective Historic District Commission in accordance with the procedures of TMC§11.1100".

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Based on the applicant's proposal to install a new concrete walkway at 2274 Robinwood, staff does not object to the structure as proposed.

STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission approve OWE-184-23, a request to install a new concrete walkway at 2274 Robinwood for the following reason:

1. The proposed new walkway is not anticipated to detract from the historic nature of the property or the historic nature of the Old West End.

BH

REF: OWE-182-23
DATE: December 11, 2023

Exhibit "A"
Photos of House



Exhibit "C"
Photos



Exhibit "C"
Photos



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GENERAL INFORMATION

Subject

- | | | |
|----------|---|--|
| Request | - | Replace Steps at 2 Locations on Rear of House, Pour Concrete Slab Under A/C, Rebuild Garage Door and Repair Clapboards |
| Location | - | 2407 Glenwood |
| Owner | - | Vincent Davis
4315 Forestview Drive
Toledo, OH 43615 |

Site Description

- | | | |
|------------|---|---------------------------|
| Zoning | - | RD6 / Duplex Residential |
| Frontage | - | 50' on Glenwood |
| Use | - | Single-family Residential |
| Year Built | - | 1894 |

Parcel History

- | | | |
|------------|---|--|
| OWE-79-23 | - | Install New A/C (Admin Approved 5/26/23) |
| OWE-172-23 | - | Repair and Replace Damaged Sections of Driveway (Admin Approved 10/16/23) |
| OWE-19-21 | - | Reroof, Replace Gutters and Downspouts with Like Materials (Commission Approved 4/21/21) |
| OWE-3-18 | - | Reroof with Like Materials (Admin Approved 2/13/18) |

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1100 Certificates of Appropriateness
- U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings, Windows.

STAFF ANALYSIS

This request is to replace or repair the steps at 2 locations on rear of house, pour concrete slab under A/C, rebuild garage door and repair clapboard siding as needed at 2407 Glenwood. The structure was built in 1894 and is being taxed as a single-family dwelling. The dwelling has two (2) doorways on the rear of the home. The proposal is to construct new wooden steps off the doorway located on the southwest corner of the dwelling. The doorway located in the middle of the dwelling currently has concrete steps and the applicant is requesting to secure this landing. The A/C unit was approved earlier in 2023 however it was unclear if the pad was part of that application. The applicant is also requesting to rebuild the garage door and repair the clapboard siding on the garage. The garage doors are sliding and historic to the garage and house as a whole and no changes to the appearance of the doors is recommended.

The applicant is seeking a Certificate of Appropriateness (C.O.A) because as stated in TMC§11.1101 "no contractor, owner or other person may make any environmental changes to any property designated as a historic landmark or within a designated historic district unless a valid written C.O.A has been issued by the respective Historic District Commission in accordance with the procedures of TMC§11.1100".

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Based on the applicant's proposal to replace or repair the steps at 2 locations on rear of house, pour concrete slab under A/C, rebuild garage door and repair clapboard siding as needed at 2407 Glenwood, staff does not object to the structure as proposed.

REF: OWE-183-23
DATE: December 11, 2023

STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission approve OWE-183-23, a replace or repair the steps at 2 locations on rear of house, pour concrete slab under A/C, rebuild garage door and repair clapboard siding as needed at 2407 Glenwood for the following reason:

1. The proposed new driveway is not anticipated to detract from the historic nature of the property or the historic nature of the Old West End.

BH

REF: OWE-183-23
DATE: December 11, 2023

Exhibit "A"
Photos of House



Exhibit "B"
Application



**CITY OF TOLEDO HISTORIC DISTRICT COMMISSIONS
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SUPPLEMENTAL INFORMATION**

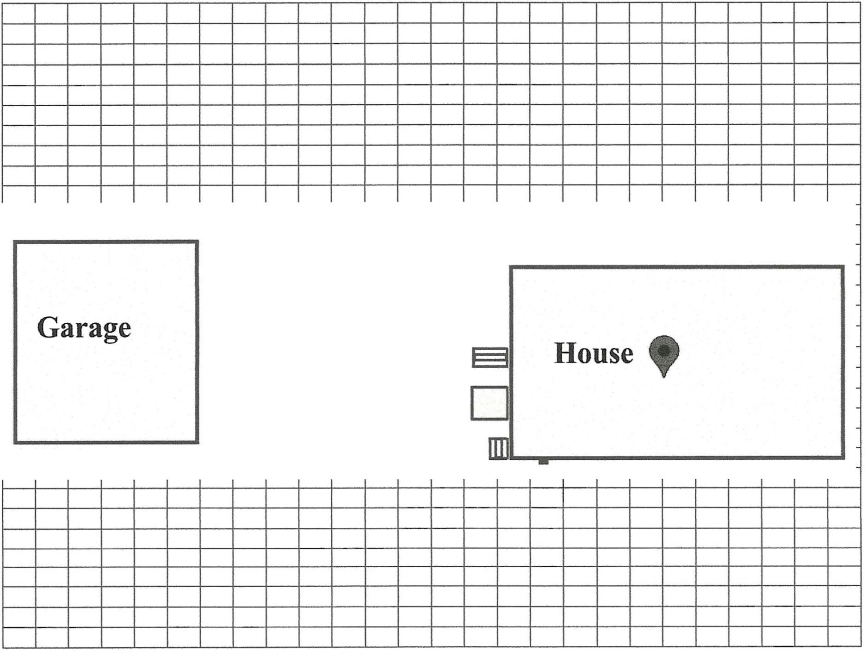
3. DESCRIPTION OF PROPOSED WORK

Please use the space below to provide additional details regarding proposed work.
Property Address: 2407 GLENWOOD AVENUE

- A - House: In rear of house, wooden steps off the back on right side; Secure landing on the left; Concrete slab in middle for air conditioner
- B - Garage: rebuild garage doors; paint and repair clapboard siding

4. SITE DETAILS

Please use the space below to illustrate site details.



* A building permit is required for the activity detailed. Please contact the Division of Building Inspection at 419-245-1220 for more information.

REF: OWE-183-23
DATE: December 11, 2023

Exhibit "C"
Photos



GENERAL INFORMATION

Subject

Request	-	Fix Front and Side Walkways and Widen Shared Driveway
Location	-	2415 Glenwood
Owner	-	Vincent Davis 4315 Forestview Drive Toledo, OH 43615

Site Description

Zoning	-	RD6 / Duplex Residential
Frontage	-	49' on Glenwood
Use	-	Single-family Residential
Year Built	-	1912

Parcel History

OWE-45-18	–	Replace Front Screen Door (Commission Approved 6/11/18)
OWE-23-17	–	Replace Missing Shingles (Admin Approved 4/11/17)
OWE-16-03	–	Reroof (Admin Approved 4/4/03)
OWE-8-93	–	Repair Roof at Chimney (Admin Approved 2/4/93)
OWE-45-87	–	Chain Link Fence in Rear Yard (Admin Approved 8/4/87)

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1100 Certificates of Appropriateness
- U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings, Windows.

STAFF ANALYSIS

This request is to Fix Front and Side Walkways and Widen Shared Driveway at 2415 Glenwood. The structure was built in 1912 and is being taxed as a single-family dwelling. The walkways on the property are currently concrete and the applicant is requesting to try to repair them in the areas where cracked and broken. The request is also to widen the shared driveway. The applicant currently owns both property that share the driveway. However, the existing driveway is only wide enough to accommodate a single vehicle from the street to the rear of the dwelling where the shared driveway splits to service both garages. Staff has found that ample area exists on the subject property to widen the existing driveway making for a more functional driveway.

The applicant is seeking a Certificate of Appropriateness (C.O.A) because as stated in TMC§11.1101 "no contractor, owner or other person may make any environmental changes to any property designated as a historic landmark or within a designated historic district unless a valid written C.O.A has been issued by the respective Historic District Commission in accordance with the procedures of TMC§1111.1100".

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Based on the applicant's proposal to Fix Front and Side Walkways and Widen Shared Driveway at 2415 Glenwood, staff does not object to the structure as proposed.

STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission approve OWE-184-23, a request to Fix Front and Side Walkways and Widen Shared Driveway at 2415 Glenwood for the following reason:

REF: OWE-184-23

DATE: December 11, 2023

1. The proposed new driveway is not anticipated to detract from the historic nature of the property or the historic nature of the Old West End.

BH

REF: OWE-184-23
DATE: December 11, 2023

Exhibit "A"
Photos of House



REF: OWE-184-23
DATE: December 11, 2023

Exhibit "A"
Driveway



Exhibit "B"
Application



**CITY OF TOLEDO HISTORIC DISTRICT COMMISSIONS
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SUPPLEMENTAL INFORMATION**

3. DESCRIPTION OF PROPOSED WORK

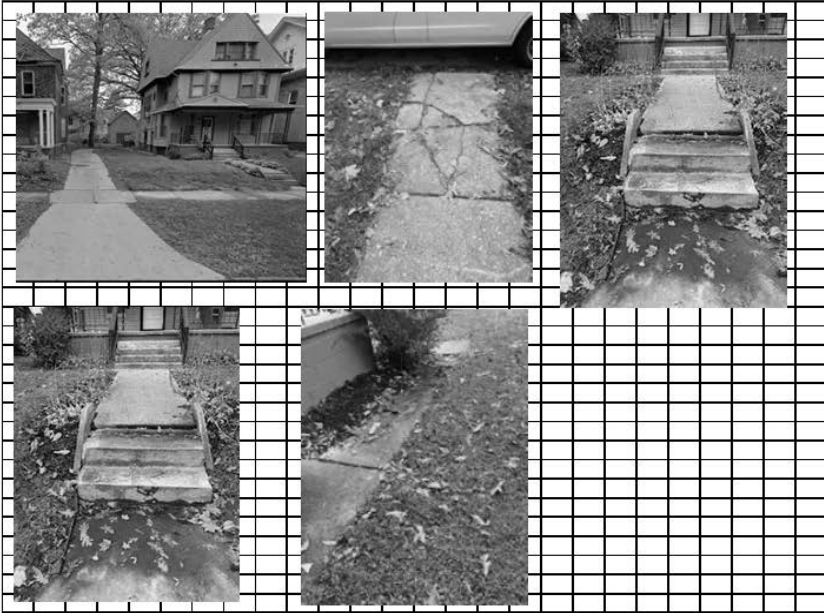
Please use the space below to provide additional details regarding proposed work.

Property Address: 2415 GLENWOOD AVENUE

- Fix front and Side walkway's uneven and cracked concrete.
- Widen shared driveway to prevent blocked access to adjacent property.

4. SITE DETAILS

Please use the space below to illustrate site details.



* A building permit is required for the activity detailed. Please contact the Division of Building Inspection at 419-245-1220 for more information.

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