OWE

OLD WEST END HISTORIC DISTRICT COMMISSION

REPORT

FOR

August 8, 2022
## 2022 APPLICATION AND MEETING SCHEDULE

<table>
<thead>
<tr>
<th>Application Deadline</th>
<th>Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Must be received by 4:45 PM. 3 Weeks Prior to Meeting</td>
<td>5:30 PM – 2nd Monday of the Month</td>
</tr>
<tr>
<td>Toledo-Lucas County Plan Commissions</td>
<td>in-person at One Government Center, first floor conference room located by the restrooms</td>
</tr>
<tr>
<td>Old West End Historic District Commission</td>
<td>One Government Center, Suite 1620</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>Meeting Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday, December 20, 2021</td>
<td>January 10, 2022</td>
</tr>
<tr>
<td>Monday, January 24, 2022</td>
<td>February 14, 2022</td>
</tr>
<tr>
<td>Tuesday, February 22, 2022*</td>
<td>March 14, 2022</td>
</tr>
<tr>
<td>Monday, March 21, 2022</td>
<td>April 11, 2022</td>
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<tr>
<td>Monday, July 18, 2022</td>
<td>August 8, 2022</td>
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<tr>
<td>Monday, August 22, 2022</td>
<td>September 12, 2022</td>
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<td>Monday, September 19, 2022</td>
<td>Tuesday, October 11, 2022*</td>
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<td>Monday, November 21, 2022</td>
<td>December 12, 2022</td>
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* Denotes Holiday on that Monday
MEETING NOTICE & AGENDA for August 8, 2022

DATE:        Monday, August 8, 2022
TIME:        5:30 p.m.
PLACE:       One Government Center, 1st Floor, Large Conference Room

***Masks are not required but encouraged.***

AGENDA

Roll Call

Meeting Minutes
Moved to September’s agenda

Deferred or Postponed Applications

1. OWE-98-22 - 444 Kenilworth - Install an ornamental fence in the front yard, and install a matching gate across the front walkway (REVISED)

New Applications

1. OWE-99-22 - 2200 Scottwood Ave - Replace six (6) wood windows with aluminum clad windows with exterior grids on the third floor

2. OWE-101-22 - 2416 Robinwood Ave - Removal of incinerator with attached chimney and to repair and replace with similar soffit, facia, siding and roof with gutter section attached to new roof line

Chairman’s Report

Secretary’s Report

Administrative Approvals

1. OWE-106-22 - 2274 Robinwood Ave - Various repairs
2. OWE-107-22 - 2333 Robinwood Ave - Install wood fence in rear yard
3. OWE-108-22 - 2038 Collingwood Blvd - Garage repairs for stabilizing structure
4. OWE-109-22 - 612 Winthrop - Replace front porch with same
5. OWE-110-22 - 2323 Robinwood Ave - Install wood fence in the rear yard
6. OWE-111-22 - 2725 Collingwood Blvd - Install metal ladder for egress – Carriage house
7. OWE-112-22 - 2725 Collingwood Blvd – Re-roof flat on front porch
8. OWE-113-22 - 2406 Robinwood Ave - Window repairs
OWEHDC AGENDA (cont’d)

Administrative Approvals (cont’d)

9. OWE-114-22 - 2050 Glenwood Ave - Foundation repairs
10. OWE-115-22 - 528 Acklin Ave - Re-roof with same
11. OWE-116-22 - 2486 Scottwood Ave - Back porch repairs with same and install vertical fence in side and rear yard with gate
12. OWE-117-22 - 2255 Robinwood Ave - Replace five aluminum windows with same, triple track for storm windows

Adjournment - Next meeting is on Monday, September 12, 2022 AT ONE GOVERNMENT CENTER, 1ST FLOOR CONFERENCE ROOM. **Reminder that the application deadline is Monday, August 22, 2022.

OWE 8/8/22
DEFERRED APPLICATIONS
DEFERED CASE - REVISED

GENERAL INFORMATION

Subject

Request - Install an ornamental fence in the front yard, and install a matching gate across the front walkway

Location - 444 Kenilworth

Owner - Lynn Sheehan
444 Kenilworth Ave
Toledo, OH 43610

Site Description

Zoning - RD6 / Duplex Residence
Frontage - 50’
Parcel Depth - 100’
Use - Single-family
Year Built - 1907

Applicable Plans, Regulations

• Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1000 Historic Districts and Landmarks
• U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Buildings

Parcel History

OWE-7-92 - Winterization (Admin Approved 1992)
OWE-102-22 - Various repairs (Admin Approved 6/28/22)

STAFF ANALYSIS

The applicant is in the process of restoring the property at 444 Kenilworth, and several minor repairs have been approved administratively over the past month. This application is for new aluminum tube decorative fencing to be installed surrounding the property.

The proposed fencing is decorative aluminum tube fencing, colored black, for the purpose of securing the property. Images of the proposed fencing are attached. Similar fencing has been approved in the Old West End and other areas around downtown.
The applicant has submitted a site plan showing several different fence heights surrounding the property; however, the OWEHDC can only approve the fence material and shall not review the proposed fence heights. The subject property is in the middle of the block and parallel to a carriage lane. This parcel is considered to have one front yard. The applicant can install a 3’ ½” high fence in front of the house which complies for residential fences per the Toledo Municipal Code, Part Eleven, Chapter 1105.0300, Fences and Hedges. A waiver from the Board of Zoning Appeals (BZA) will be required if the fence height should exceed the allowable height in the front yard setback on a residential property per the Toledo Municipal Code, Part Eleven, Chapter 1105.0300, Fences and Hedges.

The applicant can install a 4’ high fence in side of the house and a 6’ high fence in rear yard after the house foundation which complies for residential fences per the Toledo Municipal Code, Part Eleven, Chapter 1105.0300, Fences and Hedges. A waiver from the Board of Zoning Appeals (BZA) will be required if the fence height should exceed the allowable height in the side yard setback on a residential property per the Toledo Municipal Code, Part Eleven, Chapter 1105.0300, Fences and Hedges.

**STAFF RECOMMENDATION**

The staff recommends that the Old West End Historic District Commission approve OWE-2-22, a request to install an ornamental fence at 3’ ½” in the front yard with a gate across the front sidewalk in accordance with Toledo Municipal Code, Part Eleven, Chapter 1105.0300, Fences and Hedges, located at 444 Kenilworth for the following two (2) reasons:

1. The fence material meets the U.S. Secretary of the Interior Standards for Rehabilitation for a historic property that allows for fences to be made of wood, wrought iron and ornamental metal.

2. The fence request meets the Toledo Municipal Code requirement for fence installation where the fence can be installed up to 3 ½” in in the front yard.
3. DESCRIPTION OF PROPOSED WORK
Please use the space below to provide additional details regarding proposed work.
Property Address: 4147 Basics Ave, Toledo, OH 43610

Yard fencing, front + sides

4. SITE DETAILS
Please use the space below to illustrate site details, or attach in a separate document.

- SOD ATTACHED SITE PLAN WITH PROPOSED FENCE DIMENSIONS AND ALIGNMENT, AND THROUGH SIX DECADES, COMMERCIAL FENCE LACES.
- FRONT / SOUTH FACADE: 42" H. COMMERCIAL METAL, SUGO + WILL GATES.
- LEFT SIDE / WEST FENCE: 48" H. TO 60" H. COMMERCIAL METAL FENCE, PANELS SPROERING UP IN HEIGHT FROM FRONT TO REAR. SEE SITE PLAN.
- RIGHT SIDE / EAST FENCE: 48" H. TO 60" H. COMMERCIAL METAL FENCE, PANELS SPROERING UP IN HEIGHT FROM FRONT TO REAR. 6' H X 4' W DOUBLE GATES IN REAR SIDE YARD OF HOUSE (HEAVY FORGED IRON METAL). SEE SITE PLAN FOR DETAILS.
- 6' H X 92" W. WOOD GATES AT WEST & EAST REAR HOUSE CORNERS ACROSS NORTHERNM SIDE YARD ACCESS TO REAR YARD. SEE SITE PLAN FOR DETAILS.

* A building permit is required for the activity detailed. Please contact the Division of Building Inspection at 419-245-1220 for more information.
UAS-150 D STAGGERED SPEAR DRIVE GATE

UAS-150 D STAGGERED SPEAR DRIVE GATE - STANDARD OR ARCHED

Brochure: View/Download (literature.html)
Specifications: View/Download (specifications.html)

VISUALIZE IN DESIGN STUDIO (ALUMINUM-FENCE-DESIGN-STUDIO.HTML)

DETAILS


https://www.ultrafence.com/uas150eschivegate.html

U-Frame required 6’ wide or greater

**Pickets:** Residential 5/8” square x .050 wall; Commercial 3/4” square x .055

**Spacing between Pickets:** Residential standard 3-13/16” and optional 1-5/8”; Commercial standard 3-5/8” and optional 1-1/2”

**Fasteners:** Stainless steel

**Horizontal Rails:** Residential 1-1/8” x 1” with .080 side walls and .062 top walls; Commercial 1-1/4” x 1-3/8” with .088” side walls and .065” top walls

**Posts:** Residential 2” square x .060, .080, or .125 wall; 2-1/2” square x .100 wall; Commercial 2” square x .080 or .125 wall; 2-1/2” square x .100 wall; and 3” square x .125 wall. All posts include standard caps.

**Alloy:** High-strength Ultrum™ 6005-T5 alloy, min. strength 35,000 PSI

**Powercoat™ Finish:** When applied, Powercoat™ finish is twice the thickness and hardness of a typical acrylic, baked enamel or “wet paint” finish, making it more durable, fade-resistant and scratch-resistant than other coatings.

**COLORS**
UAS-150 W STAGGERED SPEAR RESIDENTIAL WALK GATE

Brochure: View/Download (literature.html)
Specifications: View/Download (specifications.html)

VISUALIZE IN DESIGN STUDIO (ALUMINUM-FENCE-DESIGN-STUDIO.html)

DETAILS
UAS-150 W STAGGERED SPEAR WALK GATE – STANDARD OR ARCHED

https://www.ulaurence.com/ our/150w/ walkgate.html


**Pickets:** Residential 5/8” square × .050 wall; Commercial 3/4” square × .055

**Spacing between Pickets:** Residential standard 3-13/16” and optional 1-5/8”; Commercial standard 3-5/8” and optional 1-1/2”

**Fasteners:** Stainless steel

**Horizontal Rails:** Residential 1-1/8” × 1” with .080 side walls and .062 top walls; Commercial 1-1/4” × 1-3/8” with .088” side walls and .065” top walls

**Posts:** Residential 2” square × .060, .080, or .125 wall; 2-1/2” square × .100 wall; Commercial 2” square × .080 or .125 wall; 2-1/2” square × .100 wall; and 3” square × .125 wall. All posts include standard caps.

**Alloy:** High-strength Ultrim™ 6005-T5 alloy, min. strength 35,000 PSI

**Powercoat™ Finish:** When applied, Powercoat™ finish is twice the thickness and hardness of a typical acrylic, baked enamel or “wet paint” finish, making it more durable, fade-resistant and scratch-resistant than other coatings.

**COLORS**
NEW APPLICATIONS
GENERAL INFORMATION

Subject

Request - Replace six (6) wood windows with aluminum clad windows with exterior grids on the third floor

Location - 2200 Scottwood Avenue, Unit # 306

Owner - Joshua Angel
2200 Scottwood Avenue, Unit # 306
Toledo, OH 43620

Contractor - Home Depot
Detroit North Branch Office
Detroit, Michigan

Site Description

Zoning - RM36 / Multi-family Residence
Frontage - 198’ fronting on Scottwood Ave and 222’ on Bancroft
Parcel Depth - 222’
Use - Single-family - Condominiums
Year Built - 1929

Parcel History

Ann Manor building history as it pertains to window replacements since 1996:
OWE-81-18 - Replace 6 wood windows with Alum Clad on the exterior for Unit 306 (OWEHDC voted to defer on 9/10/18 and the applicant withdrew his application)
OWE-76-19 - Replace 6 wood windows with a wood window with the grids located between the glass for Unit 306 (OWEHDC approved 8/12/19)
OWE-167-20 - Replace 2 wood windows with wood with grids on the outside for Unit # 4 (Admin Approved 10/27/20)
OWE-88-21 - Replace 8 wood windows with same with grids on the outside for 6 over 6 lites for Unit 207 (Admin Approved 6/28/21)
OWE-41-22 - Replace eight (8) wood windows with aluminum clad windows with exterior grids located at 2200 Scottwood Avenue Unit 207 (OWEHDC Approved 5/9/22)
GENERAL INFORMATION (cont’d)

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1000 Historic Districts and Landmarks
- U.S. Secretary of Interior’s Standards and Guidelines for Rehabilitating Historic Buildings

STAFF ANALYSIS

This request is to replace the existing wood windows with aluminum clad exterior coating with the grids on the outside located at 2200 Scottwood Avenue for Unit #306 in the Ann Manor Condominium building. The main structure is a three-story condominium building that was built in 1929 and this unit has approximately 900 square feet.

The applicant has provided pictures of the interior in order to demonstrate the level of deterioration that would require a window replacement. The pictures highlight the window jams, springs, wood framing and sills have considerable rot and there are no existing grids as required for the rest of the building. The replacement windows will fit into the existing opening and will remain a double hung style window with exterior grids. The applicant has provided the contractor’s estimate for the replacement Andersen Tilt Wash Double Hung windows and a photo of proposed aluminum clad window in the attachments.

For the case history on this structure, the OWEHDC approved a similar aluminum clad window replacement with exterior grids for the 6 over 6 lites during May’s meeting for another property owner. The applicant is asking for consideration on the change in material based on the financial feasibility for replacing six (6) windows.

The U.S. Secretary of Interior’s Standards and Guidelines for Rehabilitating Historic Buildings recommends replacing in kind an entire wood feature that is too deteriorated to repair using the physical evidence as a model to reproduce the feature. Also, it recommends if using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. What is not recommended is removing an entire wood feature that is not repairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Staff asks that the OWEHDC consider and approve the alternate window material based on economic feasibility of the aluminum clad exterior window and maintenance for a third story windows. If approved, this will allow additional owners within the building to be able to afford the window replacements while retaining the exterior grids to maintain the window profile with minimal maintenance requirements.
STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission approve OWE-99-22, a request to replace six (6) wood windows with aluminum clad windows with exterior grids located at 2200 Scottwood Avenue for Unit 306 for the following two (2) reasons:

1. The U.S. Secretary of Interior’s Standards and Guidelines for Rehabilitating Historic Buildings recommends using the same sash and pane configuration and other design details when reconstructing a window.

2. The U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings recommends if using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

MLM
Attachments Follow
### 3. DESCRIPTION OF PROPOSED WORK

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

<table>
<thead>
<tr>
<th>Property Address</th>
<th>2200 Scottwood ave, Unit 306, Toledo, OH, 43620</th>
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<tbody>
<tr>
<td>R Six replacement wood clad windows. Anderson “A-Series” with mullions on the outside of the glass to match what is historically accurate. Matching outside paint color on Bancroft street</td>
<td></td>
</tr>
</tbody>
</table>

### 4. SITE DETAILS

Please use the space below to illustrate site details, or attach in a separate document.

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

**Date:** 06/21/2022  
**Sales Consultant:** Brian Somogyi  
**Sales Consultant Phone #:** (419) 346-2222

**Branch:** Detroit North  
**Customer Support Center:** 1800 HOME-DEPOT  
**License(s):**

**INSTALLATION ADDRESS:**  
2200 Scottwood Avenue 306  
Toledo OH 43620  
**Job #:** 1-202MQHKO

**PURCHASER(S):**  
Joshua Angel  
**Work Phone**  
**Home Phone**  
(210) 286-5546  
**Cell Phone**

**Quote Name:** Package A

**Your Project Price**

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<th>Total</th>
<th>Monthly*</th>
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<tr>
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<td><strong>Current Promotion:</strong> Buy More Save More</td>
<td>-$730.82</td>
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<tr>
<td><strong>Your Best Price:</strong></td>
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This is a price quote and does NOT constitute a Sales Contract.
The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.
The Home Depot Price will expire on 07/21/2022

**PROFESSIONAL INSTALLATION**  
Licensed, insured and trusted experts from measurement to installation to cleanup

**TOTAL PROJECT MANAGEMENT**  
Team of dedicated professionals assigned to oversee every step of your project

**SUPERIOR WARRANTIES**  
The Home Depot stands behind your job; labor, materials and your satisfaction guaranteed by The Home Depot

**Quote Name:** Package A
CUSTOMER PRICE QUOTE

Purchaser's Name: Joshua Angel
Job#: 1-202MQHKO

PROJECT SPECIFICATIONS

2. Andersen Tilt Wash Double Hung (Insert)
Tilt Wash Double Hung (Insert), White Int. Finish, Terratone Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard, Simulated Divided Light w/ Spacer, W- 34, H- 56, UI- 92

4. Andersen Tilt Wash Double Hung (Insert)
Tilt Wash Double Hung (Insert), White Int. Finish, Terratone Ext. Finish, With Grids Style - Sculptured, COLONIAL Pattern, Standard, Simulated Divided Light w/ Spacer, W- 33, H- 56, UI- 89

Job Level and Labor Options
2 - High Large Window Access Charge 60 - 120 UI
GENERAL INFORMATION

Subject

Request - Removal of incinerator with attached chimney and to repair and replace with similar soffit, facia, siding and roof with gutter section attached to new roof line

Location - 2416 Robinwood Avenue

Owners - Benjamin Howard
2353 Scottwood Ave
Toledo, OH 43620

Site Description

Zoning - RD6/Duplex Residence
Frontage - 50’
Parcel Depth - 172’
Use - Three-family residence
Year Built - 1912

Parcel History

OWE-6-87 - Re-roof garage with same (Admin Approved 2/23/1987)
OWE-17-87 - Re-roof garage with same (Admin Approved 7/14/1987)
OWE-26-87 - Re-roof house with same (Admin Approved 6/1/1987)
OWE-52-14 - Demolish the incinerator with chimney (OWEHDC Approved 9/8/14 with conditions for review of the exterior materials to be added)

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1000 Historic Districts and Landmarks
- U.S. Secretary of Interior’s Standards and Guidelines for Rehabilitating Historic Buildings

STAFF ANALYSIS

This request is to remove the incinerator with attached chimney and to repair and replace with similar soffit, facia, siding and roof with gutter section attached to new roof line located at the south side of the structure at 2416 Robinwood Ave. The main structure is a three-story, three-family home that was built in 1912 and has approximately 6,000 square feet.
STAFF ANALYSIS (cont’d)

The applicant has provided a list of materials that will be used to seal the exterior once the incinerator and chimney are removed with one change in material for the existing is the siding. The existing siding is asbestos plank siding and the applicant is requesting to use fiber cement board at 12” x 24” that will match the existing profile based on environmental use of asbestos siding. The remaining items will be replaced with similar wood to the same dimensions and matching dimensional asphalt shingles will be used on the roof repairs. The applicant has provided a before and after photo of what the south side of the house will look like once everything is removed and the finish work has been completed.

The U.S. Secretary of Interior’s Standards and Guidelines for Rehabilitating Historic Buildings recommends evaluating the overall condition of mechanical systems to determine whether more than protection and maintenance, such as repairs to mechanical system components, will be necessary. What is not recommended is failing to undertake adequate measures to ensure the protection of mechanical system components.

Staff recommends approval based on the case history of the attached incinerator and chimney being previously approved for removal in 2014 and that it not the primary energy source for the structure. The applicant has provided the list of materials and what the finished siding will appear as. The approval is subject to the condition of the siding matching the existing profile of the structure.

STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission approve OWE-101-22, a request to removal of incinerator with attached chimney and to repair and replace with similar soffit, facia, fiber cement board siding and roof with gutter section attached to new roof line at 2416 Robinwood Avenue for the following reason:

1. The incinerator is located on the south side of the structure and could be considered a safety issue if not removed appropriately.

The approved removal of the incinerator and chimney is subject to the following condition:

1. The proposed fiber cement board siding shall reflect the existing profile of the siding and shall be painted to match the existing structure.
Zoning and Land Use Map

SITE

OLD WEST END HISTORIC DISTRICT OVERLAY

SINGLE & 2-FAMILY STRUCTURES

RS6

SINGLE-FAMILY STRUCTURES

STRATFORD

RD6

RD6

SINGLE & 3-FAMILY STRUCTURES

OWE-101-22
3. DESCRIPTION OF PROPOSED WORK
Please use the space below to provide additional details regarding proposed work.
Property Address: 2416 ROBINWOOD AVE, TOLEDO, OHIO 43620
- Remove incinerator, repair soffit, facia and roof structure.
- Repair siding where incinerator was located.
- New asphalt shingles on 2 rear slopes.

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.
EXISTING INCINERATOR & CHIMNEY

OWE-101-22
AFTER INCINERATOR & CHIMNEY HAVE BEEN REMOVED