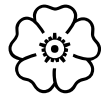
 **OWE** 



**OLD WEST END
HISTORIC
DISTRICT
COMMISSION**



**REPORT
FOR
July 13, 2026**



Old West End Historic District Commission

2026 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 22, 2025	January 12, 2026
*Tuesday, January 20, 2026	February 9, 2026
*Tuesday, February 17, 2026	March 9, 2026
Monday, March 23, 2026	April 13, 2026
Monday, April 20, 2026	May 11, 2026
Monday, May 18, 2026	June 8, 2026
Monday, June 22, 2026	July 13, 2026
Monday, July 20, 2026	August 10, 2026
Monday, August 24, 2026	September 14, 2026
Monday, September 21, 2026	*Tuesday, October 13, 2026*
Monday, October 19, 2026	November 9, 2026
Monday, November 23, 2026	December 14, 2026

* Denotes Holiday on that Monday



Old West End Historic District Commission

*David Kosmyna,
Chairperson*

Diana Skuhan

Kathleen Kovacs

Kris Ball

Bryan Latta

Julie Apt

Jim Roseland

Jahn Alvitre

*Bill Harbert,
Secretary*

MEETING NOTICE & AGENDA

DATE: Monday July 13, 2026

TIME: 5:30 p.m.

PLACE: Collingwood Presbyterian Church – 2108 Collingwood Blvd

AGENDA

Roll Call

Meeting Minutes

June 8, 2026

Deferred Applications

None

New Applications

1. OWE-50-26 – 2561 Collingwood Blvd – Replace Existing Concrete Sidewalks, Ramps and Pads
2. OWE-51-26 – 2527 Scottwood Ave – Install Mini Split A/C System
3. OWE-52-26 – 2109 Collingwood Blvd – Install Exterior Staircase to 2nd Story
4. OWE-53-26 – 619 Stratford – Install Storm Windows, Remove 2 Windows and Install Gutters and Man Door on Garage

Chairman's Report

Secretary's Report

Adjournment

****Next meeting is on Monday, August 10, 2026.**

****Reminder that the application deadline is Monday July 20, 2026.**

Administrative Approvals

Column1	Column2	Column3	Column4
OWE-40-26	OWE-40-26	2450 PARKWOOD	REROOF HOUSE AND GARAGE INCLUDES 5 SLOW SLOPES
OWE-41-26	OWE-41-26	2601 SCOTTWOOD	REROOF HOUSE AND FRONT OF GARAGE
OWE-42-26	OWE-42-26	2116 SCOTTWOOD	REROOF USING LIKE MATERIALS
OWE-43-26	OWE-43-26	2602 PARKWOOD	RESTORE EXISTING WOOD WINDOWS
OWE-44-26	OWE-44-26	665 ISLINGTON	REPLACE CONCRETE STEPS, SIDEWALK AND DRIVEWAY
OWE-45-26	OWE-45-26	2458 ROBINWOOD	RESET PILLARS ON PORCH
OWE-46-26	OWE-46-26	2458 ROBINWOOD	REPAIR AND REPLACE PORCH HANDRAIL
OWE-47-26	OWE-47-26	2234 COLLINGWOOD	REROOF USING LIKE MATERIALS
OWE-48-26	OWE-48-26	2041 ROBINWOOD	REPLACE ROTTEN BASEMENT WINDOW (EMERGENCY)
OWE-49-26	OWE-49-26	2512 ROBINWOOD	REPLACE DAMAGED SOFFIT AND FASCIA

GENERAL INFORMATION

Subject

Request	-	Replace Existing Concrete Sidewalks, Ramps and Pads
Location	-	2561 Collingwood Blvd
Owner	-	Reverend Monsignor William J Kubacki 1 Seagate Suite 2300 Toledo, OH 43604
Attorney	-	Thomas J Antonini The Diocese of Toledo Management Corporation 1 Seagate Suite 2300 Toledo, OH 43604

Site Description

Zoning	-	RD6 / Duplex Residential
Frontage	-	375' on Collingwood 500' on Islington
Use	-	Religious Assembly
Year Built	-	1931

Parcel History

OWE-13-24	-	Extend COA OWE-176-21 (Admin Approval 2/14/23)
OWE-131-23	-	Extend COA OWE-175-21 (Admin Approval 8/15/24)
OWE-175-21	-	Install Solar Panels (Comm Approval 12/22/21)
OWE-41-15	-	Reroof Using Like Materials (Admin Approval 6/30/15)
OWE-6-09	-	Exterior Restoration (Comm Approval 3/9/09)
OWE-40-08	-	Replace Steps (Comm Approval 10/20/08)
OWE-62-04	-	Replace Handrails (Admin Approval 10/15/04)
OWE-56-03	-	Install New Playground Equipment (Comm Approval 8/11/03)
OWE-73-00	-	New Sign (Comm Approval 9/11/00)

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.
- Old West End Design Guidelines, 2025

STAFF ANALYSIS

This request is to remove and pour new sidewalk from the corner entrance to the main entrance, sidewalk from the main pad to the parking lot and sidewalk in front of the parking lot. The work also ramp replacement from the upper landing to the lower landing and finally replace the main entrance pad and the landing by front steps for the property located at 2561 Collingwood Blvd (Rosery Cathedral). All concrete work will have a stamped finish and a water-based stain to match the existing stamped concrete and color of the concrete located on the property. Staff supports the project due to its consistency with the existing concrete located on the historic property.

The applicant is seeking a Certificate of Appropriateness (C.O.A) because as stated in TMC§11 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.

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 does not appear to be in conflict with the U.S. Secretary of Interior's Standards and Guidelines for the Treatment of Historic Buildings.

STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission approve OWE-50-26 a request to replace the existing concrete sidewalks, ramp and pads for the property located at 2561 Collingwood for the following reasons:

1. The proposed concrete work will provide consistency with the existing concrete located on the historic property.
2. The proposed concrete work will not detract from the historic nature of the Old West End.

BH Exhibits follow

REF: OWE-50-26
DATE: July 13, 2026

Exhibit "A"
Application



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

3. DESCRIPTION OF PROPOSED WORK

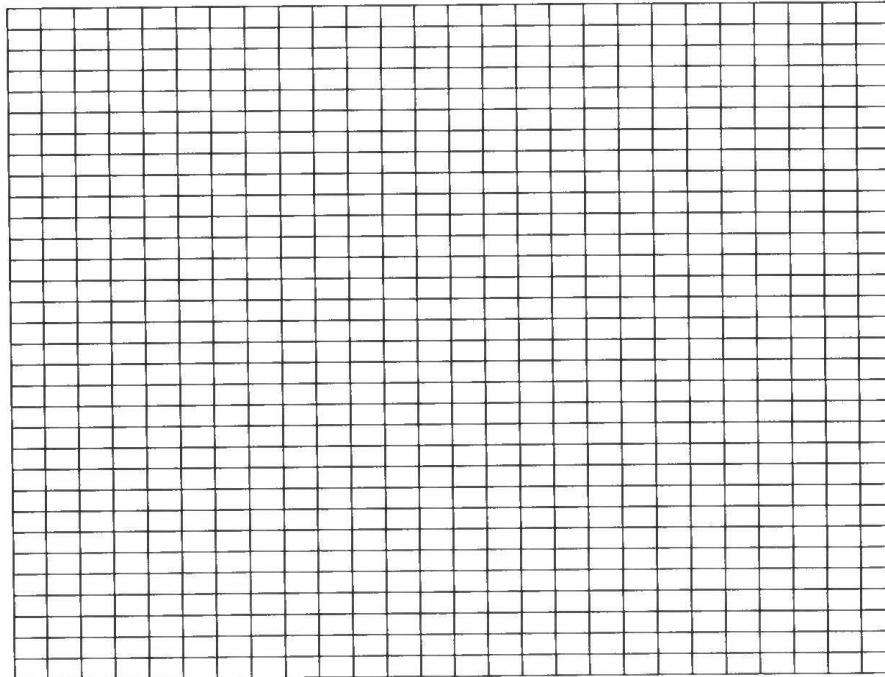
Please use the space below to provide additional details regarding proposed work.

Property Address: 2535 Collingwood blvd

remove the existing concrete and replace with 8" stamped concrete.

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-50-26
DATE: July 13, 2026

Exhibit "B"
Front of Cathedral



REF: OWE-50-26
DATE: July 13, 2026

Exhibit "C"
Detailed Scope of Work

ESTIMATE



Prepared For

Brian Taylor
2535 Collingwood Blvd
Toledo, OH
(419) 290-7637

S.A.W. Concrete

4617 Indian Ridge Rd.
Sylvania, Ohio 43560
Phone: (567) 377-6026
Email: sawconcretellc@gmail.com
Web: toledostampedconcrete.com

Estimate # 2594

Date 06/07/2026

Description

Remove and replace ramp, upper/lower landings

Demo the existing concrete sidewalk in the ramp. 189'x5'x4". 24'x22'x4" upper landing, 13'x32'x4" lower landing.

Dispose of debris.

Set expansion joint, foam, rebar.

Pour lower landing 8" thick, sidewalk and upper landing 4" thick.

Match stamp pattern with rest of church.

Seal.

Clean up job related debris.



ESTIMATE



Prepared For

Brian Taylor
2535 Collingwood Blvd
Toledo, OH
(419) 290-7637

S.A.W. Concrete

4617 Indian Ridge Rd.
Sylvania, Ohio 43560
Phone: (567) 377-6026
Email: sawconcretellc@gmail.com
Web: toledostampedconcrete.com

Estimate # 2560

Date 03/03/2026

Description

Sidewalk from corner entrance to main entrance.

Excavate existing stone, dirt as needed.

Set forms closely to match the existing shape, approximately 348 sq ft. (6'x58'x8")

Install and compact stone base.

Set rebar for reinforcement.

Pour 8" 4500psi stamped exterior concrete.

Large New England ashlar slate. Integral color and

Water base stain individual squares.

Seal concrete.

Clean up all job related debris.



ESTIMATE



Prepared For

Brian Taylor
2535 Collingwood Blvd
Toledo, OH
(419) 290-7637

S.A.W. Concrete

4617 Indian Ridge Rd.
Sylvania, Ohio 43560
Phone: (567) 377-6026
Email: sawconcretellc@gmail.com
Web: toledostampedconcrete.com

Estimate # 2561

Date 03/03/2026

Description

sidewalk from main pad to parking lot

Excavate existing stone, dirt as needed.

Set forms closely to match the existing shape, approximately 670 sq ft. (10'x67'x8")

Install and compact stone base.

Set rebar for reinforcement.

Pour 8" 4500psi stamped exterior concrete.

Large New England ashlar slate. Integral color and Water base stain individual squares.

Seal concrete.

Clean up all job related debris.



ESTIMATE



Prepared For

Brian Taylor
2535 Collingwood Blvd
Toledo, OH
(419) 290-7637

S.A.W. Concrete

4617 Indian Ridge Rd.
Sylvania, Ohio 43560
Phone: (567) 377-6026
Email: sawconcretellc@gmail.com
Web: toledostampedconcrete.com

Estimate # 2562

Date 03/03/2026

Description

Sidewalk stretch in front of parking lot

Excavate existing stone, dirt as needed.

Set forms closely to match the existing shape, approximately 669 sq ft. (65'x5'x8", 86'x4'x8")

Install and compact stone base.

Set rebar for reinforcement.

Pour 8" 4500psi stamped exterior concrete. Large New England ashlar slate. Integral color and

Water base stain individual squares.

Seal concrete.

Clean up all job related debris.



ESTIMATE



Prepared For

Brian Taylor
2535 Collingwood Blvd
Toledo, OH
(419) 290-7637

S.A.W. Concrete

4617 Indian Ridge Rd.
Sylvania, Ohio 43560
Phone: (567) 377-6026
Email: sawconcretellc@gmail.com
Web: toledostampedconcrete.com

Estimate # 2563

Date 03/03/2026

Description

Main entrance pad

Excavate stone as needed.

Set forms closely to match the existing shape. Approximately 4406 sq.ft.

Install and compact stone base.

Set rebar for reinforcement.

Pour 8" 4500psi exterior stamped concrete. Integral color and water based color individual squares.

Saw cut control joints. Use expansion as needed.

Seal concrete.

Clean up all job related debris.



ESTIMATE



Prepared For

Brian Taylor
2535 Collingwood Blvd
Toledo, OH
(419) 290-7637

S.A.W. Concrete

4617 Indian Ridge Rd.
Sylvania, Ohio 43560
Phone: (567) 377-6026
Email: sawconcretellc@gmail.com
Web: toledostampedconcrete.com

Estimate # 2564

Date 03/03/2026

Description

landing in front of steps near parking lot

Excavate existing stone, dirt as needed.

Set forms closely to match the existing shape, approximately 418 sq. ft. (44'x9.5'x8")

Install and compact stone base.

Set rebar for reinforcement.

Pour 8" 4500psi stamped exterior concrete.

Large New England ashlar slate. Integral color and Water base stain individual squares.

Seal concrete.

Clean up all job related debris.



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GENERAL INFORMATION

Subject

Request	-	Install Mini Split A/C System
Location	-	2527 Scottwood Ave
Owner	-	Elaine Korenich 2527 Scottwood Ave Toledo, OH 43610
Contractor	-	Voegeli Heating and A/C 2102 Eastgate Rd Toledo, OH 43614

Site Description

Zoning	-	RD6 / Duplex Residential
Frontage	-	50' on Collingwood
Use	-	Residential
Year Built	-	1909

Parcel History

OWE-50-23	-	Repair Fence (Admin Approval 4/24/23)
OWE-125-22	-	Install Boiler Vent (Admin Approval 8/8/22)
OWE-152-22	-	Front Porch Foundation (Admin Approval 9/14/22)
OWE-133-20	-	Reroof and Gutters (Admin Approval 8/10/20)
OWE-30-18	-	Garage Repairs and Door (Comm Approval 5/14/18)
OWE-7-11	-	Repair Garage Siding and Fence (Admin Approval 4/19/11)
OWE-91-96	-	Reroof (Admin Approval 11/18/96)

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.
- Old West End Design Guidelines, 2025

STAFF ANALYSIS

This request is to install new mini-split air conditioning system the property located at 2527 Scottwood. The condenser will be located on the rear of the house and the supply lines will be placed in line chases that can be painted to match the house color. The placement of the condenser is also hidden

REF: OWE-51-26

DATE: July 13, 2026

by shrubs and fencing and is not visible from adjoining properties or the public right-of-way. Staff supports the project based on the placement and ability to blend with the house color.

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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STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission approve OWE-51-26 a request to install a new mini split A/C system for the property located at 2527 Scottwood for the following reason:

1. The proposed air conditioning system will not detract from the historic nature of the Old West End.

BH Exhibits follow

Exhibit “A” Application



See attached photo for location and shrubbery to hide unit.

A full-page sheet of white graph paper with a light gray grid. The grid consists of small squares, approximately 10 units wide by 10 units high. There are no margins or additional markings on the page.

2 - 3

REF: OWE-51-26
DATE: July 13, 2026

Exhibit "B"
Front of House



REF: OWE-51-26
DATE: July 13, 2026

Exhibit "C"
Rear of House Location of Condenser



REF: OWE-51-26
DATE: July 13, 2026

Exhibit "C"
Rear of House Location of Condenser



REF: OWE-51-26
DATE: July 13, 2026

Exhibit "D"
Estimate and Details

Voegeli Heating & A/C, Inc.
2102 Eastgate Road
Toledo, OH 43614



PROPOSAL
Accepted

Presented to:
Elaine Korenich
2527 Scottwood
Toledo, OH 43610

Job # 16876
Job Name Estimate
Proposal # P-16876-1
Technician
Issue Date Jun 09 2026

Customer Contact:
H: (419) 889-4582
E: elainemarie@gmail.com

Service Location:
2527 Scottwood
Toledo, OH 43610

Price: \$23,935.00

	Description	Qty	Price
	Daikin Aurora 5 port, 20 seer2, 3.5 ton ductless heat pump	1	\$0.00
	[5MXTH40AVJU9] Install Daikin Aurora 5 port, 20 seer2, 3.5 ton ductless heat pump -Includes all necessary refrigerant line sets -Includes all necessary Daikin drain kits & power wire -Includes all necessary slim duct line hide to complete the job -Includes 1 permit Daikin 5MXT40AVJU9 is a 3.3-ton, 5-port R-32 AURORA multi-zone heat pump delivering 40,000 BTU cooling and heating. With SEER2 20.0, HSPF2 9.5, and cold-climate performance, it ensures quiet, efficient comfort year-round.		
	Daikin 15K BTU low wall/floor model indoor inverter	1	\$0.00
	[FVXV15AVJU9] Install Daikin ductless 15K BTU low wall/floor model indoor inverter. -All FV models now equipped with wifi capability with the skyport app		
	Daikin 12K BTU, Wall Hung Inverter	1	\$0.00
	[FTXV12AVJU9] Install Daikin 12K BTU Wall hung inverter		
	Daikin 9K BTU, Indoor Wall Hung Inverter	1	\$0.00
	[FTXV09AVJU9] Install Daikin 9K BTU Indoor Wall hung inverter		
	Quicksling ground mount stand for larger ductless or large chassis S series	1	\$0.00
	[QSMS1204] Install Quicksling ground mount stand for large chassis ductless or S series -Includes all necessary hardware and slab		

Contact Us: (419) 381-1701 voegeli HVAC@gmail.com www.voegeliheatingandcooling.com

REF: OWE-51-26
DATE: July 13, 2026

Exhibit "D"
Estimate and Details

Description	Qty	Price
8/2 WIRE INSTALLED PER 10 FT	3	\$0.00
T600477 - 8/2 WIRE INSTALLED PER 10 FT - 0		
2 POLE CIRCUIT BREAKER 35 - 60 AMP	1	\$0.00
T600465 - 2 POLE CIRCUIT BREAKER 35 - 60 AMP - BREAKERS FAIL IF OVERHEATED OR REPEATEDLY FLIPPED AND WILL NEED TO BE REPLACED. MOST BREAKERS ARE NOT UNIVERSAL AND MIGHT NEED TO BE SPECIAL ORDERED, DEPENDING ON THE PANEL. SPECIAL ORDERS MAY INCUR AN ADDED CHARGE.		
Total Investment	1	\$23,935.00

Price

\$23,935.00

Customer Approval:

☒ I accept this proposal and agree to the terms and conditions.

Full Name: Elaine Korenich

Signature: *Elaine Korenich*

Signature Date/Time: 06/17/2026 08:38AM, EDT

Contractor Warranties:

1-year Labor Warranty:

1 year warranty on labor

Manufacturer Warranties:

Daikin 12 year parts warranty (4):

Daikin 12 year parts warranty

Contact Us:

(419) 381-1701

voegeli hvac@gmail.com

www.voegeliheatingandcooling.com

REF: OWE-51-26
DATE: July 13, 2026

Exhibit "D"
Estimate and Details

Contract Terms:

- Proposal valid for 30 days from todays date
 - Payment made as follows:
- Any and all invoices for service call, and repairs made are due upon receipt of the invoice
- 50% upon ordering equipment (disregard with approved financing through Voegeli Heating & A/C Inc.). The remainder due upon completion. We accept cash, check and all major credit cards, Financing options available upon request and subject to all applicable charges.
- Need financing? We can help! Follow link below and let us know if you have any questions:
<https://apply.optimusfinancing.com/EG-52741>
- All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

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GENERAL INFORMATION

Subject

Request	-	Install Exterior Staircase to 2 nd Story
Location	-	2109 Collingwood
Owner	-	Martin Leger Central Dwelling Corp PO Box 20078 Kittanning, PA 16201
Architect	-	Anthony Malik Architecture by Design 5622 Mayberry Square Sylvania, OH 43560

Site Description

Zoning	-	RM36 / Multi Dwelling Residential
Frontage	-	125' on Collingwood 300' on Floyd
Use	-	Residential
Year Built	-	1887

Parcel History

OWE-96-21	-	Repair Roof, Windows and Trim (Admin Approval 7/6/21)
OWE-7-20	-	Appeal COA for Wood Steps (Plan Commission Upheld Appeal by WOVE 3/12/20)
OWE-72-20	-	Install Gutters (Admin Approval 6/3/20)
OWE-182-20	-	Roof Repairs, Replace Basement Windows (Admin Approval 11/23/20)
OWE-189-20	-	Replace Porch Skirting (Comm Approval 10/21/20)
OWE-74-19	-	Window Replacement (Comm Approval 1/13/20)
OWE-89-17	-	Reroof (Admin Approval 8/14/17)

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.
- Old West End Design Guidelines, 2025

STAFF ANALYSIS

This request is to install new wood stairs for the property located at 2109 Collingwood Blvd. The applicant is proposing to construct a new set of wood stairs on the north side of the house and lead to an existing door. The house is a multi-family structure that is anticipated to be rehabilitated. The proposed stairs are proposed with an all-wood handrail with a square spindle design. The lower landing will exit to the rear of the structure.

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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STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission approve OWE-52-26 a request to install a new exterior stair to 2nd story for the property located at 2109 Collingwood for the following reasons:

1. The proposed stairs will not detract from the historic nature of the Old West End.

BH Exhibits follow

REF: OWE-52-26
DATE: July 13, 2026

Exhibit "A"
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.

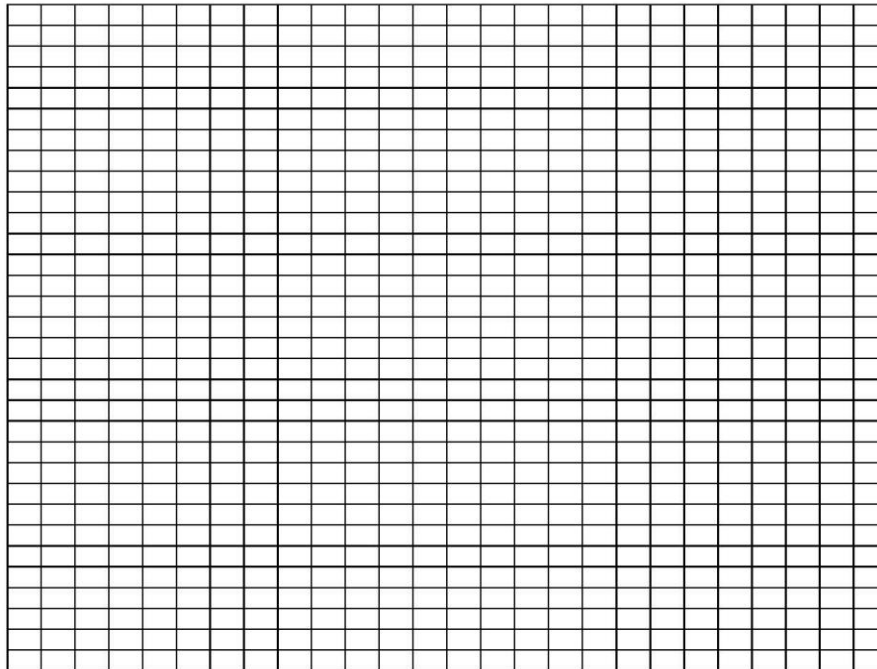
Property Address: 2109 COLLINGWOOD

Exterior stair addition to a second-floor door where an exterior stair previously existed to allow for
a new second-floor dwelling unit

4. SITE DETAILS

Please use the space below to illustrate site details.

SEE ATTACHED PLANS



* 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-52-26
DATE: July 13, 2026

Exhibit "B"
Front of House



REF: OWE-52-26
DATE: July 13, 2026

Exhibit "C"
Rendering of Staircase



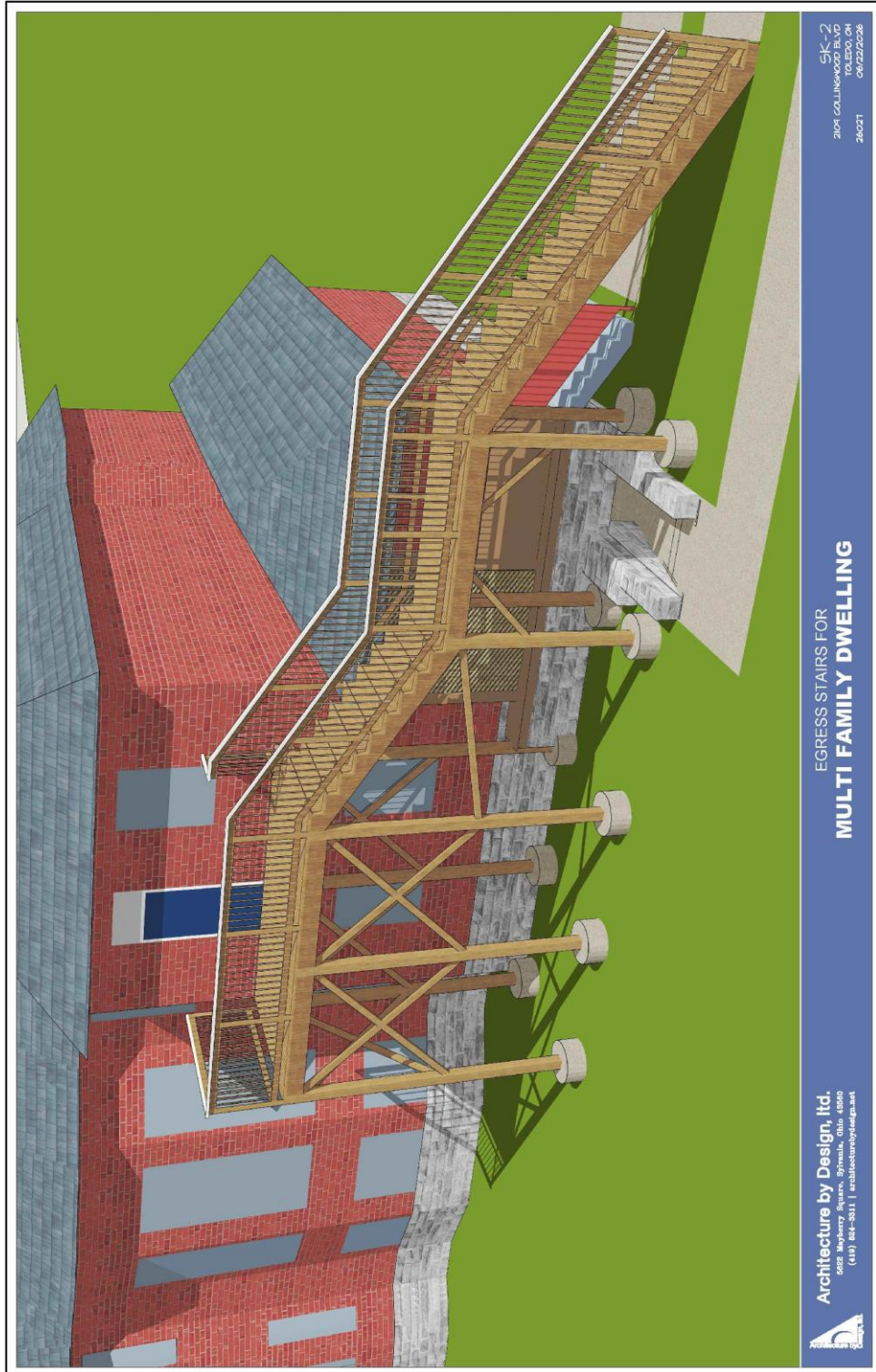
Architecture by Design, Ltd.
5623 Wyberry Square, Wyndham, Ohio 43090
(419) 884-3311 | architecturebydesign.net

EGRESS STAIRS FOR
MULTI FAMILY DWELLING

SK-1
209 COLLINGSWOOD BLVD
TOLEDO, OH
26021
06/22/2026

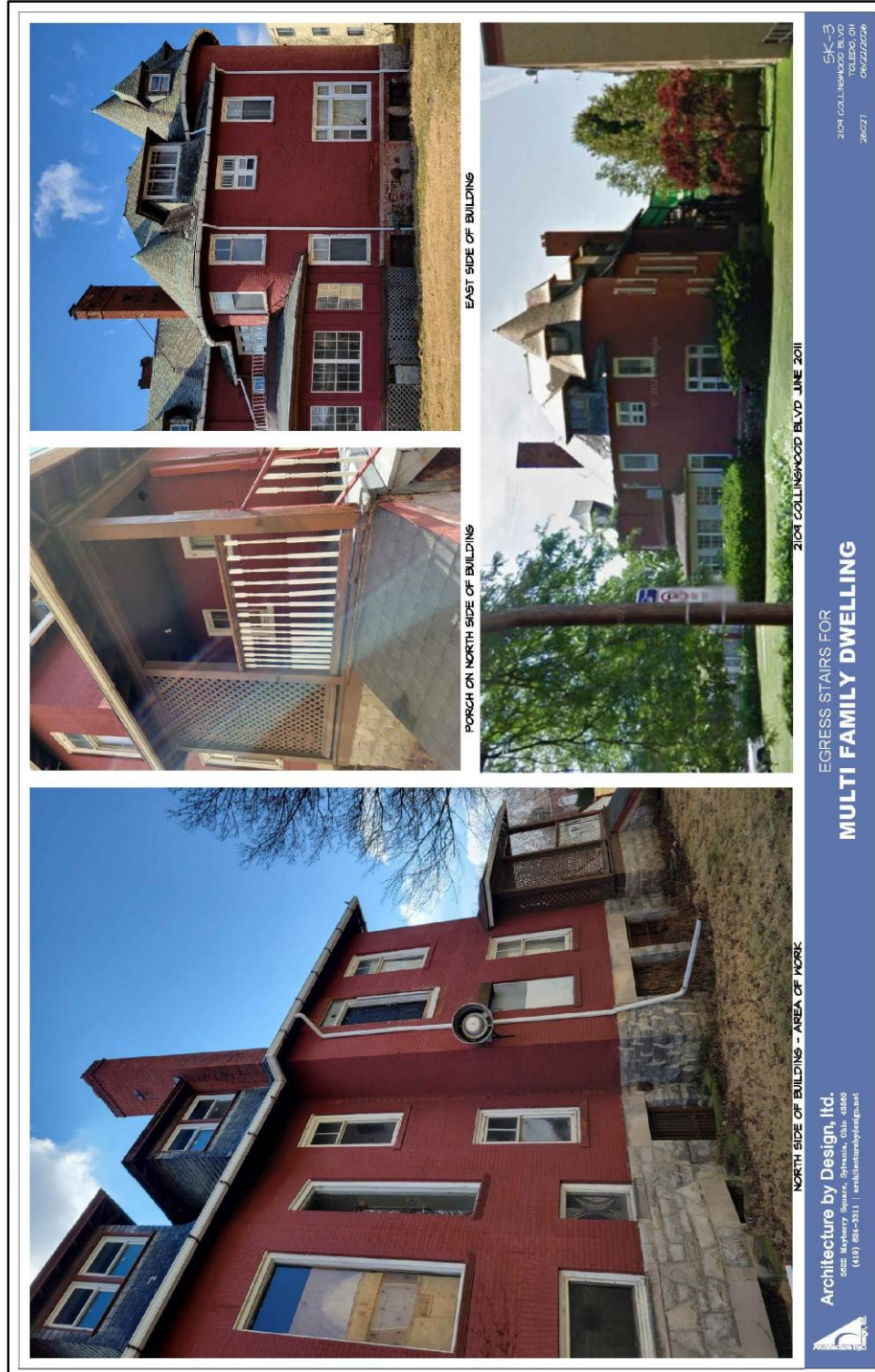
REF: OWE-52-26
DATE: July 13, 2026

Exhibit "C"
Rendering of Staircase



REF: OWE-52-26
DATE: July 13, 2026

Exhibit "D"
Photos



REF: OWE-52-26
DATE: July 13, 2026

Exhibit "E"
South and East Elevations



REF: OWE-52-26
DATE: July 13, 2026

Exhibit "F"
Stair Details

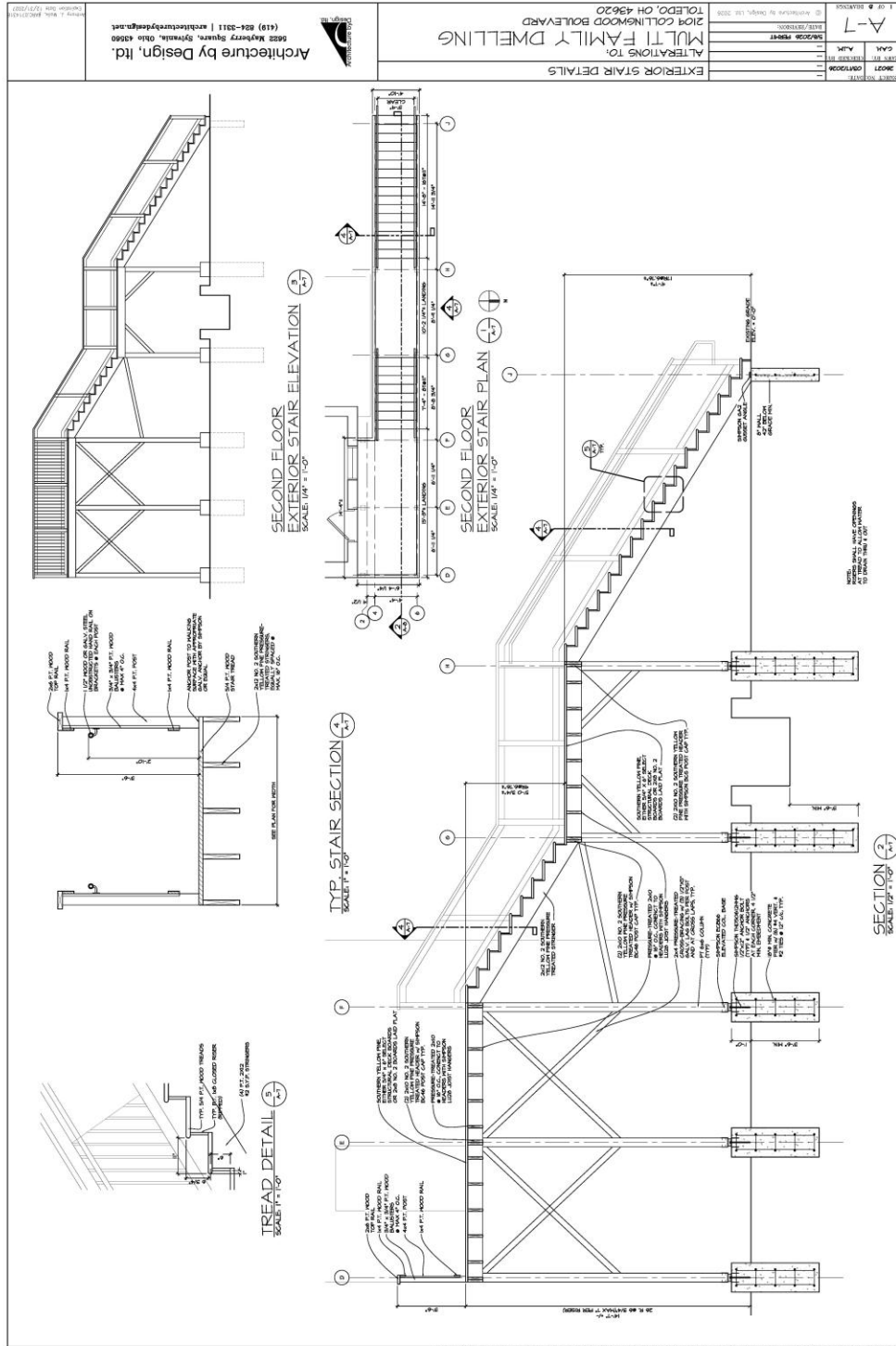
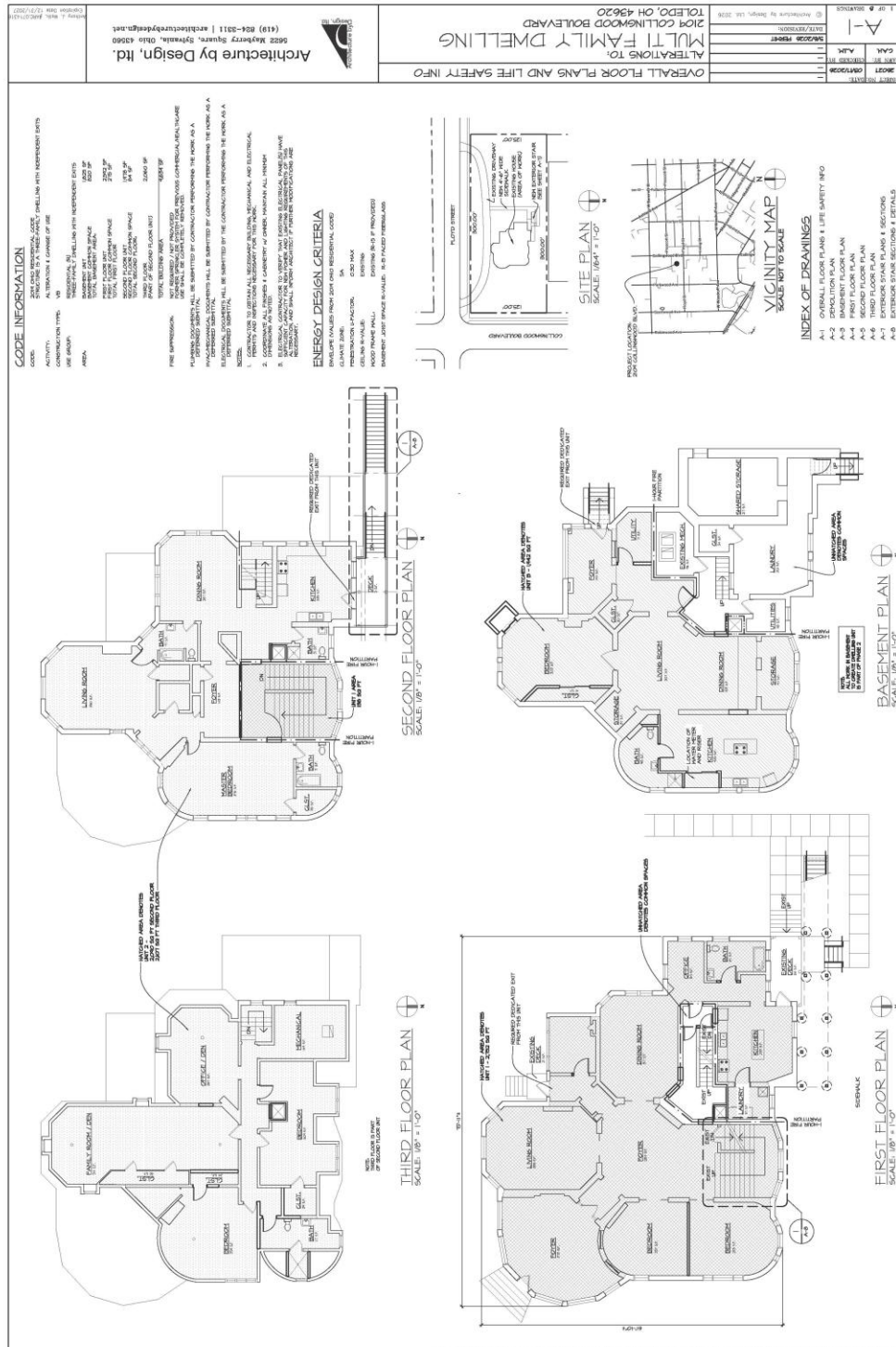


Exhibit “G”
Floor Plan



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GENERAL INFORMATION

Subject

Request	-	Install Storm Windows, Remove 2 Windows and Install Gutters and Man Door on Garage
Location	-	619 Stratford Place
Owner	-	J Bernie Merritt and Julie Apt 619 Stratford Place Toledo, OH 43620
Contractor	-	Brunner and Sons Renovations, LLC PO Box 208 Sylvania, OH 43560

Site Description

Zoning	-	RS6 / Single Dwelling Residential
Frontage	-	90' on Stratford
Use	-	Residential
Year Built	-	1912

Parcel History

OWE-75-25	-	Replace Garage Door (Admin Approval 6/23/25)
OWE-76-25	-	Roof Repairs, Basement Waterproofing and Tuckpoint (Admin Approval 6/3/25)
OWE-76-25	-	Roof Replacement and Repairs (Admin Approval 6/4/25)
OWE-45-15	-	Reroof using like materials (Admin Approval 7/8/15)
OWE-29-03	-	Replace Fence (Admin Approval 5/21/03)
OWE-30-03	-	Deck and Ramp (Comm Approval 6/9/03)
OWE-28-94	-	Replace Fence (Comm Approval 9/11/94)

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.
- Old West End Design Guidelines, 2025

STAFF ANALYSIS

This request is to install 48 triple track storm windows, remove two (2) windows on rear corner

REF: OWE-53-26

DATE: July 13, 2026

of house, wood trim and wood work on house, repair wood door, repair wood storm door, replicate wood railing on front porch, replace garage man door with fiberglass door and repair garage door opening. The house currently has storm windows that will be replaced with new storm windows that are proposed in a dark brown color. The storm windows will also have a screen element that can be raised and lowered. The two (2) windows to be removed and infilled with cedar shake shingles are located on the southwest corner (behind a projection) of the house and in the screened in porch on the rear of the house. The applicant asserts that the windows are not visible from the right-of-way and would not be in conflict with the Dept of Interior Standards. The front porch has a unique handrail (see Exhibit E) that will be replicated for the east side of the porch.

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".

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.

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 does not appear to be in conflict with the U.S. Secretary of Interior's Standards and Guidelines for the Treatment of Historic Buildings.

STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission approve OWE-53-26 a request to install 48-triple track storm windows, remove two (2) windows on rear corner of house, wood trim and wood work on house, repair wood door, repair wood storm door, replicate wood railing on front porch, replace garage man door with fiberglass door and repair garage door for the property located at 619 Stratford Place for the following reason:

1. The proposed work will not detract from the historic nature of the Old West End.

BH Exhibits follow



1. Replace all existing aluminum storm windows with dark bronze aluminum storms. Casements will have picture window style storms and double-hung storm windows with the meeting rail to match existing wood window meeting rail location. 2. Remove 2 existing wood windows in the southwest corner of the house and replace with wood shakes to match the existing siding. 3. Renew COA for gutters and replacing the main-door on the garage. Gutters were waiting for trim repair and needs to be installed. 4. Non-COA work includes exterior painting and repair of wood trim for paint

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4 - 3

REF: OWE-53-26
DATE: July 13, 2026

Exhibit "B"
Front of House



Exhibit "C"
Storm Windows

619 Stratford Place

June 2026

Proposed Storm Window Replacement

Product: Fox Aluminum Products, Harmony Series, Three Track Aluminum for double-hung windows and Aluminum Picture for casement windows.

Storm Windows

Premium aluminum storm windows engineered to last



Three Track Aluminum Window
Versatile triple-track storm window for maximum airflow control and seasonal flexibility.

- Triple-track design
- Removable sashes
- Durable aluminum frame



Aluminum Picture Window
Fixed picture window adding light, insulation, and curb appeal to any home.

- Maximum visibility
- Energy efficient
- Custom sizes available

Exhibit "D"
Windows to be Removed

619 Stratford Place
June 2026



Exterior view of the southwest corner



Interior view (southwest corner)

REF: OWE-53-26
DATE: July 13, 2026

Exhibit "D"
Windows to be Removed

619 Stratford Place
June 2026

Proposed window to
be removed



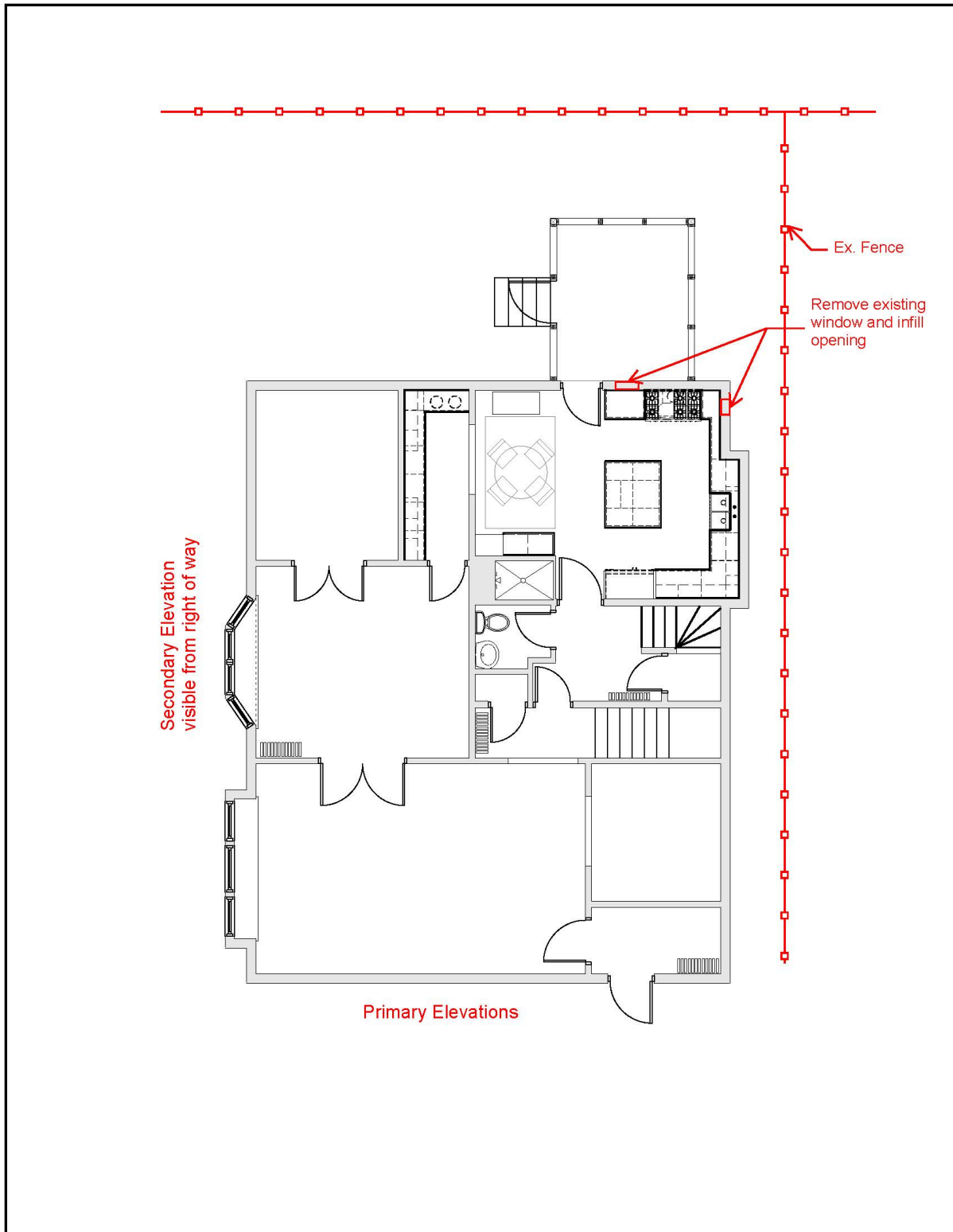
Exterior view from interior of the screen porch



Interior view of the window (screen porch)

REF: OWE-53-26
DATE: July 13, 2026

Exhibit "E"
Site Layout



REF: OWE-53-26
DATE: July 13, 2026

Exhibit "F"
Detailed Scope of Work



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October 7, 2025

**Sent: 10.7.25 at 8:30 am
M.B.B.**

Mr. & Mrs. Merritt
619 Stratford Place
Toledo, Ohio 43620
419.250.0695

Reference: Estimates For
Exterior House & Garage Renovations

Dear Mr. & Mrs. Merritt,

In response to our September 20, 2025 meeting regarding exterior wood repair and painting work you are proposing for your home, I have amended our September 10, 2025 Exterior House Wood Repair estimate to reflect additional wood repairs to your home and included wood repairs to your detached garage as you requested. I have also provided exterior house and garage painting and storm window specifications as this work will be performed in conjunction with the repair work.

PO Box 208 • Sylvania, OH 43560 • 567.455.6121
thebrunnercompany@gmail.com • thebrunnercompany.org



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The new heading is titled Exterior House & Garage Renovations and I have assembled project specifications and good faith cost estimates for your review and consideration.

Our objective is to perform a complete exterior renovation of your home and garage in the smartest, neatest, most skillful and cost effective manner possible.

General Information

- Establish an on-site workshop.
- Protect all areas involved with and adjacent to the worksite with clean Visqueen and canvases.
- All work performed in an extremely thoughtful, clean, efficient manner.
- Comply with hazardous materials handling.
- Leave all salvageable materials.
- Clean the worksite, restore disrupted areas, and properly dispose of discarded materials.
- Provide clearly labeled paint/stain samples.

Exterior House & Garage Renovations Specifications

Section I: Wood Repair

- Carefully remove metal storm windows and light fixtures that restrict our work.

Note: We will properly recycle all metal storm windows.



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- Remove all obsolete exhaust termination vent covers and patch in with wood trim and Cedar shake siding.
- Remove 2- obsolete window boxes and fill holes using 3M Bondo two-part epoxy wood filler and sand smooth.
- Smartly trim tree branches and shrubs away from the house relative to our work areas.

Note: We will only prune trees and remove items mentioned above that restrict our work areas unless instructed otherwise.

- Assess deteriorated wood trim, brackets, siding, windows and doors around the entire house, take measurements and pictures for replication.
- Systematically cut and remove all deteriorated wood to a solid substrate.
- Manually remove loose, peeling or blistering paint, caulking, and glazing.
- Install 2" x 4" & 2" x 6" premium SPF wood framing and blocking for rafter tails and framing as needed.
- 55 sq ft Owens Corning WeatherLock Mat Ice & Water barrier.
- Cut, fit and install grade A- solid Cedar wood shakes as needed.
- Aluminum step and counter flashing as needed.
- Replicate, cut, fit and install either solid Yellow Pine or Sassafras wood for trim depending on the dimensions needed.
- Cut, fit and install solid wood crown and trim moldings as needed.

Note: We will do our very best to match existing molding sizes and profiles with readily available moldings.



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- Brush apply **one coat** of Benjamin Moore INSL-X Stix interior/exterior waterborne acrylic urethane bonding primer to bare wood.

Note: We prime all sides and edges of all new raw wood prior to installation.

- Secure all existing and new wood using the appropriate sized hardened GRK finish screws.

Note: If the situation requires nailing, we use the appropriate stainless steel finish nails with proper nail pattern and set.

- Repair salvageable wood using Abatron LiquidWood & WoodEpox clear epoxy wood restoration material as needed.
- Wood restoration to be plumb, level and square with tight miters, butts and blocking fastened together using #10 x 2" - 3-1/2" hardened GRK and GRK RSS structural screws.

Note: We will not scab in little wood pieces for our repairs only long or full length boards.

- Wood restoration to be plumb, level and square with tight miters and butts glued using Titebond III Ultimate Exterior wood glue.
- Hand sand smooth surfaces using the appropriate grit sandpaper.
- Fill unused holes/cracks flush with Dap Crackshot high-performance spackling paste (RTU) and sand smooth.
- Caulk cracks / reveals with ALLPRO, Gold-PRO 50 a paintable advanced latex elastomeric caulk with superior flexibility and adhesion.



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Wood Entry Door

- Remove 1- solid wood entry door from the north side including 3- hinges.
- Carefully remove, clean and lubricate mortice lockset and door handle for reuse.
- Thoroughly clean and lubricate hinges for reuse.
- Cut, fit and install 1- 4- $\frac{1}{4}$ " wide x $\frac{7}{8}$ " tall Architectural interlocking Bronze Extruded threshold set in NPC 900 Clear Solar Seal adhesive sealant using solid Brass screws included.
- Cut the door bottom to a new opening height.
- Rabbit the inside door bottom 1- $\frac{1}{2}$ " x $\frac{5}{8}$ ".
- Brush apply **two coats** of Varathane Ultimate Spar Urethane water based **Crystal Clear Satin** polyurethane to the top and bottom door edges.
- Cut, fit and install solid Brass Hook strip on the door bottom.
- Cut, fit and insert Maple wood dowels in door hinge screw holes and glue in place using Titebond III Ultimate Exterior wood glue.
- Install existing door hinges with new screws, rehang the door and confirm proper fit and operation.
- Cut, fit and install 18' of spring Bronze weather seal including latch seal fastened to the jamb using supplied copper nails
- Fill unused holes with Timbermate water based wood filler and sand smooth.
- Brush and rag apply **one application** of Old Masters oil stain custom mixed **Dark Walnut** color to the exterior door side.



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- Brush apply **two uniform coats** of Varathane Ultimate Spar Urethane water based **Crystal Clear Satin** polyurethane to the exterior door side.
- Reinstall mortice lockset and door hand and test function.

Note: Please allow at least five days for the polyurethane to fully cure.

Note: See At: [Bronze Thresholds - Kilian Hardware](#)

Wood Storm Door

- Remove 1- solid wood storm door from the north side including 3- hinges.
- Remove 1- lever door handle, clean and save for reuse.
- Rabbit the inside perimeter $\frac{1}{2}$ " x $\frac{3}{4}$ " of two rectangular openings.
- Fill unused holes with Timbermate water based wood filler and sand smooth.
- Cut, fit and insert Maple wood dowels in door hinge screw holes and glue in place using Titebond III Ultimate Exterior wood glue.
- Furnish and Install 3- solid Brass door hinges in **Oil Rubbed Bronze color**, rehang the door and confirm proper fit and operation.
- Cut, fit and install 1- Aluminum feather brush door sweep to the inside bottom door in **Oil Rubbed Bronze finish**.
- Brush and rag apply **one application** of Old Masters oil stain custom mixed **Dark Walnut** color to interior and exterior sides of the entry wood storm door.
- Brush apply **three uniform coats** of Varathane Ultimate Spar Urethane water based **Crystal Clear Satin** polyurethane.



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Note: Please allow at least five days for the polyurethane to fully cure.

- Furnish and install 2- Aluminum storm panels with tempered clear glass (1- Upper & 1- Lower) and 1- Aluminum screen panel (Upper) in **Black or Bronzestone finish.**
- Furnish and install 20- Aluminum retainers in **Black color.**
- Reinstall lever handle and test function.
- Furnish and install 1- Prime Line K-5059 adjustable hydraulic door closer in **Black color.**

Wood Railing Section

- Replicate 1- 48" long x 23" tall x 5" wide railing section top and bottom rails and balusters to match the north side front porch railing for the east side front porch end.
- Layout and install 4- ½" x 5" stainless steel hex head lag bolts in stone columns protruding 2" out from stone level (2- upper rail & 2- lower rail) using Miracle Bond epoxy.
- Install railing level and plumb between masonry columns over lag bolts consistent with existing railings.

Note: North and west railing sections to be removed for concrete work and reinstalled by the masonry contractor.

Southwest Wood Window

- Carefully cut loose and remove interior and exterior wood trim, stops, sash and frame, prepare and save.



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- Remove nails, shims and prepare rough-opening.
- Install 2" x 4" & 2" x 6" premium SPF wood framing and blocking as needed.
- Fill exposed wall cavities with Owens Corning R-15 faced fiberglass insulation.
- Cut, fit and install Heroku exterior plywood to exterior wood studs.
- Cover exterior sheathing with Owens Corning WeatherLock Mat Ice & Water barrier.
- Brush apply **one coat** of Benjamin Moore INSL-X Stix interior/exterior waterborne acrylic urethane bonding primer to bare wood.
- Cut, fit and install grade A- solid Cedar wood shakes as needed.

Note: We prime all sides and edges of all new raw wood prior to installation.

- Cut and fit 5/8" fire type X drywall screwed tight to interior wood studs using GRBR 6 1-1/4" driller scavenger zinc screws.
- Set heavy paper tape in Durabond-90 (Brown Bag).
- Trowel 3- Skim coats with SheetRock, Plus-3 drywall compound, sanding between coats and finish smooth.

Garage Man Door

- 1- MMI Model 631BLC Blanca half lite horizontal two panel single prehung 31-1/2" wide x 81-5/8" tall x 4- 9/16 Jamb left hand in-swing smooth fiberglass door drilled & bored with 3- Stainless Steel hinges Low-E glass tilt-rise mini blind in **White** adjustable composite mill finish sill unpainted.



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- 1- Schlage A40S ORB Grade 2 privacy cylindrical lock Orbit knob (non Keyed) push button locking and 1- Schlage B560P Grade 2 single cylinder deadbolt keyed to match house in **Oil Rubbed Bronze finish.**

Note: See At: <https://www.mmidoor.com/exterior-doors>

Note: See At: <https://www.trudoor.com/schlage/a40s-orb-privacy-knob-lock>

Note: See At: <https://www.trudoor.com/schlage/b560p-single-cylinder-deadbolt/>

Garage Door Opening

- Disconnect and remove 1- exterior door opener from east jamb.
- Remove exterior wood trim and vinyl door stops from opening.
- Cut and remove wood framing and siding to square off upper 2- corners.
- Cut and fit 1" x 6" x 32' solid clear Cedar wood jamb.
- Cut and fit 1" x 4" x 32' solid clear Cedar wood exterior trim.
- Brush apply **one coat** of Benjamin Moore INSL-X Stix interior/exterior waterborne acrylic urethane bonding primer to bare wood.

Note: We prime all sides and edges of all new raw wood prior to installation.

- Secure new wood using the appropriate sized hardened GRK finish screws.
- Separate all structurally sound and proper fitting wood miters, splits, prepare joints, reglue using Titebond III Ultimate Exterior wood glue and clamp together tight.



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- Hand sand smooth surfaces using the appropriate grit sandpaper.
- Fill unused holes/cracks flush with Dap Crackshot high-performance spackling paste (RTU) and sand smooth.
- Caulk cracks / reveals with ALLPRO, Gold-PRO 50 a paintable advanced latex elastomeric caulk with superior flexibility and adhesion.
- Reconnect and install exterior door opener on east jamb and test operation.
- Remove tools and equipment and thoroughly clean the work area.

Section II: Painting

Washing

- Carefully remove hardware from all doors, light fixtures and mailbox and clean for reinstallation.
- Blow off the flat roof and valleys.
- Manually scrub the different surfaces with nylon bristle brushes, Scotch Brite pads and sponges using a solution of trisodium phosphate soap, oxygenated bleach, and water working from the bottom up.
- Pressure-wash to rinse the surfaces using a 2000 psi washer with a medium fan tip so as not to damage the surfaces.

Note: The cleaning solution we use is non-toxic and biodegradable; it will not adversely affect your home's wood siding, trim, plants, trees, or grass.

- Pressure wash the stone and brick chimney.



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- Open all windows and doors and clean jambs, tracks, and sash frames.
- Lubricate operating mechanism, clean all exterior windows and light fixture glass.

Preparation

- Manually remove loose, peeling, or blistering paint, caulking, and glazing.
- Hand sand smooth surfaces using the appropriate grit sandpaper.
- Mechanically sand raw wood plugs flush.
- Fill plug holes flush using 3M Bondo two-part epoxy wood filler and sand smooth.
- Fill unused holes/cracks flush with Dap Crackshot high-performance spackling paste (RTU) and sand smooth.
- Caulk cracks / reveals with ALLPRO, Gold-PRO 50 a paintable advanced latex elastomeric caulk with superior flexibility and adhesion.
- Brush apply **one coat** of Benjamin Moore INSL-X Stix interior/exterior waterborne acrylic urethane bonding primer to bare wood.

Note: As we begin to prepare the different exterior surfaces, we will further inspect the wood for deterioration and insect infestation and notify you of any concerns.

Painting

- Modify the finish paint with Emulsa Bond and Floetrol additives for better adhesion and prolonged drying.



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- Brush apply **two finish coats** of Sherwin Williams exterior acrylic Duration paint in **Satin** sheen custom mixed **SW 2851 Sage Green Light** to the Cedar wood shakes and garage siding.
- Brush apply **two finish coats** of Sherwin Williams exterior acrylic Duration paint in **Satin** sheen custom mixed **SW 2833 Roycroft Vellum** to the wood trim.
- Brush apply **two finish coats** of Sherwin Williams exterior acrylic Duration paint in **Satin** sheen custom mixed **SW 7705 Wheat Penny** to accent wood trim.
- Brush apply **two finish coats** of Sherwin Williams exterior acrylic Duration paint in **Satin** sheen custom mixed **SW 6507 Resolute Blue** to the wood north side porch ceiling.
- Brush apply **two finish coats** of Sherwin Williams exterior acrylic Duration paint in **Satin** sheen custom mixed **SW 7515 Homestead Brown** to some wood accent trim.
- Brush apply **two finish coats** of Benjamin Moore interior/exterior waterborne alkyd Advance enamel in **High Gloss** sheen custom mixed **SW 7515 Homestead Brown** to wood windows and doors.
- Brush apply **two finish coats** of Benjamin Moore Floor & Patio N122 interior /exterior **Low Sheen** waterborne Enamel custom mixed **Sweatshirt Grey** to the entry pass door thresholds.
- Scrape, sand, clean and brush apply **two applications** of Benjamin Moore Corotech V180 High Performance Rust Arrestor to all rust spots on the wrought iron bars, light poles and electrical meter.
- Spray apply **one liberal coat** of Benjamin Moore Corotech V132 High Performance Alkyd Prep All Universal Metal Primer to the iron bars, light poles and meter.
- Benjamin Moore Ultra Spec D.T.M. exterior acrylic enamel **Gloss** sheen in standard mix **Black** color to the wrought iron bars and 2- iron light poles.



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- Brush apply **two finish coats** of Benjamin Moore exterior latex Floor & Patio paint in **Low sheen**, custom mixed **Sweatshirt Grey color** to the west side entry door threshold.
- Reinstall door hardware, light fixtures and mailbox.
- Remove tools and equipment and thoroughly clean the work area.

Section III: Storm/Screen Windows & Installation

- Furnish 48- Fox Harmony Series custom heliarc welded Aluminum double hung triple-track storm windows with separate tempered glass storm panels and screens, center tie bars and metal slide bolts in **Dark Brown color**.

Note: To maintain a safe accessible egress opening we figured to use the **triple-track storm/screen windows**.

- Set up a production bench in the detached garage.
- Layout mounting screw pattern per storm panel and drill 1/8" holes in frame.
- Furnish 600- #8 x 5/8" stainless steel pan head screws with painted heads.
- Dryfit storm panels in openings, confirm fit and function and fasten to exterior window stops.
- Remove decals and clean interior and exterior glass.

Note: See At:

<https://foxweldoor.com/product/three-track-aluminum-window/>



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Note: We did not figure or include a cost amount within this estimate to perform work on the exterior of your home and garage beyond the work scope specifically detailed above.

Areas Figured

- | | |
|-------------------------------------|--|
| 1. House & Garage Wood Repair | 14. 1- Natural Wood Storm Door |
| 2. House & Garage Washing Complete | 15. 35- Wood Double Hung Windows |
| 3. Wood Shakes & Trim | 16. 13- Wood French Casement Windows |
| 4. Wood Soffits, Brackets & Louvers | 17. 8- Wood Hopper Basement Windows |
| 5. 1- New Railing Section | 18. New Storm Windows & Installation |
| 6. 3- Wood Railings | 19. Garage Trim & Siding |
| 7. Brick On Upper West Chimney | 20. 1- New Garage Man Door |
| 8. 9- Square Wood Columns | 21. Garage Man Door Painting |
| 9. Wood Rafter Tails | 22. Garage overhead Door Opening Modifications |
| 10. 3- Painted Wood Entry Doors | 23. 3- Wood Fixed Garage Windows |
| 11. Entry Door Weatherseal | 24. Electrical Boxes & Conduits |
| 12. 1- Natural Wood Entry Door | |
| 13. Storm Door Modifications | |