OLD WEST END

HISTORIC DISTRICT DESIGN GUIDELINES

March 2025

City of Toledo

ACKNOWLEDGMENTS

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STAKEHOLDERS

The Old West End Residents

A special thank you to the numerous stakeholders and community members that participated in the process to develop these guidelines.

Additionally, thank you to Dr. Ted Ligibel, Professor Emeritus of Historic Preservation with Eastern Michigan University, and Ed Hill, Special Collections Librarian with the Toledo Lucas County Public Library for their contributions of historical research, context, and advocacy.

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OHIO HISTORY CONNECTION

PURPOSE OF THESE GUIDELINES

The intent of these design guidelines is to provide guidance to historic building owners, architects, contractors and others who are doing work to building exteriors within the Old West End Historic District (OWEHD). These guidelines will be the basis by which the Old West End Historic District Commission and the Toledo-Lucas County Planning Commission review projects and therefore should be looked at as a how-to manual for conceptualizing and designing exterior work on a historic structure within the OWEHD.

The purpose of the Old West End Historic District is to preserve, protect, and enhance the built environment of this very significant neighborhood in Toledo. The guidelines are applicable to all properties within the boundary of the Old West End Historic District overlay as defined in Section 1103.0307 and Appendix B of the Toledo Municipal Code.

These guidelines are for local review purposes only, and any project that uses Historic Tax Credits or is subject to Section 106 review processes may be subject to additional reviews through the State Historic Preservation Office and National Park Service.

DEVELOPMENT OF THE GUIDELINES

Development

Though these guidelines are the first comprehensive series of standards for the Old West End (OWE) Historic District they are built upon past planning efforts and national standards. Until the development of these guidelines, reviews were based upon the Old West End Historic District Commission's interpretation of the Secretary of the Interior's Standards for Rehabilitation (found on page 24). These guidelines continue to be based upon the Secretary's Standards with localized guidance based on Old West End specific characteristics.

This document addresses common areas items of cases often brought before the OWE Historic District Commission, including items such as windows, doors, siding, alternative materials, storefronts, and more.

This project was funded through a generous grant from the State Historic Preservation Office with the Ohio History Connection. A draft review of this document was conducted by the Ohio History Connection.

Planning Process

The project process was kicked off through a tour of the OWE Historic District to collect information and photograph the area. The project team also coordinated with City of Toledo staff and members of the Historic District Commission on a bi-weekly basis.

The project team facilitated one-on-one discussions with various community stakeholders including building owners, residents who had been through the design review process, members of the Lucas County Land Bank, city and historic district commissions, and other preservation enthusiasts. These conversations formed the basis of the project team's understanding of the status of the existing regulations and preservation issues in Toledo and the Old West End Historic District.

A public open house was held with residents of the OWE to give residents an opportunity to review the draft of the guidelines and provide feedback. This feedback was incorporated into the final document.

CONTENTS

SECTION I

HISTORIC OLD WEST END


MANSIONETTE

THE OLD WEST END: STORY & SIGNIFICANCE

The Old West End History

Toledo's Old West End is an architectural treasure! It conveys such a strong 'sense of place' that simply entering the neighborhood instantly underscores its historic character. To say that the impressive tree canopy, the wide streets, the lush landscape, and the profusion of vintage architecture visibly represents the heritage of Toledo would be an understatement. Listed in the National Register of Historic Places as one of the nation's earliest urban historic areas, the designation later was expanded to comprise its present thirty-five block size. The OWE is the largest intact historically-designated neighborhood in the city and one of the largest in the nation, and boasts Toledo's only National Historic Landmark, the graceful Libbey House (1895) on Scottwood Avenue.

The then 'West End 'was initially platted in the 1870s as Toledo' first "suburban" neighborhood, growing rapidly to encompass a broad swath of land at the western edges of the city. The rapid industrialization of Toledo following the Civil War sparked both employment and wealth, leading to the creation of the West End as a favored residential community, away from the environmental impacts of heavy industry. The setting, amidst a landscape of towering oaks and hardwoods, spawned an explosion of ornate architecture and lush gardens, arranged in a grid of wide brick and wood-block streets and sandstone sidewalks. The north/south streets all were suffixed with the word 'wood' ...Parkwood, Scottwood, Robinwood etc., establishing a naming pattern based on the primary thoroughfare running through the neighborhood, Collingwood Avenue/Boulevard.

From its origins, the OWE has been an economically diverse community, with substantial mansions (on the 'wood'-named streets) juxtaposed along intersecting side streets with those of the workforce that supported the businesses and industries owned by the wealthier residents. Thus, grand Queen Anne or Renaissance Revival manors stood just around the corner from modest one- and two-story vernacular frame homes, as is yet the circumstance on many streets.

Collingwood Boulevard itself has served as a defining element since the neighborhood's inception, including hosting its earliest homes (Gerber House, 1872 and the house next door at 2425 Collingwood, c.1865) as well as becoming known as the "Boulevard of Churches" in the twentieth century. Most mainstream denominations, both Christian and Jewish, built sophisticated edifices along Collingwood Avenue, designed by leading local and national architects, including Comes, Perry & McMullen (Pittsburgh); Mills, Rhines, Bellman & Nordhoff (Toledo); Cram, Goodhue, & Ferguson (Boston); Yost & Packard (Columbus); and Bacon & Huber, David L. Stine, and Herman Feldstein, all of Toledo. Several structures still retain Tiffany and LaFarge stained glass and near-original interiors. In addition the massive Ursuline Convent (1906) and school complex, later Mary Manse College and now Collingwood Art Center, comprises most of the northern half of its expansive block along Collingwood. Throughout the late 19th and early 20th centuries, many families prominent in Toledo's success as a commercial

FISK DOWLING HOUSE

THE KENTON BUILDING

2237 COLLINGWOOD

THE ALLEN HOUSE

SOURCE: HISTORIC OLD WEST END TOLEDO

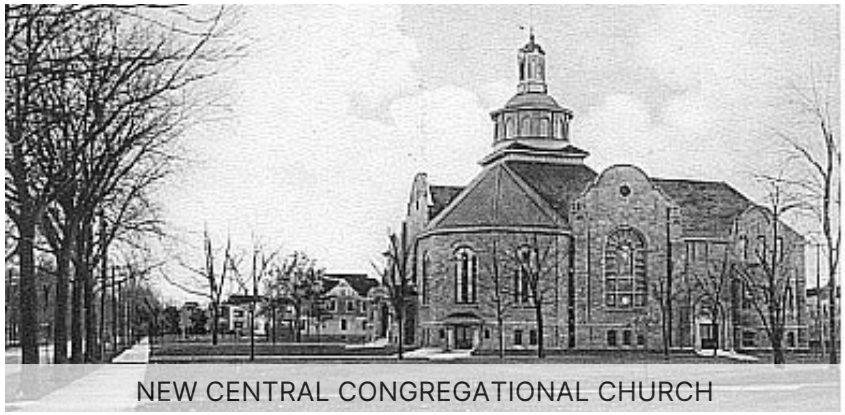
THE OLD WEST END: STORY & SIGNIFICANCE

and industrial hub opted to call the OWE their home. Well-known names including Libbey, Scott, Secor, Berdan, Ford, Reynolds, Richardson, Bartley, Tillinghast, Lamson, Willys, and Stranahan built or purchased elegant homes in the neighborhood, many of which remain today. Local, regional and nationally acclaimed architects were engaged to design these residences, employing the latest architectural fashions, including Queen Anne; Chateauesque; Shingle Style; Classical, Renaissance, and Neo-Classic Revival; Arts & Crafts; or Georgian and Colonial Revival. The list of architects responsible for these designs is legion and includes every major resident professional as well as numerous non-local practitioners. Well-known names included Frank Scott, Joseph Morehouse, Norval Bacon, David Stine, Edward O. Fallis, W. H. Webster, Thomas Huber, Bernard Becker, Harry Wachter, George S. Mills, Rogers & McFarland, Brown, Burton & Davis, George Rhinefrank, Carl Britsch, Jokel & Lange, Jokel, Coy & Thal, Jokel & Thal, Langdon & Hohly, Edwin Gee, Arthur Burnside Sturgis, Cram, Goodhue & Ferguson, and William Perry.

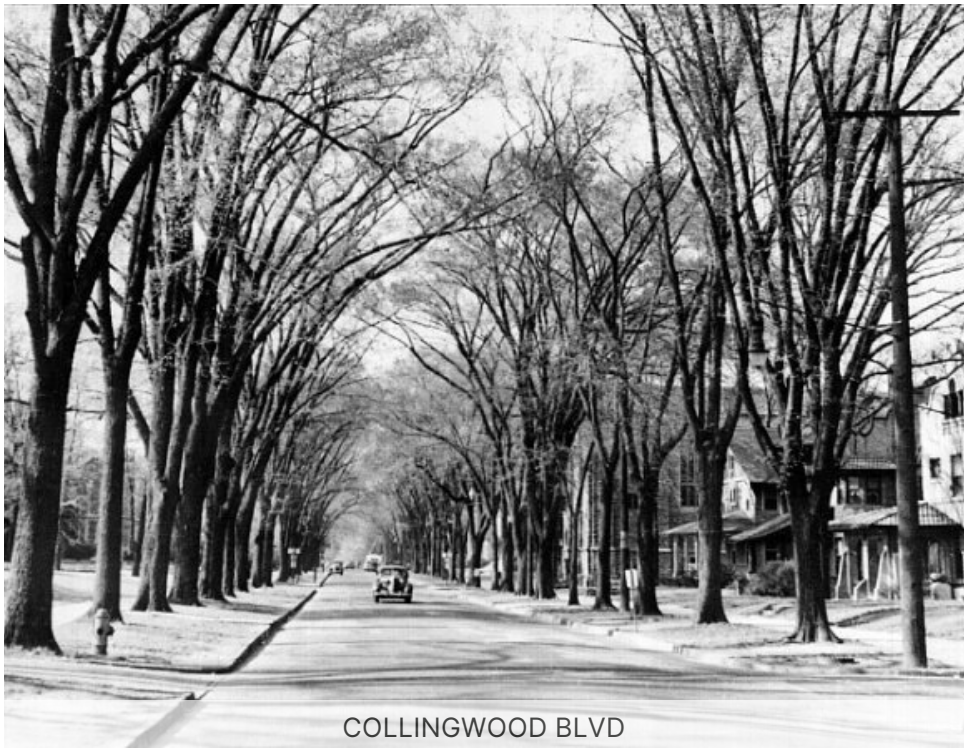
Remnants of the original families lingered in the neighborhood into the 1920s and a bit beyond, but the Great Depression hit Toledo hard and many of the larger homes were later sold and subdivided into apartments. Some were lost to demolition from development pressures and highway expansion.

Yet, community advocacy has continually revived and sustained this remarkable neighborhood. Two organizations in particular have guided these efforts, the Old West End Association, founded in 1941, and the Women of the Old West End, founded in 1969-70. The listing of the neighborhood in the National Register in 1973 along with the expansion in 1984, continued its standing as one of the largest urban historic districts in the state. Local Historic District designation in 1980 further enhanced neighborhood involvement in the look and character of the historic district. And the founding of the Old West End Festival in 1973, thriving yet after 50 years, offers the wider region the opportunity to experience this extraordinary neighborhood the first weekend of every June.

The OWE acts as a stabilizing heritage of the city, lying adjacent as it does to downtown and immediately contiguous to the Toledo Museum of Art. This neighborhood is a rare historic cultural landscape unlike any in the city, even in the state of Ohio, and remains a vibrant, diverse, and cohesive urban community at the very heart of the city.

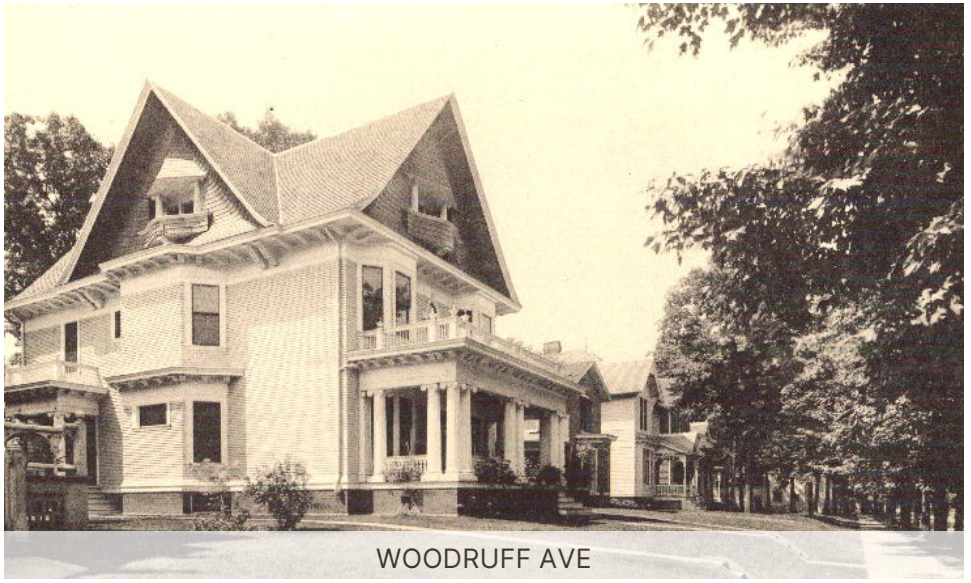


NEW CENTRAL CONGREGATIONAL CHURCH



COLLINGWOOD BLVD

2115 COLLINGWOOD



WOODRUFF AVE

SOURCE: HISTORIC OLD WEST END TOLEDO

THE OLD WEST END

Key Organizations

Toledo-Lucas County Plan Commission

"The Toledo-Lucas County Plan Commission seeks to create a community with a high quality of life and access to economic opportunity for all of our residents. We do this primarily by providing effective guidance on land use decisions." The Plan Commission office is the entity that receives completed Certificate of Appropriateness applications. Plan Commission staff can also help with planning your project.

The Old West End Historic District Commission

The Old West End Historic District Commission (HDC) is a group of Toledo residents who reside in the Old West End Historic District. The HDC works with city planners as a sub-set of the Toledo-Lucas County Plan Commission to write guidelines and approve rehabilitation and restoration work within the Old West End Historic District.

The Old West End Association

The Old West End Association is a group of residents who live in the Old West End neighborhood that are committed to the perseverance of the neighborhood. This group is run by the Association Board who holds meetings once a month for the residents to discuss topics of interest. Several sub-committees, including the Historic District Commission, also see to the maintenance and improvements throughout the neighborhood.

Neighbors and Friends of OWE- Cushing Utopia Addition

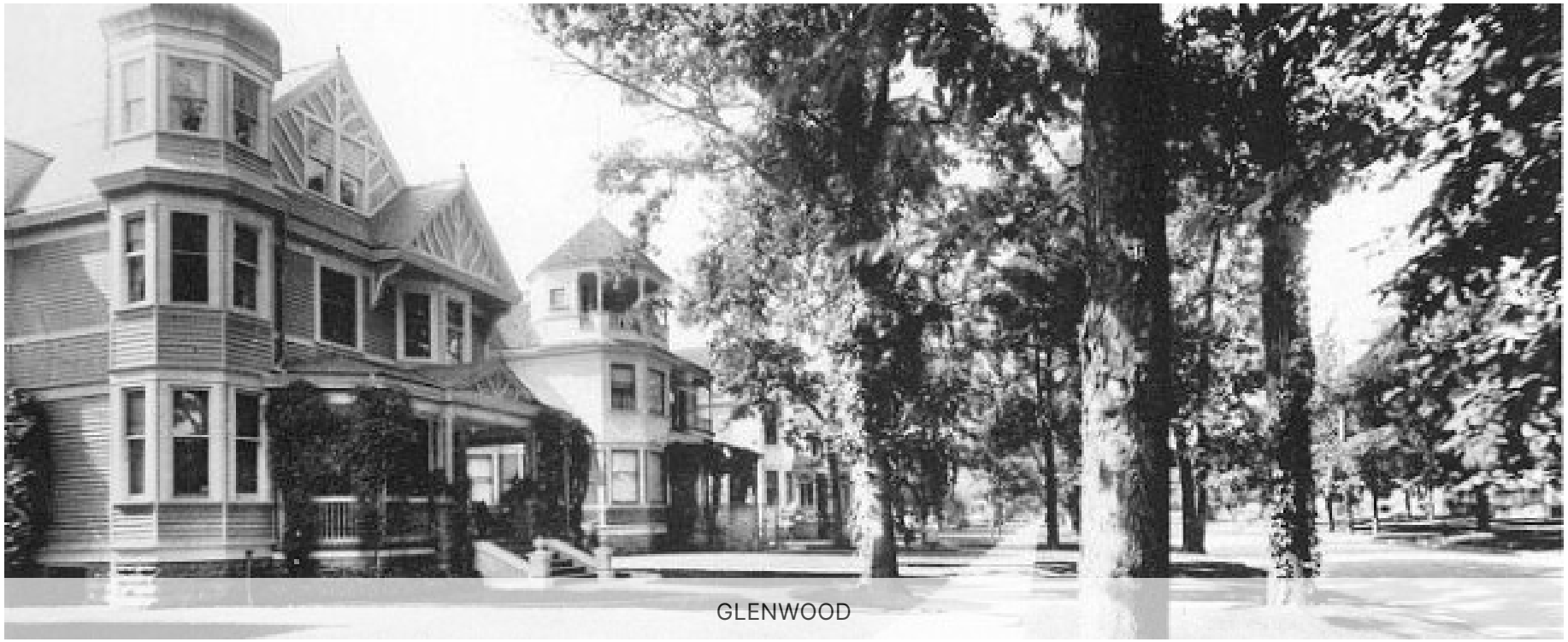
The Neighbors and Friends of OWE - Cushing Utopia Addition is a community group that is committed to creating and maintaining a harmonious atmosphere within the community. The group celebrates diversity and inclusion, and stands against all forms of discrimination in order to create an enhanced quality of life for all within the community.

The Women of the Old West End

The Women of the Old West End is a 501c3 non-profit organIzation made up of both men and women who reside in the Old West End. The group meets monthly. They have adopted the Common's Park on Bancroft at Robinwood so that it receives personal care. This group has produced a historic Walking Tour of the historic district with Toledo's chapter of the American Institute of Architects. It partners with the Libbey House Foundation for fundraising teas, sponsors the holiday "Tours de Noel" with guided tours of decorated historic homes, and part of it's mission is to "preserve historic and aesthetic qualities of the Old West End"

Lucas County Land Bank

The Lucas County Land Bank is a public non-profit organization that partners with local governments and communities to strengthen neighborhoods and communities and preserve property values. They do this by taking control of vacant or abandoned properties and transforming them into healthy and occupied properties.



GLENWOOD

OLD LADIES' HOME (CORNER OF CENTRAL AVE & COLLINGWOOD BLVD - SINCE RELOCATED)

2127 COLLINGWOOD BLVD

SOURCE: HISTORIC OLD WEST END TOLEDO

SECTION II

HOW TO USE THESE GUIDELINES

DESIGN REVIEW PROCESS

Introduction

The preservation, protection, and use of areas, places, buildings, structures, and works of art is a public necessity and is required in the interest of the health, safety, and welfare of the people. The City of Toledo recognizes the value of preserving the City's architectural history, which led to the establishment of the Historic District Overlays as a part of the Toledo Municipal Code. Three (3) Historic District Overlays were established, one of which is the Old West End Historic District (OWEHD).

Any exterior changes to a property within the OWEHD are required to go through the design review process. The following section provides a set of guidelines for property owners as they work through the design review process and aim to receive approval prior to obtaining any necessary building permits.

This document is intended to make the design review process as simple as possible for all parties involved, to permit investment in the OWE and on a larger scale the City of Toledo, to assist property owners in planning their projects, and to protect the historic assets of the district.

Properties Applicable to Design Review

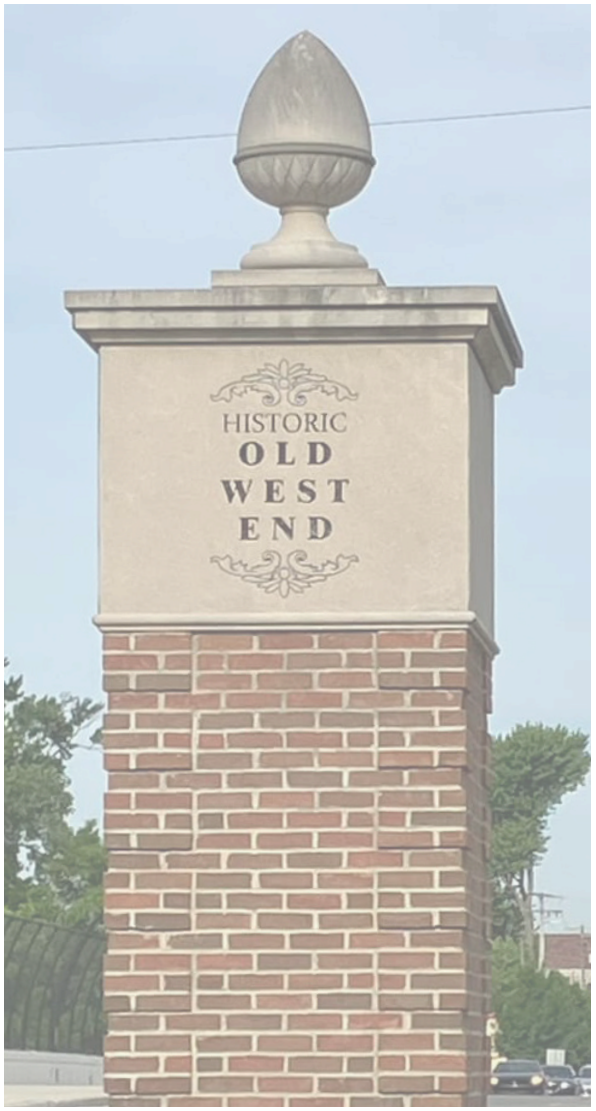
Properties, both contributing and non-contributing, that sit within the OWEHD are subject to the authority of the design guidelines and Historic District Commission Review process. To confirm that your property sits within the OWEHD, the boundaries are depicted on the Official Zoning Map on the Toledo-Lucas County Plan Commission's webpage and Appendix B of the Toledo Municipal Code.

What are the Design Review Guidelines?

The Toledo Municipal Code requires that properties within a historic district are subject to the preservation design review process. This document, the OWEHD Design Guidelines, was created to provide guidance to property owners who are planning exterior changes, such as demolitions, new construction, and repairs, to their properties which are subject to the OWE's design review process.

What is the Historic District Commission?

The Historic District Commission (HDC) is a group of Toledo residents who reside in the OWEHD. The HDC is granted by the Toledo Municipal Code the responsibility of reviewing and approving Certificate of Appropriateness applications for any exterior environmental changes. The HDC reviews applications and approves or denies applications based on the design guidelines and the Secretary of Interior's Standards for Rehabilitation.



What is a Certificate of Appropriateness?

A Certificate of Appropriateness (COA) is a permit issued by the OWE HDC for any work which would require a building permit. Per Section 1103.0306 of the Toledo Municipal Code, any environmental change to a property within a designated historic district cannot be done without receiving a COA. A COA must be required prior to obtaining a permit to ensure that the work follows the standards set by these design guidelines and the Secretary of Interior's Standards for Rehabilitation. Depending on the scale of the project, a COA may be approved administratively by the Plan Commission staff or by the HDC.

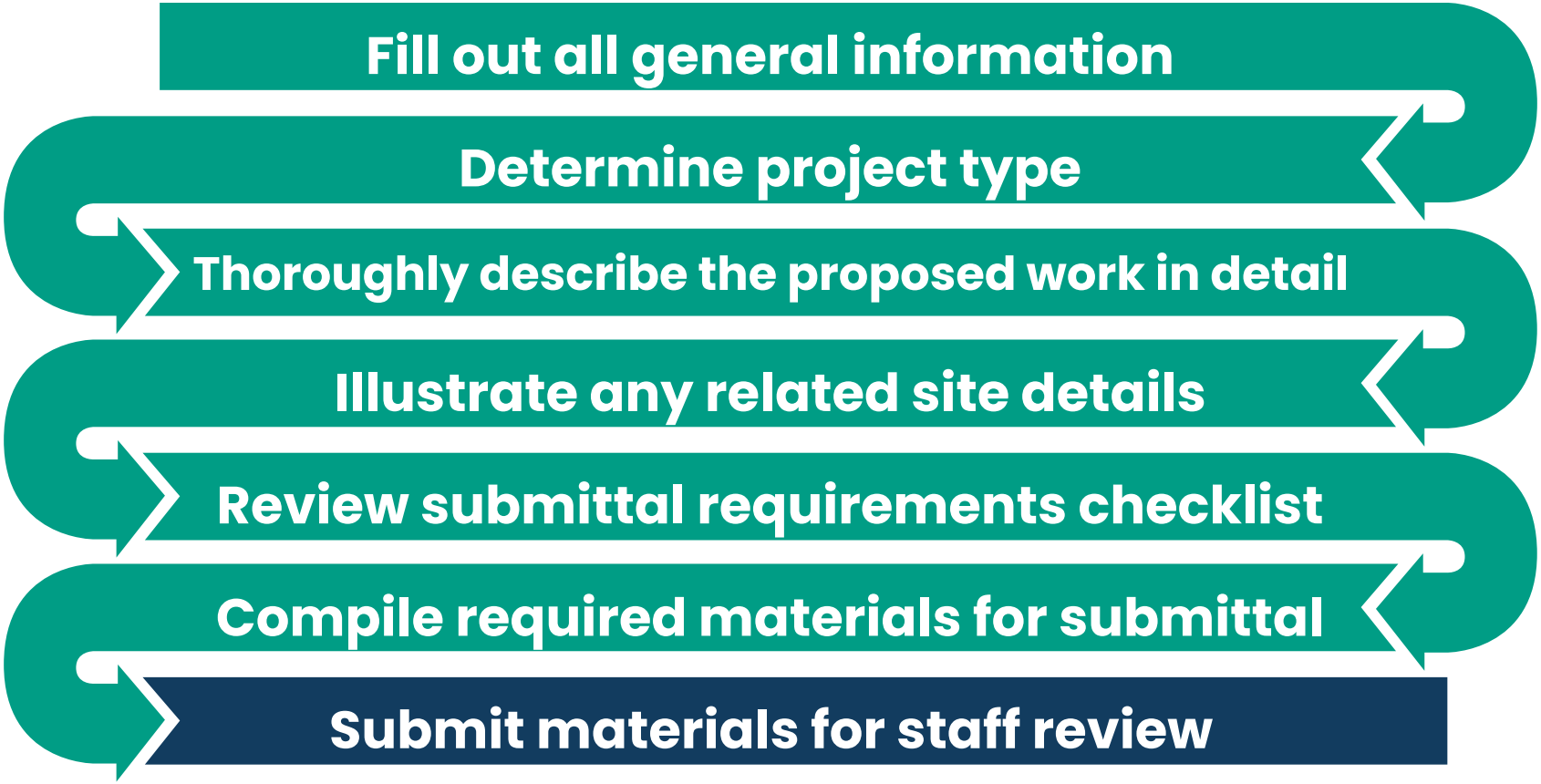
When do I need a Certificate of Appropriateness?

A COA is required when the proposed work involves new construction, demolitions, and exterior environmental changes and repair of a property within the OWEHD. A COA is not required for routine maintenance, unless it involves a change in design, material, or appearance. If you have questions about whether or not your project requires a COA, contact the Plan Commission office and the OWEHDC coordinator can assist you.

How do I apply for a Certificate of Appropriateness?

If you need a COA for your project, you must fill out the application found on the Plan Commission webpage or the COA page (found HERE) on the OWE website. Describe the proposed project in detail and submit the application with the required documentation, drawings, sketches, and/or photographs as indicated by the application. Project proposals and applications should be submitted according to the instructions on the application. It is important to note that the application must be submitted two (2) weeks prior to the commission meeting for it to be heard, otherwise you will have to wait until the next meeting.

Application Process



Alternative Material Review

If you would like to propose an alternative material with your project that may not be explicitly listed in the following guidelines, the HDC will review and make a decision on the appropriateness of that material. Literature, specifications, examples, samples, and any other relevant information and materials should be submitted with the COA application and brought to the public hearing when the HDC will hear your case.

Preventive Maintenance

Regular maintenance of your property is crucial to retain historic character. Poor maintenance diminishes the historic character and lowers property values just as much as a poorly executed rehabilitation project. Develop a seasonal maintenance schedule in which you look for signs of trouble, such as moisture damage to wood and bricks, check the integrity of the gutters, downspouts, and roofs, and check the weather tight seals at windows and doors, just to name a few. It is better to find the cause of the problem and fix it to maintain the stability and functionality of the building long term.

Enforcement and Penalties

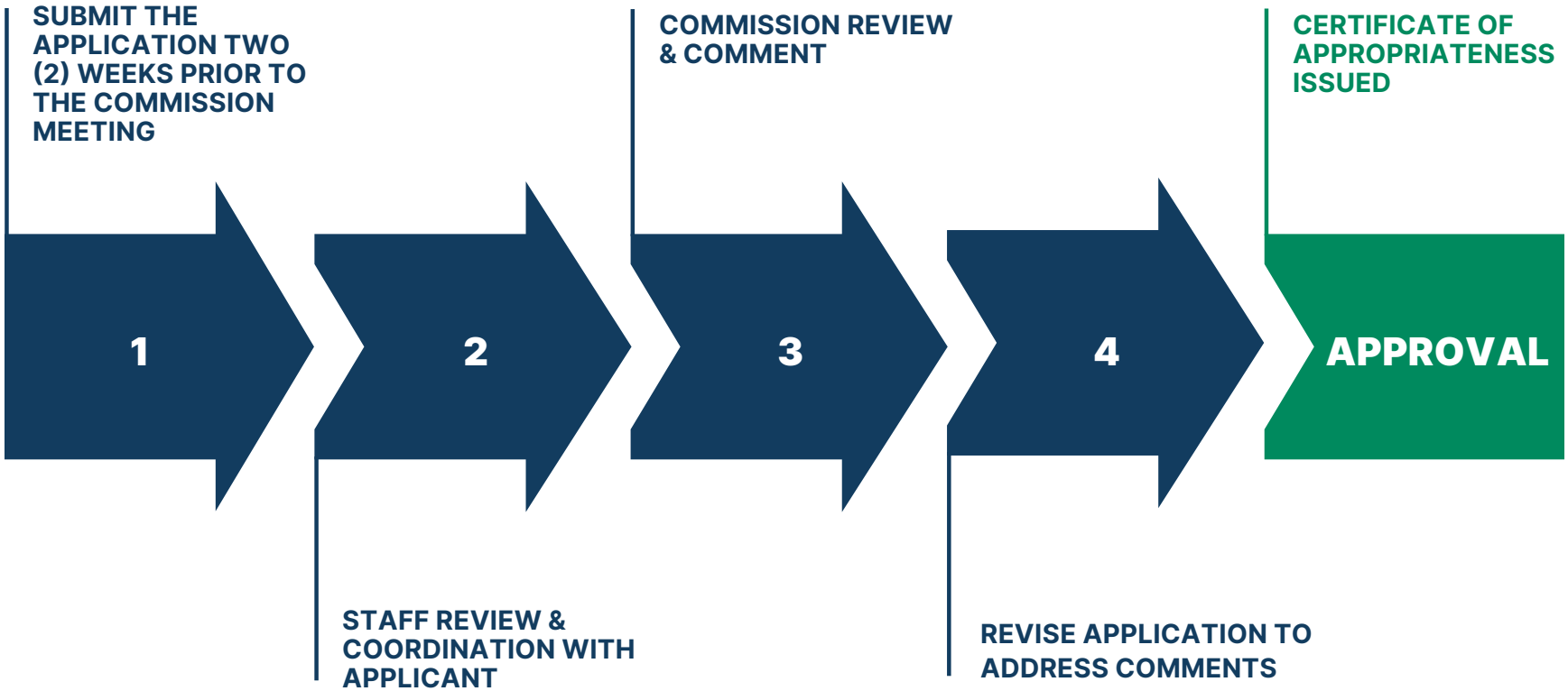
The work described in an approved COA must begin one year after the approval and continued progress must be made and completed within two (2) years or the COA will expire. The HDC may grant an extension for good cause.

In the event that the terms of the COA are violated or the project deviates from the approved plans, the Director of the Planning Commission may revoke the COA and further deny issuance of any other permits.

Property owners must also be mindful of the violations, penalties, and enforcement policies of the Toledo Municipal Code (TMC), as the OWEHD COA process does not relieve applicants from compliance of other provisions within the TMC. These policies can be found in Chapter 1115 of the Toledo Municipal Code.

Approval Process Flowchart

This flowchart represents a simplified version of the process for appropriate proposals.



SECTION III

REHABILITATION GUIDELINES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SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The primary standards which are used by the OWE HDC for reviewing proposed changes to properties are the U.S. Secretary of the Interior's Standards for Rehabilitation.

These Standards were originally published in 1977 and revised in 1990 as part of the Department of the Interior's regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings (note: interior renovations are not reviewed by the city).

The Standards are listed below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive mate- rials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and pro- portion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

TREATMENT OF HISTORIC PROPERTIES

There are four (4) treatment methods for a historic property as defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties. The four methods are listed below:

1. **Preservation:** Defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.
2. **Restoration:** Defined as the act or process of actively depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
3. **Rehabilitation:** Defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
4. **Reconstruction:** Defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Repair, replacement, and maintenance are additional treatment methods that often get interchanged with one another. The treatment methods are defined as below.

- **Maintenance:** On-going repairs that are necessary to protect the existing building materials on the historic structure that will prevent loss or irreparable damage to the historic design and architectural feature. Examples of maintenance are as follows: tuck pointing, re-glazing or repairing wood windows, and painting the structure or windows.
- **Repair:** Fix or mend existing building material for the purpose of maintenance or to correct damage. Examples are as follows: replacing damaged glass panes in windows and doors, patching a leaky roof with same shingle, replacing damaged siding or trim with same material and measurements prior to painting.
- **Replacement:** Completely removing an architectural feature from an existing historic structure and replacing it with a new feature that is similar or same in appearance. Examples are as follows: replacing the roof, replacing the exterior doors with the same, replacing a window in its entirety with the same material and measurements, and replacing any handrails.

Preservation Briefs

Written and provided by the National Park Service, Preservation Briefs are documents that provide information on preserving, rehabbing, and restoring historic buildings. These documents help homeowners identify and resolve common problems prior to doing the work. These document are updated to provide the most up-to-date information to readers. Relevant briefs have been called out in the following sections, and a link to all Preservation Briefs can be found in Section VII, Glossary & Resources.

3.1 Foundation

The foundation supports the weight of the building and evenly distributes the load to the soil. Much of a foundation may be below grade and not visible from an exterior view. Foundations can be constructed from a variety of materials including stone, concrete, limestone, and concrete block. The exterior portion of the foundation that appears above the soil line is often visually distinguished from the main wall by a change of plan. For example, brick and stone foundation walls are often visually separated from the wall above by a band of molded brick or shaped stone. These bands create an architecturally significant feature by creating a gentle curve in the appearance of the foundation. Foundation walls can vary in materials, further distinguishing itself and creating historical significance.

KEY TAKEAWAYS

1. Repointing is often the ideal way to repair issues with historic masonry.
2. Replacement of deteriorated or missing foundation should be done so with in-kind materials
3. Exposed concrete block foundation walls should be covered with paint, stucco, or other historically appropriate materials

Preservation Briefs

#1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

#2: Repointing Mortar Joints in Historic Masonry Buildings

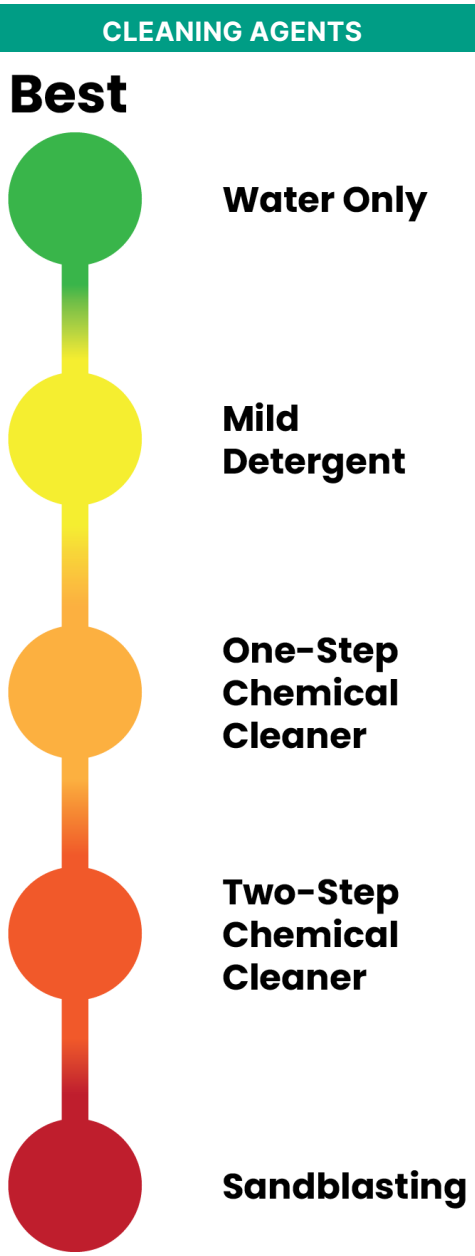
#6: Dangers of Abrasive Cleaning to Historic Buildings

#22: The Preservation and Repair of Historic Stucco

#39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

BRICK FOUNDATION

CLEANING AGENTS



PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repairing existing foundation materials	M	None	3.1.1
	Sandblasting foundation masonry	X	None	3.1.3
	Painting exposed stone foundation to complement character	✓	HDC	3.1.6
	Covering exposed foundation with stucco	✓	HDC	3.1.6
	Removing vines, vegetation, and debris	M	None	3.1.7
	Replacing existing basement windows	✓	HDC	3.1.8
	Replacing existing basement window with glass block infill	X	HDC	3.1.8

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

3.1 Detailed Foundation Guidelines

M 3.1.1 Repair Required

Exterior-facing historic masonry foundations must be retained and repaired. Proper maintenance must be done regularly to ensure the longevity of this historic material.

✓ 3.1.2 Cleaning Options

Cleaning foundation materials must be done by the least damaging method available, ranging from washing at a low PSI, under 300 PSI or garden hose pressure, with a mild detergent and soft bristle brushes to chemical cleaning. For more difficult to clean areas gentle hand scraping may be another alternative. Some gentler liquid or gel paint removers may be also used. Alternatives such as power washing and laser cleaning should only be used in extreme circumstances.

x 3.1.3 Sandblasting

Sandblasting or power-washing are not acceptable methods for cleaning and is not permitted because it destroys brick and reduces the life of buildings. These methods can permanently damage the material and are never recommended to be used on historic structures.

✓ 3.2.4 Repointing

If the mortar of a historic brick or stone foundation is failing, it must be repointed with a soft mortar, simulating old lime and sand mortars in appearance and composition. See Masonry guidelines on pages 32-33.

✓ 3.2.5 Replacing Missing or Damaged Features

If a historic masonry detail is missing or deteriorated beyond repair, it must be replaced with a newly designed detail that matches the existing or missing feature in appearance, form, design, and load-bearing capabilities as much as possible.

✓ 3.2.6 Non-Historic Finishes

The application of top-coats, such as paint, stucco schmear, mortared stone veneer, or stone-textured concrete block, are acceptable, as long as they complement the historic character of the house or architectural style.

M 3.1.7 Foundation Maintenance

It is recommended that the foundation be properly maintained by keeping vines, plants, soil, mulch, firewood, and other materials from resting up against the foundation. These materials hold moisture close to the foundation and can compromise the structural integrity of the foundation.

M 3.1.8 Basement Windows

Basement windows should be maintained to allow for light and ventilation into the space. For additional security, interior or exterior metal bars may be added if the metal matches the color of the foundation. Glass block infill is not appropriate.

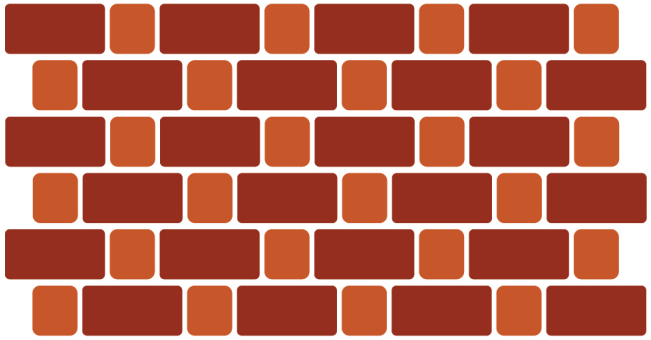
✓ 3.1.9 Landscape Grade for Water Drainage

The ground at the foundation should be sloped away from the building to help water drain away from the foundation. This will help keep the foundation dry and lower the chance of water intrusion and damage of the foundation.

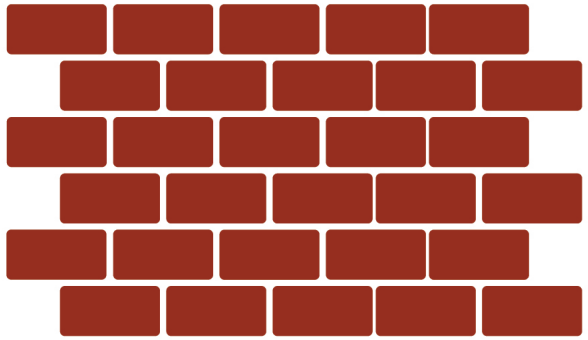
M 3.1.10 Water Tables

Stone water tables should be maintained and replicated on any additions or renovated parts of structures. In addition to providing architectural and historic character, water tables help ensure that water does not run down the foundation or get trapped around it.

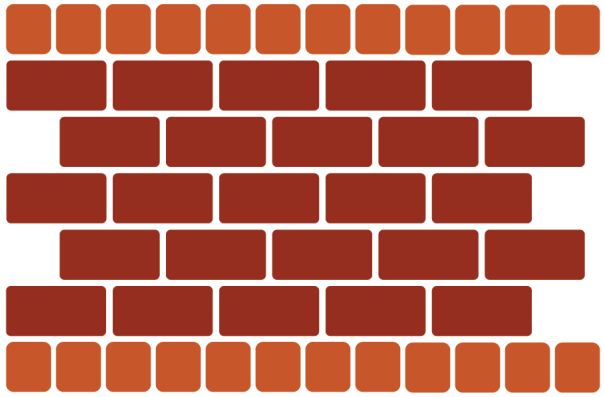
Common Brick Bonds



Flemish Bond



Running Bond



Common Bond

3.2 Masonry

Masonry is found on almost all historic buildings, and is often the material of choice for foundations and chimneys. Details such as color, texture, mortar joints, and pattern of masonry strongly influence the overall character of a building. Used for wall surfaces, parents, lentils, sills, and other decorative features masonry also appears as the sills beneath windows and doors and the lentils above them. Some sills and lentils are embellished with ornate carving. The most common masonry material found in historic homes include brick, stone, ceramic tile, and concrete block.

KEY TAKEAWAYS

1. Decorative masonry elements should always be retained.
2. Re-pointing is often the ideal way to repair issues with historic masonry.
3. Masonry can be washed with mild detergents.
4. Masonry should never be sandblasted.
5. Historic masonry should never be painted, unless historically documented.
6. Sealants, such as stucco, should not be applied to historic masonry unless historically documented.

Preservation Briefs

#1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

#2: Re-pointing Mortar Joints in Historic Masonry Buildings

#6: Dangers of Abrasive Cleaning to Historic Buildings

#22: The Preservation and Repair of Historic Stucco

#39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

STUCCO COVERED MASONRY

BRICK MASONRY

	Item	Acceptability	Approval Process	Guideline
PROPOSED TREATMENT	Repairing existing historic masonry	✓	None	3.2.1
	Repairing existing historic features	✓	None	3.2.2
	Adding faux historic features	X	HDC	3.2.3
	Washing masonry with water or mild detergent	✓	None	3.2.5
	Sandblasting	X	HDC	3.2.6
	Painting historic masonry that had not previously been painted	!	HDC	3.2.11
	Re-pointing masonry joints with appropriate mortar	✓	HDC	3.2.14
	Altering chimney height	!	HDC	3.2.9

KEY	M Maintenance Action	None	No approval required, coordinate with staff with any questions
	✓ Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
	✓ Good	HDC	Staff evaluation and review by historic district commission; likely approval
	! Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
	X Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

3.2 Detailed Masonry Guidelines

✓ 3.2.1 Architectural Features Preserved

Existing decorative masonry elements or designs that give buildings their character, such as decorative brickwork, stone or brick columns, stone veneer elements, cast stone elements, hand-tooled stone, stucco finishes, and terracotta must be retained, repaired, or replicated in most circumstances. Masonry details such as chimneys, cornices, and decorative patterns should be maintained on the exterior home, with style, pattern, proportion, and color of masonry and joints matched on any replacement construction.

✓ 3.2.2 Repair Required

Historic masonry materials must not be removed or covered. Where necessary, missing or deteriorated masonry must be replaced with appropriate salvaged or new materials that match the original as closely as possible. When the exterior masonry of a structure must be repaired, the color, texture, pattern (where applicable), and composition of the masonry, and the composition, color, and tooling of the mortar must duplicate the historic condition.

X 3.2.3 The Addition of Non-Historic Features

Adding new masonry features on a historic building that cannot be documented as existing previously is not acceptable.

✓ 3.2.4 Replacement of Missing or Damaged Features

If historic masonry detail is missing or deteriorated beyond repair, it must be replaced with a newly designed detail that matches the existing or missing feature as much as possible.

✓ 3.2.5 Cleaning Options

Cleaning foundation materials must be done by the least damaging method available, ranging from washing at a low PSI with a mild detergent and soft bristle brushes to chemical cleaning. For more difficult to clean areas gentle hand scraping may be another alternative. Some gentler liquid or gel paint removers may be also used. Alternatives such as power washing and laser cleaning should only be used in extreme circumstances.

X 3.2.6 Sandblasting Masonry

Sandblasting and power-washing are not acceptable methods for cleaning and is not permitted because it destroys material and reduces the life of buildings. These methods are permanently damaging to brick and are never recommended to be used on historic structures.

X 3.2.7 Sealing Masonry

Sealants are generally not recommended for use on historic masonry, as it was designed to breathe; masonry walls are designed to allow moisture to work its way to the outside. Sealants also may change the appearance of the masonry. If there are water infiltration issues, the best practice is to repair the masonry or re-point.

X 3.2.8 Removing Historic Chimneys

Removal of primary, decorative, or highly visible chimneys is not acceptable.

✓ 3.2.9 Retaining & Repairing Historic Chimneys

Historic chimneys should be retained and repaired as needed. Chimney caps or crowns are encouraged to protect historic masonry and may be staff approved.

3.2.10 Painting Historic Masonry

Painting historic masonry walls that have never been painted is generally not acceptable. In the USA, brick homes before 1870 were traditionally painted. However, the OWE belongs to the "period of significance" immediately following a change in brick manufacturing using protective glazing. So, the majority of brick homes in the OWE are likely to have had a natural finish.

In very few instances, painting may be appropriate when the exposed brick is compromised (very soft and porous), but the paint should be breathable and permeable. Limewash was historically used on 19th century soft brick not meant to be exposed.

3.2.11 Painting Non-Historic Masonry

Painting non-historic masonry is acceptable.

3.2.12 Replacement of Historic Stucco with Synthetic Material

Substitute or synthetic materials such as Exterior Insulation and Finish Systems (EIFS) are not acceptable replacements for historic stucco.

3.2.13 New Stucco

Stucco finishes are commonly used in the OWE, especially concrete stucco. The color was either tinted upon application or then painted. Be sure to match the pattern of the stucco and learn about its proper application. The most common stucco finishes in the OWE are:

- Dash finish
- Sand finish
- Spanish Lace Finish
- Worm finish

3.2.14 Re-pointing

Re-pointing on 19th century buildings and older must be completed with a soft mortar, simulating the old lime and sand mortars in appearance and composition. A mixture consisting of one part lime, and seven to nine parts of the smallest available mesh sand (to match the historic sand) is recommended. The use of this mortar will ensure that expansion and contraction characteristics of the brick and mortar will be appropriate.

Re-pointing on some 20th century buildings may be able to be completed with mortar that includes some amount of Portland cement. In all cases, the mortar composition must result in a material softer than the brick, or there is risk of damage to the brick wall over time. For all buildings, we recommend property owners complete an analysis of the existing mortar to ensure a good match.

The historic joint type must be matched by new re-pointing. In general, the mortar joint must be concave because this allows for the greatest bond of mortar to brick. The mortar must be tinted to match the color of the historic materials as closely as possible. If mortar joints need repair, re-pointing should be done with mortar that matches the original as closely as possible and texture and composition and appointing technique should result in joints of the same size, depth, and style as the original.

3.3 Siding

Wood siding is one of the most common materials found in the Old West End. Typical siding patterns include:

- Vertical Board and Batten
- Beveled Clapboard Shingle (usually cedar shake)
- Shaped Shingle (usually dogeared or a variant and scalloped)
- Shiplap (dropped or flush).

It is recommended to keep all wood features belonging to the structure by retaining siding, cornices, brackets, corbels, window and door surrounds, quoins, and rafter overhangs as well as original paints, finishes and colors. Elements such as siding, soffits and fascias or other architectural details should never be covered. The obscuring original features should always be avoided as is the removal and/or replacement of original wood details.

KEY TAKEAWAYS

1. The best approach is to retain and repair existing wood siding.
2. Replacement of siding with in kind materials can be approved administratively.
3. New siding should match the dimensions of historic siding as closely as possible.
4. If existing siding is replaced, existing historic features, such as trim, must be retained.
5. New siding should match the installation patterns of the historic siding.

Preservation Briefs

#10: Exterior Paint Problems on Historic Woodwork

#16: The Use of Substitute Materials on Historic Building Exteriors

#47: Maintaining the Exteriors of Small and Medium Size Historic Buildings

ARCHITECTURAL FEATURES

- ROOF RAFTERS
- OPEN EAVE (NO SOFFIT OR FASCIA BOARD)
- BRACKET
- CORNICE
- SIDING
- TRIM
- CORNER BOARD

3.3 Detailed Siding Guidelines

M 3.3.1 Repair Preferred

It is always best to repair wood elements instead of replacing them. If an element is too damaged to be preserved its replacement should always match in material, design, scale, color, and finish. Existing siding may be consolidated if portions are damaged and new wood siding is installed that matches the dimensions of the existing siding. Wood siding needs regular maintenance, and it is recommended to clean off peeling paint by either scraping or using an infrared heat gun before sanding, priming, and re-painting. Wood fillers and epoxies are just a few of the treatments available to restore the structural integrity of wooden features.

3.3.2 New Wood Siding Preferred

If siding is removed, altered, or added to, the new or exposed area should be covered with a like material of identical proportion and design to the original.

For complete siding replacements, new wood clapboard siding is highly preferred as the repair or replacement material on wood frame buildings. New wood siding should match the dimensions of the existing siding. If no historic siding exists, other historic buildings of a similar type, style, and date of construction should be referenced to determine the appropriate profile/dimensions of new siding.

3.3.3 Repainting Wood Siding

If looking to discover your original wood siding color, you can usually take a sample to a custom paint supplier who can analyze the piece and determine the original color.

3.3.4 Fiber Cement or PVC Siding

Wood alternatives such as cement and PVC composite materials have been approved for accessory structures in the Old West End, but not on the primary domicile structures. The new siding should match the dimensions of the existing siding. If no historic siding exists, other historic buildings of a similar type, style, and date of construction should be referenced to determine the appropriate profile/dimensions of new siding. Any alternative to wood must not show a grain surface, and should match in texture to naturally smooth painted wood siding.

X 3.3.5 Non-Acceptable Materials

The following materials are not acceptable to be used as siding within the district:

- Aluminum
- Rough-Sawn Wood
- Plywood
- Vinyl
- Any material not specifically mentioned in previous sections

X 3.3.6 Non-Acceptable Installation Techniques

The following installation techniques are not acceptable within the district:

- Siding should not be installed vertically unless there is historic documentation to support its use on the specific building.
- Enclosing or “boxing in” the eaves is not an acceptable treatment unless there is historic documentation to support its use on the specific building.

X 3.3.7 Non-Historic Accessory Structures

Rough-sawn wood, diagonally-oriented wood, or plywood siding (i.e., T-111) is permitted on accessory structures less than 200 sq.ft. in size. See section 2 for more accessory structures.

3.3.8 Covering Existing Masonry

It is never acceptable to cover existing masonry with siding.

3.3.9 Existing Non-Acceptable Siding

Buildings that already have artificial stone, asbestos, asphalt shingles, or other similar non-acceptable materials are permitted to use similar materials in resurfacing or repairing these existing materials.

3.3.10 Wood Element Repair

It is always best to repair wood elements instead of replacing them. If an element is too damaged to be preserved, its replacement should always match in material, design, scale, color, and finish.

3.3.11 Wood Element Replacement

Reproducing original wooden features that have been removed is encouraged. Take special care to investigate historical drawings, photographs, and physical evidence to ensure correct material, design, and proportion. Salvage wood items may be suitable as long as they are aesthetically compatible. The OWEHDC is willing to serve in a consulting capacity on any inquiries of design and appropriateness.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repairing existing wood siding	M	None	3.3.1
	Installing new wood siding	✓	None	3.3.2
	Installing new fiber cement, composite, or engineered siding	✓	HDC	3.3.4
	Installing new vinyl or aluminum siding	X	HDC	3.3.5
	Covering existing masonry with new wood siding	X	HDC	3.3.8
	Replacing previously installed non-acceptable siding with in-kind materials	✓	HDC	3.3.9

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

WOOD

- SIMPLE CLAPBOARD PROFILE
- SMOOTH & PAINTED
- EASILY REPAIRED

FIBER CEMENT

- SIMPLE CLAPBOARD PROFILE
- SMOOTH & PAINTED LIKE WOOD
- ABLE TO BE REPAIRED

VINYL

- PROFILES LESS CLOSELY MIMIC WOOD
- DIFFICULT TO PAINT
- DIFFICULT TO REPAIR

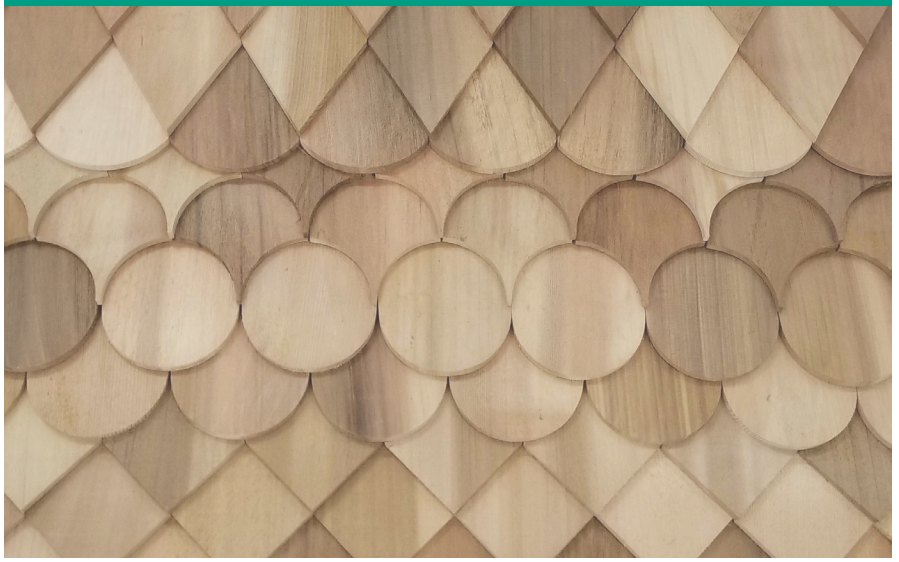
Common Siding Profiles and Types

CLAPBOARD SIDING PROFILE

DUTCHLAP SIDING PROFILE

SHINGLE SIDING

DECORATIVE SHINGLE SIDING



3.4 Porches, Stoops, & Decks

Porches are central and distinctive features that have a large impact on the appearance of historic homes, usually accenting the front entrance of a building. Decks, typically a more modern addition, can be important, useful features for today's homeowner. These features, if designed and built correctly, can enhance a building's exterior. Larger porches and decks can be used practically as outdoor living spaces.

KEY TAKEAWAYS

1. The best approach is to retain and repair existing porches and porch components.
2. New code compliant railings may be added; historic must be left in place.
3. New porches must reference existing historic porches from similar homes.
4. New ADA-accessible ramps should use the same materials as existing porches.
5. New decks can be added on non-street-facing elevations.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repairing existing historic porch	!	HDC	3.4.1
	Adding a new porch	!	HDC	3.4.3
	Adding a new deck on a street-facing elevation	x	HDC	3.4.5
	Adding a new deck on a non-street-facing elevation	✓	HDC	3.4.4
	Adding a new code-compliant railing	✓	HDC	3.4.2

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
x	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Porch Guidelines

3.4.1 Historic Porches Must be Retained

Historic porches, including their components such as railings and posts, must be retained and repaired. If individual components are deteriorated beyond repair, they must be replaced to match as closely as possible.

3.4.2 Code-Compliant Railings

If existing historic railings are not code-compliant, the existing historic railings should remain in place and new compliant railings added behind or above. New compliant railings should either match the historic railings or be simplified, and materials should be compatible.

3.4.3 Adding New Porches

When a new porch is added where one does not exist, the porch must be compatible with the architectural character of the building. The size, scale, and materials, as well as the detailing of the components of the porch - including roofs, railings, and trim - must be compatible with the existing building and should reference historic buildings of a similar type, style, and date of construction, but shouldn't match exactly, creating a false sense of history.

3.4.4 New Deck on Non-Street-Facing Elevations

Decks on the rear and side elevations of a structure are permissible as long as they create as little visual impact from the public right of way.

3.4.5 New Deck on Street-Facing Elevations

New decks are not acceptable on street-facing elevations.

3.4.6 ADA-Accessible Ramps

The material and design of new exterior ADA-accessible ramps must be as compatible with the existing building as possible. New ramps should match existing materials, such as wood or concrete, and should create as little visual impact as possible.

3.4.7 Altering Previously Altered Historic Porches

Historic porches that have been altered with non-historic components may be changed to reflect a more compatible design. Historic porches of a similar type, style, or date of construction should be referenced for guidance.

3.4.8 Pergolas

If a pergola is not freestanding, but rather attached to the side or front of a home, it should be made of wood. The design of the pergola must be compatible with the historic character of the structure that it is attached or adjacent to. Pergolas attached to the front of a home should be supported with columns that are also compatible with the architectural style of the home.

ARCHITECTURAL FEATURES

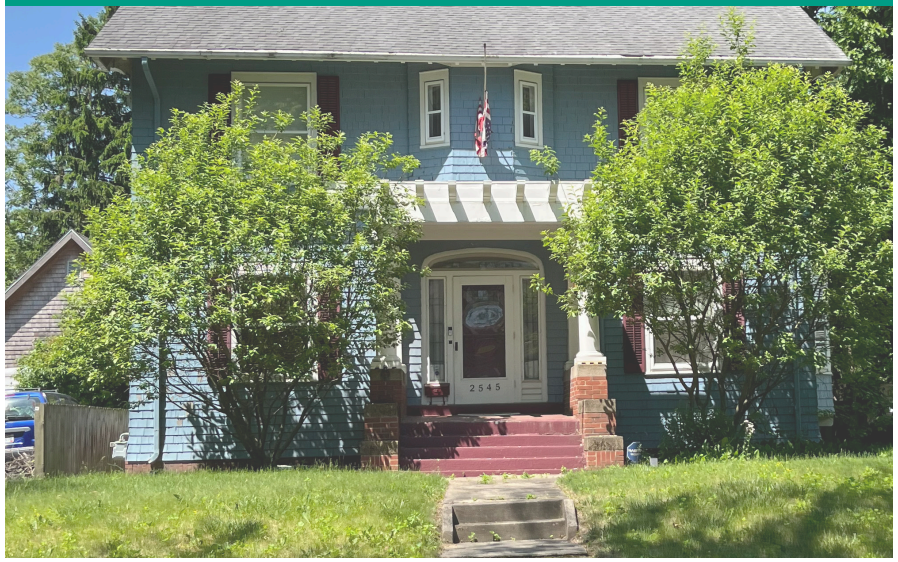
- FRIEZE BEAM
- CAPITAL
- COLUMN / POST
- HANDRAIL
- BALUSTER
- BOTTOM RAIL
- BALUSTRADE

Common Siding Profiles and Types

FULL HEIGHT PORCH

PARTIAL ENTRY PORCH

FRONT-FACING PERGOLA



FULL WIDTH PORCH

CLASSICAL ORDER FEATURES

The Five Orders of Classical Architecture

THE FIVE CLASSICAL ORDERS SERVE AS DESCRIPTORS FOR THE REMAINS OF ANCIENT BUILDINGS AND AN INDEX TO THE ARCHITECTURAL AND AESTHETIC DEVELOPMENT OF GREEK ARCHITECTURE ITSELF. THEY ARE SHOWN ABOVE AS TUSCAN, DORIC, IONIC, CORINTHIAN, AND COMPOSITE, RESPECTIVELY, AND ARE DIFFERENTIATED BY COMPLEXITY OF DESIGN, ESPECIALLY IN THE CAPITAL OF THE COLUMN AND THE DETAILING OF THE FRIEZE.

SOURCE: HTTPS://JOHNCANNINGCO.COM/BLOG/ORDERS-OF-COLUMNS/

3.5 Entrances & Doors

Doors are more than the start of the circulation of homes, but they are a distinctive feature of the neighborhood's architectural character. Doors, with their various styles and designs, can offer aid in identifying the architectural styles of the buildings they are found on. Whether it's a board-and-batten door on a Spanish Colonial home, or a paneled door with a fanlight above as found on a Georgian Revival home, these architectural elements can contribute significantly to the unique character of the buildings in this unique district.

KEY TAKEAWAYS

1. The best approach is to retain and repair existing doors and trim.
2. Street-facing door openings must not be altered.
3. Historic doors may be fixed in place if needed for interior functionality.
4. New doors in new openings should match historic doors or be similar but simplified.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repairing of existing historic doors and trims	M	None	3.5.1
	Installing new matching doors in historic openings	✓	HDC	3.5.2
	Making changes to street-facing historic doors and openings	!	HDC	3.5.3
	Making changes to non-street-facing historic doors and openings	✓	HDC	3.5.5
	Fixing historic doors in place	✓	HDC	3.5.4

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
x	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

3.5.1 Retain & Repair

Whenever possible, the building's historic door(s) and door trim must be retained and/or repaired. Any historic hardware on the door must also be repaired or retained whenever possible.

3.5.2 New Matching Doors in Historic Openings

If a new replacement door is required in a historic opening, the size, proportion, shape, and configuration of the historic door must be duplicated as closely as possible. If no historic door is present, historic buildings of a similar type, style, and date of construction should be referenced to determine the appropriate style.

3.5.3 Changes to Street-Facing Historic Door Openings

Historic door openings must not be reduced, enlarged, or filled in on street-facing facades. Historic transoms must be retained.

3.5.4 Fixing Historic Doors in Place

If interior design changes dictate the need to close a historic door opening, the door may be fixed in place so as to retain the historic appearance.

3.5.5 Changes to Non-Street-Facing Historic Door Openings

Historic openings on non-street-facing elevations may be infilled, though it is not recommended. When infilling a non-street-facing door, the outline of the historic opening must remain apparent by setting infill material back from the surface and leaving historic sills and lintels in place.

3.5.6 New Openings & New Doors

In instances where new doors are proposed where there are no existing openings, the new doors may either match the existing historic doors or be similar but simplified versions of the existing historic doors. If no historic door is present, historic buildings of a similar type, style, and date of construction should be referenced to determine the appropriate style of door. New openings must be of the same size and at the same height as existing openings.

3.5.7 Altering Non-Historic Openings

If a door opening is non-historic, it may either be altered to match the existing historic doors and openings, or be a similar but simplified version. Non-historic openings may also be removed and infilled.

ARCHITECTURAL FEATURES

- EXTERIOR CASING
- SIDELITE
- RAIL (HORIZONTAL FRAMING)
- STILE (VERTICAL FRAMING)
- JAMB
- PANEL
- THRESHOLD
- SILL

Common Door and Entry Styles

1-LITE DOOR WITH SIDELIGHTS

2-PANEL DOOR WITH TRANSOM & SIDELIGHTS

6-LITE PANELED DOOR

6-PANEL DOOR WITH FANLIGHT TRANSOM & SIDELIGHTS

3.6 Windows

Windows are an essential feature of historic homes and buildings. Their designs and materials significantly impact the architectural style of a structure. From the simple casements of Colonial Revival homes to the ornate bay windows of Victorian-era residences, windows serve not only in a functional capacity, but also as an artistic expression of the architect. Their unique features, such as muntins and decorative frames, can help distinguish one architectural style from another. In the Old West End, windows offer a visual glimpse into the neighborhoods' rich architectural heritage.

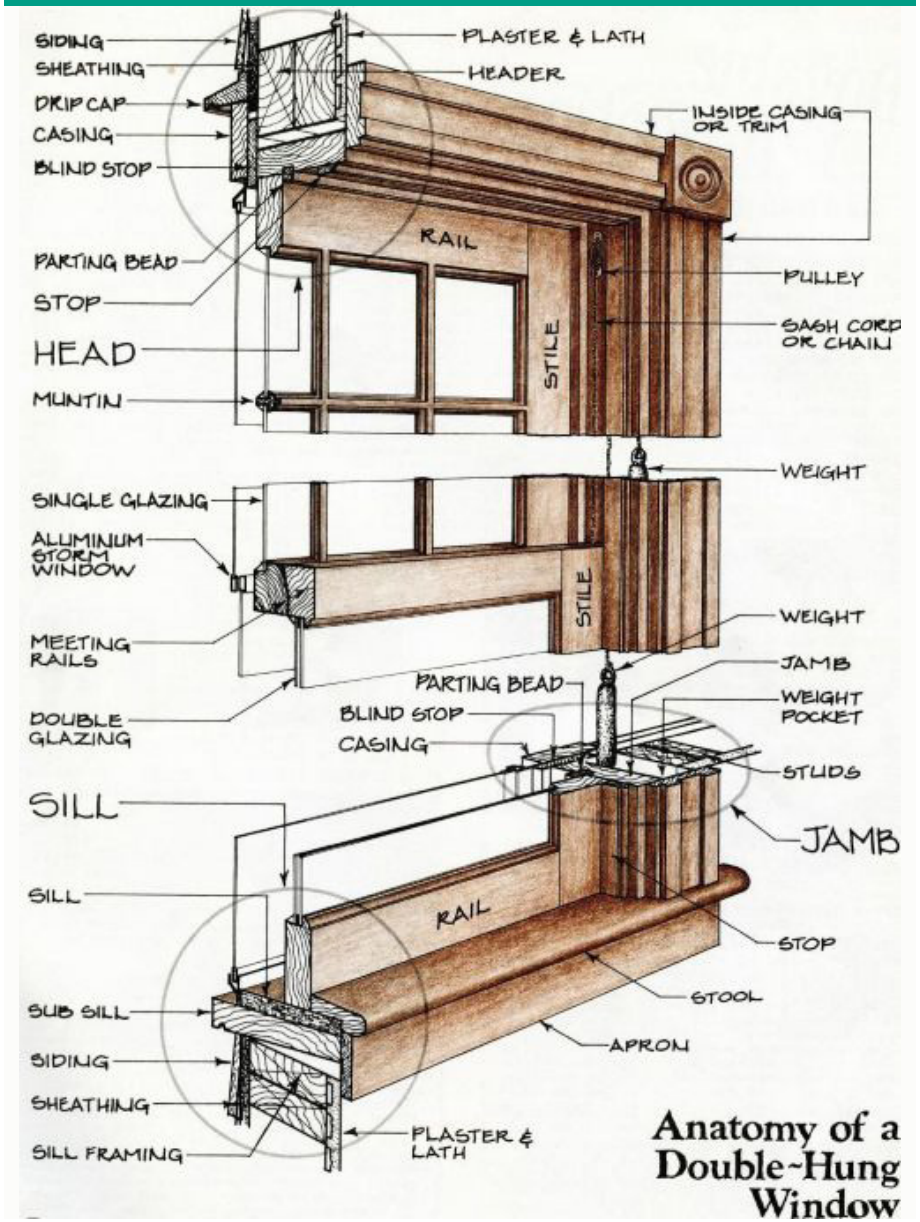
KEY TAKEAWAYS

1. The best approach is to retain and repair historic wood windows.
2. New wood or metal-clad wood windows of the same size and proportions can be installed.
3. New wood or aluminum storm windows can be installed.
4. The dimensions of existing windows should not be altered.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repair existing historic windows	M	None	3.6.1
	Install new windows that match with like-for-like windows	✓	None	3.6.2
	Install new clad windows or aluminum windows	✓	HDC	3.6.2
	Install new vinyl or solid fiberglass windows	X	HDC	3.6.3
	New or altered window openings on street-facing elevations	X	HDC	3.6.8
	Installing privacy glass on a secondary elevation	!	HDC	3.6.15
	Install new wood or appropriate aluminum storm windows	✓	HDC	3.6.18

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

COMPONENTS OF A WOOD WINDOW



ANATOMY OF A WINDOW BY JONATHAN POORE, SOURCE: HTTPS://WWW.SRSHARDWARE.COM/SPEC-SHEETS-DRAWINGS/

Describing Your Windows

Windows are typically described by the number of panes in the top sash over the number of panes in the bottom sash. In the illustration to the left, the windows would be described as “6-over-1.”

When to Repair vs When to Replace?

REPAIRING YOUR WINDOWS CAN BE A MORE AFFORDABLE SOLUTION UPFRONT TO DAMAGED WINDOWS, AND CAN OFFER A GREATER RETURN ON INVESTMENT THAN REPLACEMENT, HOWEVER, REPLACEMENT MIGHT BE THE BEST OPTION DEPENDING ON JUST HOW DAMAGED THE WINDOW. THE FOLLOWING ARE A FEW EXAMPLES OF WINDOW CONDITIONS THAT ARE BOTH REPAIRABLE AND BEYOND REPAIR.

REPAIRABLE

- GLASS IS MISSING OR BROKEN
- MEETING RAILS DO NOT ALIGN
- CORDS ARE BROKEN OR HARDWARE IS MISSING
- SASHES THAT ARE HARD TO STAY OPEN OR WON’T STAY OPEN
- SILL OR FRAME IS ROTTED
- RAILS OR STILES ARE PARTIALLY ROTTED AND REQUIRE PATCHING

BEYOND REPAIR

- MISSING COMPONENTS OR UNITS
- EXTREME WOOD ROT
- WHEN 50% OR MORE OF A WINDOW’S COMPONENTS MUST BE RECONSTRUCTED, A REPLACEMENT MAY BE CONSIDERED
- REPLACEMENT SASHES MAY ALSO BE CONSTRUCTED TO FIT WITHIN THE ORIGINAL FRAME

MANY REPAIRS CAN BE TACKLED BY HOMEOWNERS WITH ENOUGH EDUCATION AND PRACTICE, BUT FEEL FREE TO CONTACT A PROFESSIONAL TO HANDLE THESE SERVICES.

3.6 Detailed Window Guidelines

3.6.1 Repair Preferred

Existing historic windows must be retained when possible, and repaired as needed. All characters and features of the historic windows must be retained during repair.

3.6.2 Replacement Wood Windows

If an original window is deemed unrepairable by an historic window restoration professional, or if an original window has already been replaced at an earlier time, then in-kind replacement may be considered. When replacement windows are used, they must match the historic windows in size, design, and dimensions. Wood or, in rare circumstances, metal-clad wood windows are acceptable.

3.6.3 Vinyl, Fiberglass, or Other Non-Wood Windows

Only wood or metal-clad wood windows are acceptable in the district, unless the proposed material can be documented historically or is already in place. If a proposed non-wood window material can be documented historically, or is the existing condition, the new window must match the historic in size, design, and dimensions.

3.6.4 Style & Era of Windows

Windows of a style or era different from the house must not be used.

3.6.5 Replacement of Multi-Pane Windows

When replacement windows are used, the window pane configuration (ex., 9-over-6, 6-over-6, or 2-over-2) must match the historic window, or a window pane configuration appropriate for the style or era of the house.

3.6.6 New Simulated Multi-Pane Windows

Windows can be either true divided lights or simulated divided lights. For simulated divided lights, permanent muntins shall be an integral part of the window frame, on the interior and exterior of the glazing, with a matching spacer. Applied, embedded, or removable muntin grids shall not be used.

3.6.7 Altering the Overall Historic Window Pattern

The historic pattern of window openings and their shape and configuration must not be altered.

3.6.8 Altering Window Openings: Street-Facing

Window openings may not be reduced, enlarged, or filled in on street-facing facades.

3.6.9 Altering Window Openings: Non-Street-Facing

Minor alterations may be made to non-street-facing elevations but must be approved by the HDC. If historic openings are filled in on the non-street-facing facades, the outline of the historic opening must remain apparent by setting infill material back from the surface and leaving historic sills and lintels in place. Historic openings on non-street facing facades may be blocked by attaching shutters in a closed position to maintain the appearance of a window.

3.6.10 New Window Openings: Street-Facing

New window openings are not recommended on primary or street-facing elevations. If a new window opening is proposed, it should match the existing window openings as much as possible and must be in keeping with the existing window pattern.

3.6.11 New Window Openings: Non-Street-Facing

If there is no visibility from any public right of way, a new window may be installed. New windows should match the existing window openings as much as possible.

3.6.12 Altering Non-Historic Windows

If a window opening is non-historic, it may either be altered to match the existing historic windows and openings or be a similar but simplified version. Non-historic openings may also be removed and infilled.

3.6.13 Altering Low-to-the-Floor Historic Window Openings Due to Code Requirements

If the building code requires window openings to be altered for safety reasons, because they are too close to floor level, the preferred solution is to replace the existing glass with safety (tempered) glass. If this does not meet code, staff will work with the applicant and building code officials to find a solution that may then be staff approved.

3.6.14 Replacement of Stained Glass or Art Glass Windows

Historic Windows containing stained glass, leaded glass, or art glass that are historic to the building may not be replaced.

3.6.15 Privacy Glass

Privacy glass may be utilized within a historic window opening or new window if located on a secondary elevation for an interior bathroom.

3.6.16 Opaque Film

Opaque Film does not need approval and should be applied to the interior of the window.

3.6.17 Glass Block

Glass block is not an acceptable treatment in any window opening.

3.6.18 Storm Windows

New storm windows that are wood, copper, aluminum, or other metal materials, and that match the window in style, are acceptable. Storm windows shall be installed in a manner that minimizes the change to the exterior appearance, and in the case of a metal finish, the visibility of the metal should be minimized.

3.6.19 Window Screens

Window screens that fit the historic opening and reveal as much of the historic window as possible are acceptable. Window screens made of wood, copper or bronze, aluminum or other metals with minimal visual impact are acceptable.

Preservation Briefs

#3: Improving Energy Efficiency in Historic Buildings

#9: The Repair of Historic Wooden Windows

#10: Exterior Paint Problems on Historic Woodwork

#13: The Repair and Thermal Upgrading of Historic Steel Windows

#33: The Preservation and Repair of Stained and Leaded Glass

#47: Maintaining the Exteriors of Small and Medium Size Historic Buildings

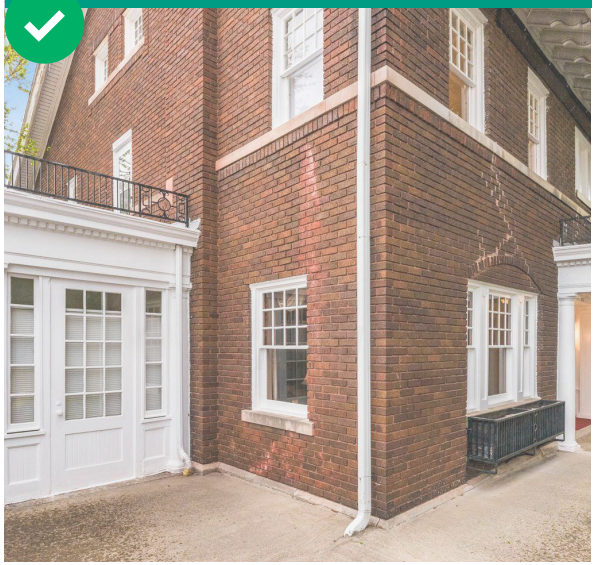
WORRIED ABOUT THE ENERGY EFFICIENCY OF YOUR WINDOWS?

WHEN IT COMES TO ENERGY LOSS WITHIN THE HOUSE, WINDOWS ARE OFTEN BLAMED AS THE MAIN CULPRIT. HOWEVER, **WINDOWS AND DOORS ARE ONLY RESPONSIBLE FOR ABOUT 25%** OF ENERGY WASTE. BEFORE REPLACING YOUR HISTORIC WINDOWS AND LOSING A CHARACTER-DEFINING FEATURE, THERE ARE A FEW THINGS YOU SHOULD DO:

CHECK FOR OTHER AREAS IN YOUR HOME THAT COULD BE LEAKING HEAT OR AIR. WINDOWS ARE ONLY ONE BUILDING COMPONENT IN YOUR HOUSEHOLD. HEAT GAIN/LOSS COULD BE OCCURING THROUGH OTHER MEANS, SUCH AS THROUGH DOORS, THE ROOF, POORLY INSULATED WALLS, OR THROUGH THE CHIMNEY.

LOOK INTO OTHER MEANS OF MAKING YOUR WINDOWS MORE ENERGY EFFICIENT. SUCH METHODS INCLUDE INSTALLING NEW WEATHERSTRIPPING, INSTALLING APPROPRIATELY STYLED STORM WINDOWS, UTILIZING SHADES, SHUTTERS AND SCREENS, OR PLACING AN EASILY REMOVABLE WINDOW FILM ON THE INTERIOR SIDE OF THE WINDOWS.

WOOD



WOOD WINDOWS

- APPROPRIATE DIMENSIONS
- ARCHITECTURALLY IMPORTANT
- EASILY REPAIRED
- EXTREMELY LONG LIFESPAN

VINYL

VINYL WINDOWS

- DIMENSIONS DON'T MATCH HISTORIC
- FAUX ARCHITECTURAL ELEMENTS
- DIFFICULT TO REPAIR
- SHORT LIFESPAN
- NOT APPROVED IN THE DISTRICT

REPLACEMENT WINDOWS

While repairing an existing window in its entirety is preferred, sometimes replacing a single sash or the entire window is unavoidable. If only one sash is damaged, the damaged sash should be repaired if possible. Should a full window need to be replaced, new window inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

WINDOWS FOR NEW CONSTRUCTION

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are NOT recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double hung block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion;
- Block framed windows are preferred over flush fin windows.

Low-e glass is appropriate to use in new construction provided that the hue and reflectivity are not drastically different from the regular glass used in the area.

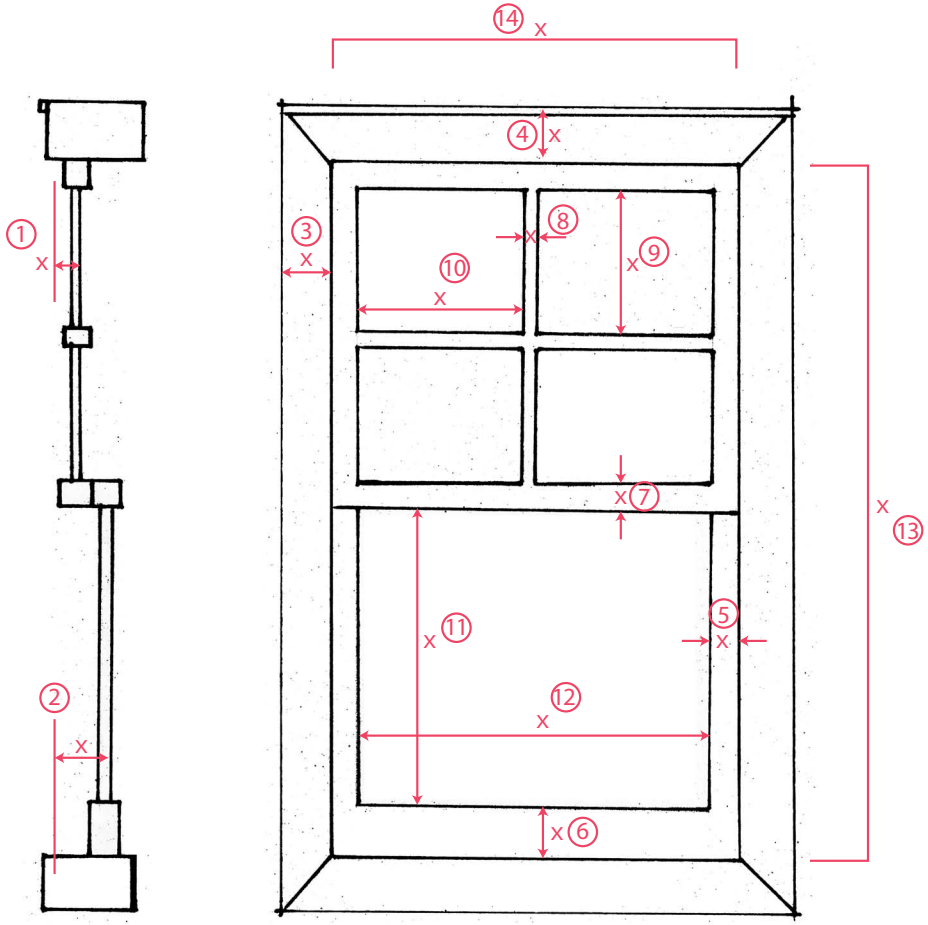
Integral Fin

Flush Flange

Block Frame

Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, in inches. Feel free to notate any other measurements that you feel is important to the replacement discussion.



Existing Frame and Sash Exterior Material _____

Proposed Frame and Sash Exterior Material _____

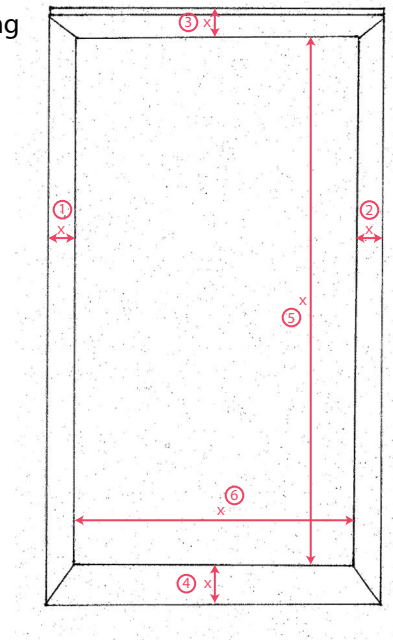
	Existing	Proposed
1. Upper Sash Measurement from exterior façade to glass (Shadow Profile)		
2. Lower Sash Measurement from exterior façade to glass (Shadow Profile)		
3. Side trim Measurement		
4. Top/bottom Measurement		
5. Stile Measurement		
6. Rail Measurement		
7. Meeting Rail Measurement		
8. Muntin Measurement		
9. Glass Height upper		
10. Glass Width lower		
11. Glass Height lower		
12. Glass Width lower		
13. Overall Sash height		
14. Overall Sash width		

Document courtesy of Denver Community Planning & Development, Landmark Preservation

Window Comparison - Casement or Fixed Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, in inches. Feel free to notate any other measurements that you feel is important to the replacement discussion.

Existing

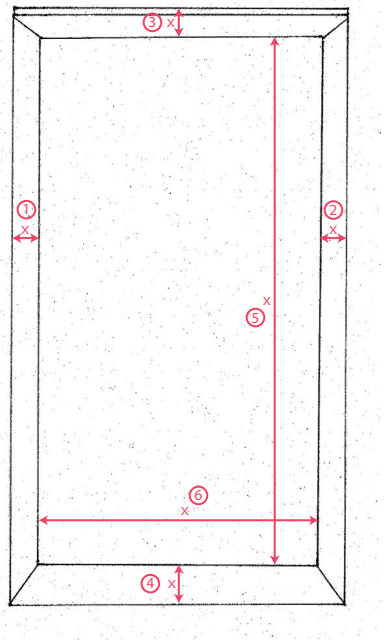


Window Location _____

Window Exterior Material _____

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Proposed



Window Exterior Material _____

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Document courtesy of Denver Community Planning & Development, Landmark Preservation

3.8 Roofs

Roofs are a highly visible feature of all homes and buildings. Roof shape and materials are the key contributors to a roof's character and, as such, a heightened level of importance is placed on these features. The shape and material of a roof also contributes to the character of the building itself, and can help differentiate architectural styles.

KEY TAKEAWAYS

1. The historic roof shape of homes in the district must be preserved.
2. Existing historic roof material must be repaired unless its removal is proven necessary.
3. Existing asphalt roofs can be replaced with appropriate shingles.
4. Large dormers that greatly alter the shape of the roof are not acceptable.
5. Existing historic roof material must be repaired unless its removal is proven necessary.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repairing & retaining historic roofing materials	✓	HDC	3.8.1.
	Changing the shape of the roof	X	HDC	3.8.6
	Adding roof dormers	!	HDC	3.8.8
	Adding a skylight that is partially visible from the right-of-way	!	HDC	3.8.9
	Replacing your roof	✓	HDC	3.8.2

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Common Roof Shapes

FRONT GABLE ROOF

SIDE GABLE ROOF

COMPLEX HIP & GABLE ROOF

HIP ROOF

3.8 Detailed Roof Guidelines

3.8.1 Retaining Historic Roofing Materials

Whenever possible, historic roofing materials must be retained. Standing seam metal and asphalt were the materials most commonly used on roofs in the district; however, there are instances of other materials being used as well, such as terracotta tiles, standing seam metal, and slate.

3.8.2 Full Replacement of Historic Roofing Materials

Full replacement of the roof with material other than existing historic material must be approved by the HDC after the applicant has submitted documentation and evidence of why the existing roof material cannot be repaired and/or replaced with the same material. Documentation of the replacement material should be reviewed by the HDC at submission.

3.8.3 New Roofing Material

Existing asphalt shingles may be replaced with new three-tab architectural dimensional asphalt shingles.

3.8.4 Preserving Roof Shape

The historic roof shape must be preserved on historic buildings.

3.8.5 Retaining Architectural Features

Retain, repair, or replace, where necessary, all historic architectural features that give the roof its essential character, such as dormers, dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

3.8.6 Changing the Roof Shape & Dormers

Changes to the historic roof shape or adding features inappropriate to the character of the roof, such as oversized dormer windows, is discouraged, particularly when visible from the street.

3.8.7 Adding Non-Visible Skylights & Solar Panels

Skylights and solar panels that are non-visible from the street may be approved but will be reviewed by the HDC to ensure they do not dramatically alter the overall look of the roof. These features may be approved if placed on an accessory structure or on a roof slope that is not visible from the public right of way. These features may not be approved if they are being installed on historic roof finishes, such as slate or terracotta roof tiles.

3.8.8 Adding Dormers

In some cases, dormers may be acceptable but they must be in keeping with the historic style of the building and should be kept to a minimal size. Other similar-style buildings should be referenced when designing the new dormer.

3.8.9 Adding Visible Roof Elements

Roof decks, roof gardens, skylights, or other roof elements are discouraged and may only be permitted by the HDC if they have minimal visibility from the street and do not detract from the architectural integrity of the building.

Preservation Briefs

#4: Roofing for Historic Buildings

#16: The Use of Substitute Materials on Historic Building Exteriors

#19: The Repair and Replacement of Historic Wooden Shingle Roofs

#29: The Repair, Replacement, and Maintenance of Slate Roofs

#30: The Preservation and Repair of Historic Clay Tile Roofs

#39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

Common Roof Shapes

JERKIN-HEAD ROOF (HIP ON A GABLE)

SALTBOX ROOF

PARTIAL SHED ROOF

CROSS-GAMBREL ROOF

3.9 Gutters & Downspouts

On many historic homes, gutters were constructed differently than they are now installed. Both historic and new gutters are an important feature to the overall character of the home.

KEY TAKEAWAYS

1. The best approach is to retain and repair existing gutters.
2. Gutters on street-facing elevations must be retained or replaced in-kind.
3. Non-street-facing elevations can be replaced with k-style or half-round gutters.
4. PVC or other style gutters are not acceptable.
5. Non-copper gutters and downspouts should be painted to match.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Preserving existing historic gutters	M	None	3.9.1
	Replacing historic gutters on street-facing elevations	✓	HDC	3.9.3
	Replacing gutters in kind	✓	HDC	3.9.2

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
x	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Gutter Guidelines

3.9.1 Preference for Preservation of Box Gutters

Existing box gutters should be preserved and repaired whenever possible.

3.9.2 In-Kind Replacement of K-Style & Half-Round Gutters

All existing K-style and half-round gutters may be replaced in-kind.

3.9.3 Replacement of Gutters on Street-Facing Elevation

Gutters on all street-facing elevations should be replaced in-kind if they are beyond repair.

3.9.4 Replacement of Box Gutters on Non-Street-Facing Elevation

On non-street-facing elevations, box gutters may be replaced with k-style or half-round hanging gutters and round downspouts.

3.9.5 PVC or Other Style Gutters

PVC-style gutters or any other gutters not specifically named in this section are not acceptable, even if they are an existing condition that is being replaced. K-style or half-round gutters should be used to replace non-acceptable gutters.

3.9.6 Finish Treatment

Hanging gutters and downspouts, unless made of copper, must be painted. To prevent paint from flaking and peeling within a short period of time, new non-galvanized metal, or aluminum gutters or downspouts, must be coated with a galvanized steel primer before applying the finishing coats of pain.

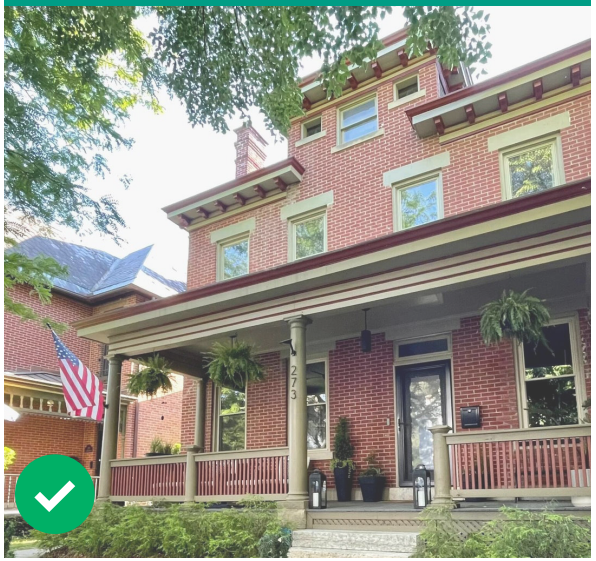
3.9.7 Gutter Fasteners

Fasteners for gutter installation must not be installed in a way that they cut through the roof finish.

Preservation Briefs

#39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

BOX GUTTER



BOX GUTTER & K-STYLE

3.10 Cornices, Friezes, & Ornamentation

Cornices and friezes are decorative elements often found along roof lines and at the top of columns. The use and design of these elements often depends greatly on the architectural style of the building. Other ornamentation on a building includes elements like lintels, sills, pediments, and dentils, to name a few. These additional decorative elements can accentuate the character of certain architectural styles.

KEY TAKEAWAYS

1. Ornamental detail should be retained and repaired.
2. Ornamental detail should not be removed.
3. Adding new ornamental detail is discouraged unless historically documented.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repairing existing ornamental elements with like-kind materials	✓	None	3.10.1
	Removing existing ornamental elements	X	HDC	3.10.2
	Adding faux ornamental elements	X	HDC	3.10.3
	Maintaining unpainted stone or masonry lintels or sills	✓	HDC	3.10.4

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Ornamentation Guidelines

3.10.1 Preserving Ornamental Details

Important historic architectural features such as brackets, cornices, lintels, stills, and hood molds should be repaired and preserved. Repair and/or replace these ornamental details to match the original.

3.10.2 Removal of Ornamental Details

The removal of cornice and frieze elements is discouraged. Doing so results in the loss of character and leaves the building looking blank and unfinished. Avoid removal of window trims or details such as corner boards without replacing them.

3.10.3 Addition of Ornamentation

Adding cornice and frieze elements and other ornamental details are discouraged unless the detailing can be documented historically. Avoid adding ornamentation that is not suited to the period or style of the building. Resist the temptation to “dress up” the building to make it “more historic.”

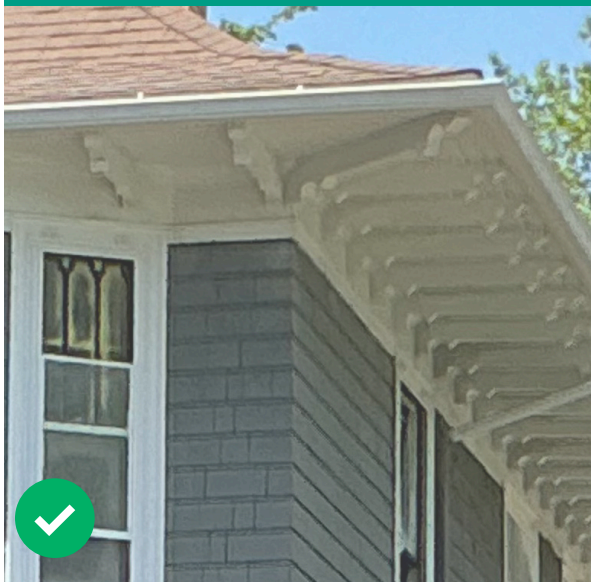
3.10.4 Unpainted Lintels and Sills

Unpainted stone or masonry lintels over windows should remain unpainted.

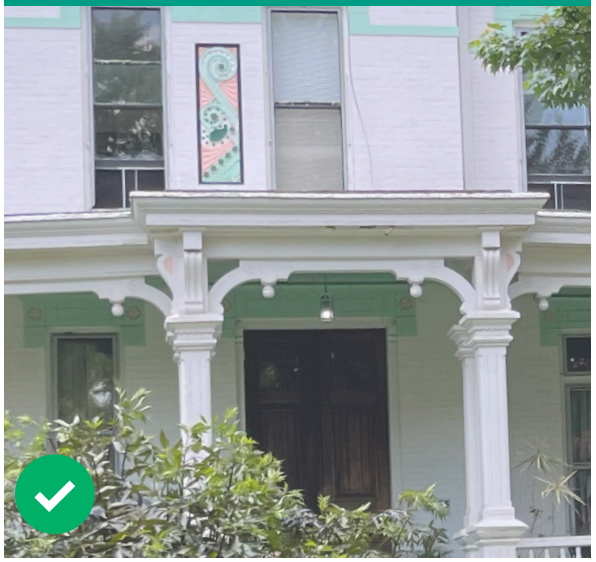
3.10.5 Painted Lintels & Sills

Painted stone or masonry lintels can either be left painted or be stripped of paint with a gentle chemical cleaner. The selection of a chemical cleaner on painted lintels and sills should be carefully considered as some strippers will prevent new paint from bonding to the material.

FASCIA BRACKETS



ORNAMENTATION



3.11 Paint & Color Palette

Paint and color are characteristics of a building that can help set a building apart from its neighbors. Selecting a color palette should be done thoughtfully and in consideration of the architectural style of the building.

3.11.1 Color Palette Selection

The choice of exterior paint color is not regulated by the Historic District Commission. If repainting the exterior of a building, the color palette selected should be appropriate for the architectural style of the building and complement the district. For example, the color palette for a Queen Anne style home might not be appropriate for a Spanish Revival home.

Do your research:

- Look at historic color collections with paint manufacturers, such as Sherwin Williams or Benjamin Moore.
- Walk through the Old West End and see what your neighbors have done with their homes.
- Go online and look up your home's architecture style. Images of other homes of a similar architectural style can inspire and help you with selecting your color palette.

When selecting your color palette, consider choosing some accent colors that complement the architecture of your home and complement the color selected for the main body of your home. These accent colors can be applied to trim, roof gables, or windows and doors, so long as it is appropriate for the architectural style of the house. Monochromatic color schemes should be avoided.

3.11.2 Paint Removal

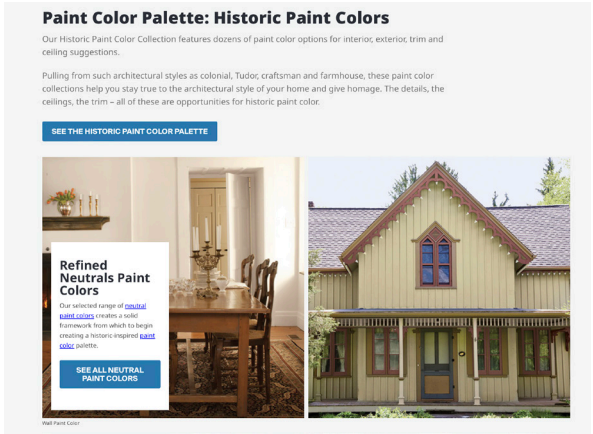
Removing paint using destructive methods such as sandblasting, water blasting, or torches is not recommended as these methods can damage historic woodwork and historic masonry. Damaged or deteriorated paint should be removed using the gentlest methods, such as hand scraping or hand sanding.

3.11.3 Paint Prep

When selecting paint for your exterior project, ensure that the paint is compatible for the surface it is being applied to. The surface should be properly prepared prior to painting.

PAINT MANUFACTURER RESOURCES

Many paint manufacturers have historic paint color collections for historic building owners. These manufacturers have resources and literature for homeowners planning their projects, such as brochures with their entire color collection like Benjamin Moore (below), or breakdowns of paint color palettes for various architectural styles, like Sherwin Williams & PPG Paints (below).



Examples of Good Paint Palettes

THESE EXAMPLES SHOW APPROPRIATE COLOR SCHEMES FOR THE ARCHITECTURAL STYLE, AND THE ACCENT COLORS HIGHLIGHT CHARACTER-DEFINING FEATURES OF THE BUILDING WITHOUT BEING OVER-POWERING.

Examples of Poor Paint Palettes

THE COLORS SELECTED ARE VERY VIBRANT WHICH IS TYPICAL FOR THE QUEEN ANNE STYLE, & WHILE PASTELS/NEONS MIGHT LOOK OKAY IN CALIFORNIA, THEY MIGHT NOT BE THE BEST CHOICE IN OHIO.

NOT ENOUGH CONTRAST MAKES THE HOME LOOK WASHED OUT.

THE CONTRAST IS SO EXTREME THAT THE ONLY THING YOU SEE ARE THE ACCENTS AND FEATURES.

3.12 Walks, Driveways, & Patios

Exterior lighting gives property owners the opportunity to dress up and display their buildings at all hours of the day. Lighting also has a practical use by contributing to the safety and security of the building users. When making decisions about light fixtures, things to consider include location, design, material, scale, brightness, and color. It is imperative that exterior lighting honors the architecture of the building it highlights.

KEY TAKEAWAYS

1. Historic walkways and driveways should be retained and repaired.
2. New commercial parking lots must be placed behind the buildings when possible.
3. New sidewalks should be paved with sandstone or clay brick pavers for new and replacement projects.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repairing historic driveways	M	None	3.13.1
	Paving new driveways	!	HDC	3.13.2
	Paving a new commercial parking lot in front of a historic building	x	HDC	3.13.4
	Repairing historic sidewalks	M	None	3.13.5
	Paving a new walkway with sandstone or clay brick	✓	HDC	3.13.7
	Installing a new parking lot with appropriate landscaping	✓	HDC	3.13.8

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
x	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Allowable Materials for Drives, Walkways, and Patios

MASONRY PAVER

CONCRETE

3.12 Detailed Walks, Driveways, & Patios Guidelines

M 3.13.1 Preserving Historic Driveways

The district has a number of fully paved concrete driveways. Their preservation is encouraged. The re-paving of an existing driveway should match the existing configuration, location, and material as the original. If the original material cannot be matched, a district appropriate material must be selected.

! 3.13.2 New Driveways

New curb cuts and driveways have the potential to negatively impact the overall character of the block and are discouraged. Factors that impact whether new curb cuts should be approved include whether or not there is alley access to a property and how they might impact historic features. New driveways may not cover more than 40% of the front yard and can be up to a maximum width of 24 feet. All new driveways must be reviewed by the HDC.

Large paved areas for multiple vehicles are generally not appropriate for single-family dwellings, unless they can maintain a low visual impact behind the primary structure, hidden from the primary facade.

! 3.13.3 New Parking Space for Residential

No parking space can be located within the front yard of a home, except for parking spaces that can fit on a driveway that serve detached houses, attached houses, and duplexes.

X 3.13.4 New Commercial Parking Pads & Lots

Addition of surface parking lots in the Old West End should be avoided. In some cases, conditionally approved uses in the Old West End may require additional parking spaces. Applicants are strongly encouraged to work with staff to develop parking designs and locations that will minimize the impacts to the historic character of the block. New parking areas must be reviewed by the HDC.

Parking lots should be located behind existing or proposed buildings where possible. They should not be built if demolition of an existing historic building is required.

For parking lots with frontage along a public right-of-way, the parking lot must be located within the required landscape buffer as determined by the Toledo Municipal Code (Chapter 1108) or a minimum of 15 feet setback from the right-of-way. For a breakdown of setbacks associated with property acreage, please see Chapter 1107.12 of the Toledo Municipal Code.

M 3.13.5 Preserving Historic Walks

The district's most common materials for sidewalks are concrete and sandstone. The preservation of these existing sidewalks is encouraged. The re-paving of existing sidewalks should match the existing configuration, location, and material as the original.

X 3.13.6 New Walks

New walkways have the potential to negatively impact the overall character of the property and are discouraged.

✓ 3.13.7 Appropriate Materials

The use of high-quality materials such as sandstone and clay brick pavers is encouraged in the installation of walks and patios. Existing walks of stone or clay brick should be repaired whenever possible instead of being replaced.

3.13.8 Parking Lot Landscaping

Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. Acceptable landscaping must be 5 feet wide with shrubs planted every 3-5 feet, 3.5 feet high brick or stone fence, or 3.5 feet high metal tube or solid bar fence with at least one shrub for every 3 feet of property line planted on the outside of the fence.

PARKING LOT LANDSCAPING

3.13 Fences, Walls & Screen Elements

When designing and installing a new fence in the Old West End, consider the relationship between the building and landscape features within the historic property's boundaries in the overall planning for project work. The placement, massing, materials and design should fit in the overall design and styles of the neighborhood.

Be sure the fence design meets all applicable City ordinances regarding the height and placement of the fence on the property. Front yards allow a fence height of 3.5 feet. Corner lots are considered to have two front yards.

KEY TAKEAWAYS

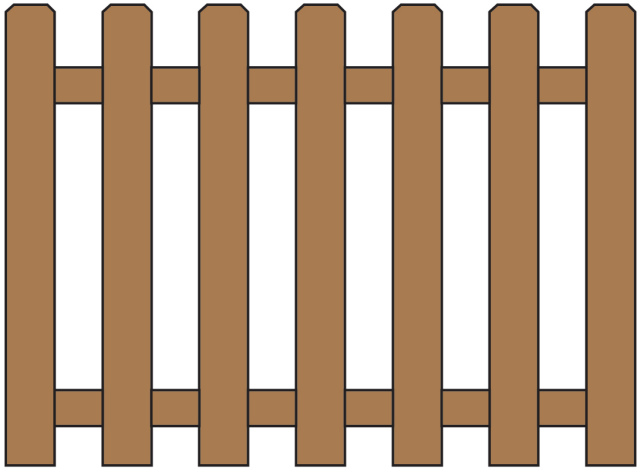
1. Existing fences and retaining walls should be retained.
2. The style of a new front yard fence should be consistent with the character of the property it encloses.
3. Adding new ornamental detail is discouraged unless historically documented.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repairing and restoring an existing historic fence	M	None	3.13.1
	Installing a tall wood privacy fence in the front yard	X	HDC	3.13.3
	Installing a picket fence in the back yard	✓	HDC	3.13.4
	Installing a horizontal wood slat fence	X	HDC	3.13.6
	Installing a retention wall made of brick that is appropriate to the aesthetic of the house	✓	HDC	3.13.8
	Not installing a parking lot buffer fence	X	HDC	3.13.9

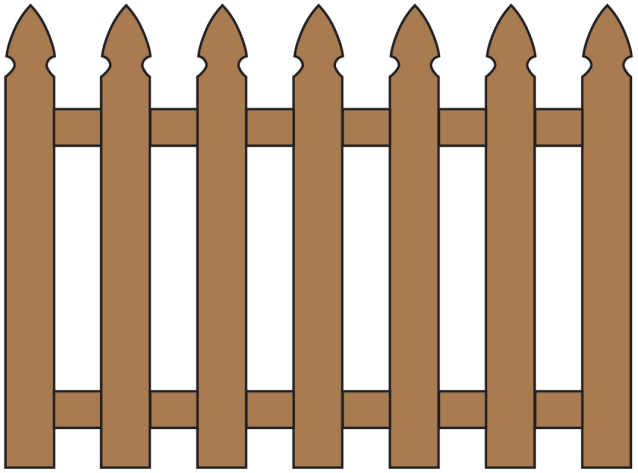
KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Common Fence Picket Styles

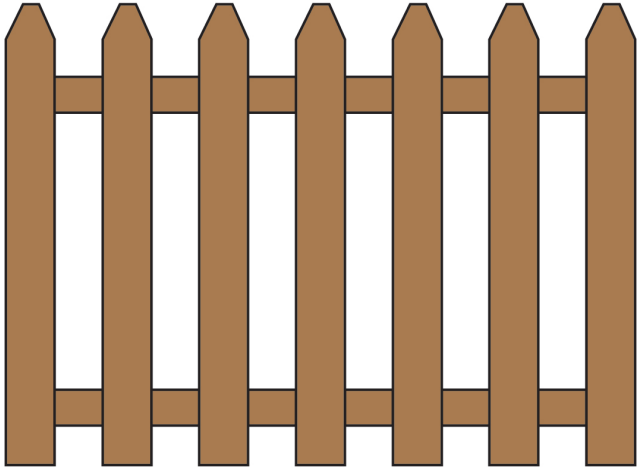
Dogeared



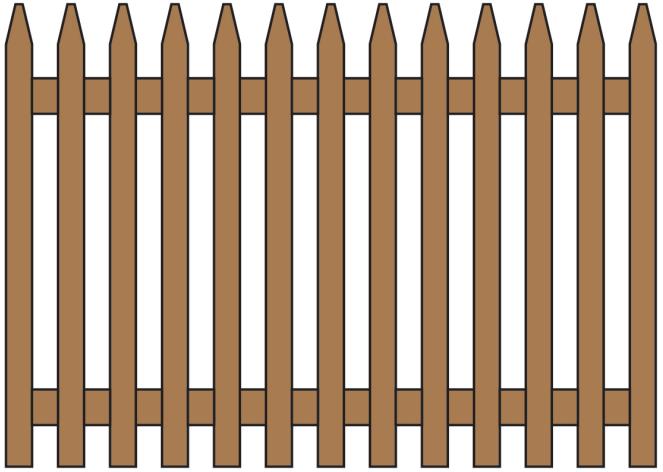
Gothic



Angled



Common



3.13 Detailed Fence, Wall, & Screen Element Guidelines

M 3.13.1 Retain Existing Historic Walls & Fences

Existing fences and retaining walls must be repaired and retained whenever possible.

3.13.2 Replacing Existing Historic Walls & Fences

Materials used to repair, replace or construct retaining walls and fences should be appropriate to surrounding, historic building materials. Some materials that give the appearance of historic materials (powder coated aluminum fence for wrought iron, for example) may be approved, but samples should be presented to the OWEHDC for review. Using substitute materials that do not convey the visual appearance of the building or surviving fence is not recommended.

3.13.3 New Front Yard Fences

In front yards, new fence materials must be masonry (stone or brick), decorative metal, or wood. Ultimately, the style of fence should be consistent with the character of the property it encloses.

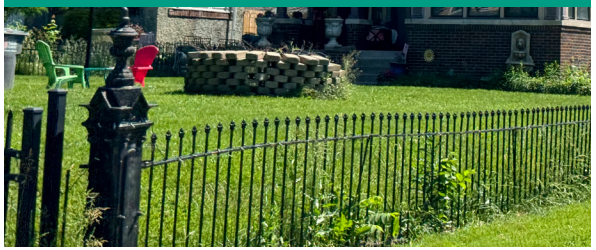
The only historically appropriate "privacy" fence for a front yard is a tall wrought iron style metal fence. The privacy was traditionally achieved by planting shrubs behind the fence. A variance for height will be required by petitioning the Board of Zoning Appeals. Within the Old West End, the Libbey House at the corner of Scottwood and Woodruff is an historically appropriate example of a tall wrought iron fence with shrubs for privacy.

3.13.4 New Side- and Rear Yard Fences

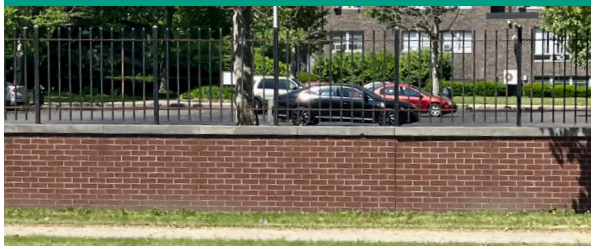
Side yards begin adjacent to the front wall of the building and continue to the back wall of the building. All side- and rear-lot fencing must be masonry (stone or brick), decorative metal, or wood. Fencing in the rear yard (behind the back wall of the building) must be no more than 6 feet in height. Picket fencing must have no more than a 4" separation between pickets. Chain link fencing is only acceptable in rear yards. Rear and side yard wood fences are typically stockade, shadowboxed, or framed. Additional ornamental designs will be considered upon review of the OWEHDC. Other metal fences include pipe-fitting style fences, which have both vertical and horizontal pipes usually with couplers, elbows, t-joints and flanges.

Front Yard Fence Materials

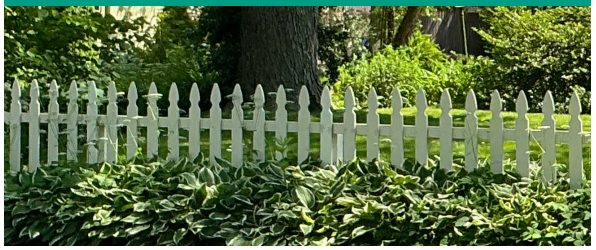
DECORATIVE METAL



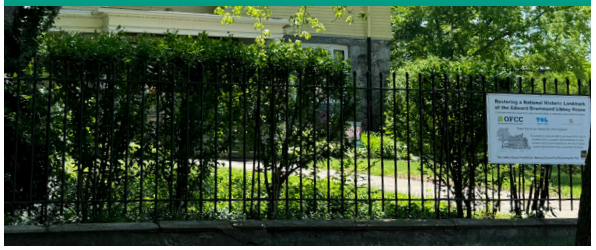
MASONRY (STONE OR BRICK)



WOOD PICKET



TALL WROUGHT IRON PRIVACY FENCE



3.13.5 Chain Link Fencing

New construction of chain link, split rail, sheet metal style, or concrete block fencing will not be allowed in the historic district. An exception of black (or dark colored) vinyl coated chain link fencing will be made.

3.13.6 Fence Picket Orientation

Wooden picket fences made must have vertical slats. Horizontal slats are not appropriate. Metal wrought iron style fences must have vertical spindles.

3.13.7 Fence Design

The style of fence should be consistent with the character of the property it encloses. Wooden picket fence slats are typically dogeared, gothic, angled or common. Rear and side yard wood fences are typically stockade, shadowboxed, or framed. Additional ornamental designs will be considered upon review of the OWEHDC. Lattice patterns are allowable in side and rear yards but will require OWEHDC review. Decorative elements within and on top of metal fences are allowed but will require OWEHDC review.

3.13.8 Retention Walls

Retaining walls and masonry "fences" should be constructed of appropriate materials such as brick, granite, stone (usually limestone or sandstone), and concrete stucco. All designs should be consistent with the aesthetic models in the Old West End and/or examples of historical use. Artificial stone and masonry materials may be considered, but will require review by OWEHDC for appropriateness.

3.13.9 Parking Lot Buffers

New parking lots must be separated from the sidewalk by a buffer in order to minimize the harmful impacts of noise, dust or debris, or headlight glare. A buffer can be a masonry wall or fence that is 6 feet tall, a solid evergreen hedge that is 6 feet tall, any combination of the two, or any alternative of equal quality approved by the Planning Director.

Preservation Briefs

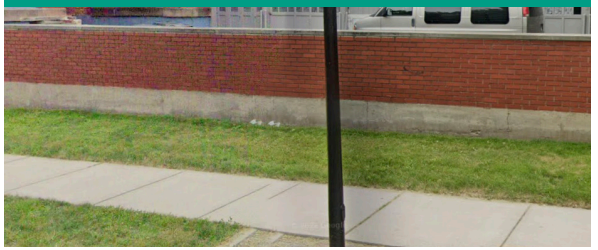
#10: Exterior Paint Problems on Historic Woodwork

#27: Maintenance and Repair of Architectural Cast Iron

Side & Rear Yard Fence Materials

DECORATIVE METAL

MASONRY (STONE OR BRICK)



WOOD PICKET

VINYL-COATED CHAIN LINK

3.14 Utilities & Outdoor Mechanical

The addition of modern utilities, such as HVAC and electrical systems, is crucial to ensuring the continued use of historic buildings. Adding these mechanical systems is a delicate process and needs to be planned, designed, and installed with care to the historic fabric of the building. It is important that these systems have limited visibility and impacts to historic features.

KEY TAKEAWAYS

1. The visual impact of any new system should be minimal.
2. Historic fabric should not be damaged during the installation process.
3. Systems should be installed with removability in mind.
4. Ground-mounted units should be located in the rear or on secondary elevations.
5. Utility meters should be installed in the rear or on secondary elevations.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Installing new utility systems with minimal visual impacts	✓	HDC	3.14.1
	Installing a new system for removability	✓	HDC	3.14.3
	Installing a ground-mounted unit in the rear of the building	✓	HDC	3.14.5
	Installing antennae and satelitte dishes on rear or secondary roof slope	✓	HDC	3.14.8
	Installing a new system and needing to damage the historic fabric during install	X	HDC	3.14.2
	Installing new ducts, pipes, or cables on the exterior of the building	✓	HDC	3.14.4

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Utility & Mechanical Equipment Guidelines

3.14.1 Place Modern Systems & Equipment in Locations that Minimize Visual Impacts

Generally speaking, new modern mechanical systems should be placed in locations that minimize visual impacts from the public right of way. Also, if possible, systems and equipment should be painted to blend in with the house or landscape.

3.14.2 Do Not Damage Historic Fabric

When installing new mechanical systems, use methods that do not damage the historic fabric or require the removal of character-defining features, historic or otherwise.

3.14.3 Install for Removability

Equipment shall be installed in such a way that it can easily be removed in the future without damaging the historic fabric of the building. Cutting holes in masonry, siding, or features such as decorative cornices or rake boards, should be avoided.

3.14.4 Installing Ducts, Pipes, or Cables on Exterior

Installing runs of ducts, pipes, or cables on the exterior of a building is appropriate if covered with a cap or covering that obscures the equipment and matches the exterior finish.

3.14.5 Ground-Mounted Units at Rear & Secondary Elevations

Ground-mounted equipment, such as air-conditioning units, should be placed at the rear of secondary elevations or at the rear of a building, out of sight from the public right of way.

3.14.6 Screening Ground-Mounted Units

Screening ground-mounted units and equipment from view along the public right of way with appropriately scaled landscaping or fencing is appropriate. See Section 3.13 for fencing guidelines, and verify fencing heights with city ordinances.

3.14.7 Locating Utility Meters at Rear

Locating new utility meters for utilities such as water, gas, and electricity, at the rear of the property is encouraged.

3.14.8 Antenna & Satellite Dishes

Antenna and satellite dishes shall be located at the rear of secondary roof slopes or on the rear roof slope. Installation on a front-facing slope is inappropriate. Consider screening antenna and satellite dishes from view by placing behind chimneys or dormers.

Preservation Briefs

#24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches

3.15 Residential Site Features

Features on a residential site, such as landscaping, hardscaping, pools, fountains, and other deocrating have the potential to positively impact the site and the architecture on the site, if done the right way. The following guidelines detail how site features should be designed.

KEY TAKEAWAYS

1. Trees that contribute to the OWE canopy should be preserved and maintained.
2. Historic gardens and landscaping should be retained and maintained as needed.
3. Site features should be kept simple and should complement the architectural style of the building on the lot.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Retaining trees that contribute to the Old West End canopy	M	None	3.15.1
	Retaining historic walkways and garden ornaments	M	None	3.15.2
	Installing pavers and ground surface materials that complement the character of the building	✓	HDC	3.15.3
	Installing a pool or fountain that is visible from the public right-of-way	X	HDC	3.15.4
	Preserving historic hitching posts along the street	M	None	3.15.5

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Site Features Guidelines

M 3.15.1 Tree Maintenance & Removal

Large trees on private property along the streets and sidewalks contribute to the "avenue" effect that contributes largely to the character of the Old West End. The Historic Tree Canopy above the streets of the Old West End is a character-defining feature of the neighborhood. The continued preservation of the canopy is essential to preserving the character of the Historic District. Periodic maintenance should be carried out to ensure the proper health and appearance of landscaping. The removal of trees where they contribute to the continuity of street trees is discouraged unless they are dying or unsafe.
Defer to the Toledo Municipal Code Chapter 917 for trees appropriate for planting.

M 3.15.2 Landscaping & Planting

Whenever possible, existing historic walkways or garden ornaments must be retained and repaired. Landscaping consistent with the historic area and compatible with the architecture is encouraged. Small-scale changes such as new plantings do not need review or approval. Large-scale changes such as new walkways, patios, or a major overhaul to over half of the landscaped area of the property must be reviewed by the HDC.

✓ 3.15.3 Ground Surfaces

Ground surface materials, such as paving, ground cover planting, terraces, etc., must be compatible with the existing and adjacent sites, existing site conditions, and the character of the building. Use of materials compatible with the existing public sidewalks is encouraged.

The use of ground surfaces that vary significantly from the surrounding conditions, that do not fit the site configuration, or that detract from the character of the building are discouraged. For example, front yards that have extensive paving materials with little grass or plantings should be avoided. Hard-surfaced paving, such as sidewalks, should not conflict in character with adjacent sidewalk material.

X 3.15.4 Pools & Fountains

Pools and fountains were not common historically and are discouraged if visible from the public right-of-way facing the principal facade. If such features are installed, they should be kept to the rear of the lot and made as invisible as possible from the street. Consider using landscaping to screen these features rather than walls and fences.

By code, site elements such as swimming pools may require fences or enclosures to limit access. These elements should meet applicable design guidelines as well. In some cases, these elements may be screened with appropriate landscaping or other site features.

M 3.15.5 Existing Site Features

Preserve and repair any surviving original street furniture such as mounting blocks and hitching posts.

Exercise care in adding accessories. Historically, not every house had a pole lamp, hitching post, bench, and planted. Observe what is already in place on the street and try to provide a similar complement of accessories.

✓ 3.15.6 Appropriate New Site Furnishings

Keep site furnishings simple in design and modest in size. Designs should be simple without excessive decoration, and should be appropriate for the architectural style of the building. Restorations of historic site furnishings are encouraged.

3.16 Lighting

Exterior lighting gives property owners the opportunity to dress up and display their buildings at all hours of the day. Lighting also has a practical use by contributing to the safety and security of the building users. When making decisions about light fixtures, things to consider include location, design, material, scale, brightness, and color. It is imperative that exterior lighting honors the architecture of the building it highlights.

KEY TAKEAWAYS

1. Historic lighting should be retained.
2. New light fixtures should be appropriate for the architectural style of the building.
3. New light fixtures should emit a soft, warm light.
4. Security flood lights should not be visible from the public right-of-way.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Retaining existing historic lighting	M	None	3.16.1
	Selecting light fixtures that are appropriate for the architectural style of the building	✓	HDC	3.16.2
	Installing light bulbs that emit a soft, warm light	✓	None	3.16.3
	Install a security light that is visible from the right-of-way	X	HDC	3.16.4

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Lighting Guidelines

3.16.1 Retain Existing Historic Light Fixtures

Existing historic light fixtures that contribute to the historic character of the building should be retained and repaired as needed.

3.16.2 Selecting New Light Fixtures

Light fixtures should enhance the appearance of the building and landscaping of your property in a way that is respectful to adjacent properties. They should have a simple design or a design appropriate for the architectural style of the building. The scale of the fixture should also be appropriate for the site.

3.16.3 Light Temperature

Light fixtures should use bulbs that emit a soft, warm light.

3.16.4 Security Light Fixtures

More modern, motion activated security lighting, such as flood lights, can be installed on a rear elevation, as long as it remains out of view from the public right-of-way.

THE PHOTO ABOVE IS AN EXAMPLE OUT OF FRANKLIN, TENNESSEE. THE LIGHTING PLAN HIGHLIGHTS THE ARCHITECTURAL STYLE OF THE BUILDING WELL, AND THE VISIBLE FIXTURES ARE A STYLE THAT IS APPROPRIATE FOR THE DESIGN AND ARCHITECTURE OF THE BUILDING. THE SOFT, WARM LIGHTING EMITTED BY THE LIGHTS IS NOT ABRASIVE OR DISTURBING FOR THE ADJACENT AREAS.

SOURCE: HTTPS://LIGHTUPNASHVILLE.COM/PORTFOLIO/ARCHITECTURAL-LIGHTING-OLD-HOME-FRANKLIN-TN/

Preservation Briefs

#50: Lighting Protection for Historic Structures

3.17 Storefronts & Commercial Site Amenities

The guidelines in the following section apply to commercial spaces that sit within the CN (Neighborhood Commercial) or CO (Office Commercial) building zones within the OWEHD Overlay. These zone boundaries can be found on the Toledo Zoning Map HERE. These guidelines apply to any existing or new construction commercial spaces in the Old West End Historic District.

KEY TAKEAWAYS

1. Historic storefronts should be repaired and retained.
2. New commercial storefronts should be designed to contribute to the character of the adjacent area.
3. Re-purposed buildings should retain existing character defining features regardless of the new use.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repair existing historic storefronts	M	None	3.17.1
	Designing a storefront that reflects the elements typical of other storefronts in the area	✓	HDC	3.17.2
	Converting a house to an office and removing all residential character defining features from the building	X	HDC	3.17.3
	Building or modifying a storefront that adheres to the proper building setback	✓	HDC	3.17.4

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Storefront Guidelines

3.17.1 Repair & Retain Historic Storefronts

Historic storefronts and their original features should be repaired and retained. The historic storefront configurations should be retained. Existing historic storefronts should not be covered with non-historic materials.

3.17.2 New Commercial Building Design

The design of any new construction shall complement and contribute to the uniqueness of the adjacent historic architecture and adhere to the same New Construction guidelines as residential buildings when it comes to components of design, such as scale and massing, roof and parapet forms and materials.

Preservation Briefs

#11: Rehabilitating Historic Storefronts

#32: Making Historic Properties Accessible

#44: The Use of Awnings on Historic Buildings: Repair, Replacement, and New Design

3.17.3 Adaptive Reuse

Adaptive reuse occurs when a historic building that was built for one use is re-purposed to be used for something else, such as a historic single family home being converted into a doctor's office. It is important to retain the original character and defining features in the rehabilitation and reuse project. A residential building should not lose its appearance as a residential building in order to look more commercial.

3.17.4 Setbacks

Buildings in the Commercial zoning districts that overlap with the Historic District Overlay should be setback 20 feet from the public right-of-way. For more information, see the Toledo Municipal Code Chapter 1106.01.

3.18 Graphics & Signage

Collingwood, the main commercial thoroughfare of the Old West End, is zoned as CN or CO zoning. The remainer of the Historic District is zoned as POS and a blend of residential zones like RM, RS, and RSA. Below is a brief description of what signage is appropriate or not is in the section below. For more detailed information regarding signage, please review Chapter 1113 of the Toledo Municipal Code (TMC), which was passed in April 2024.

KEY TAKEAWAYS

1. Install a sign permitted by the Toledo Municipal Code.
2. One ground sign is permitted on each right-of-way frontage

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Installing a new sign to identify your National Landmark	✓	HDC	3.18.1
	Installing one ground sign on each side of your building that sits on a corner lot	✓	HDC	3.18.3
	Installing a new window sign at your business	✓	HDC	3.18.4
	Installing a residential monument sign	✓	HDC	3.18.4

KEY				
	M	Maintenance Action	None	No approval required, coordinate with staff with any questions
	✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
	✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
	!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
	x	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Graphics & Signage Guidelines

3.18.1 Landmark Signage

Any signage appropriate for National Landmarks or for the Historic District is appropriate and must be retained.

3.18.2 Building Sign Area

All building signs are limited to a total maximum of 2 square feet per every 1 linear building wall frontage facing public streets. This applies to any number and any type of building signs.

3.18.3 Ground Signs

Ground signs should be located on the premises with a principal building and should not encroach on the public right-of-way, unless it has a permit from the Division of Building Inspections. A property is permitted a maximum of one ground sign on each right-of-way frontage. If a property sits on a corner lot, the property is permitted two ground signs total, one on each right-of-way frontage.

Preservation Briefs
#25: The Preservation of Historic Signs

3.18.4 Appropriate Sign Types

The following building signs are permitted per the signage code of the Toledo Municipal Code:

- Wall Signs
- Projecting Signs
- Awning or Marquee Signs
- Window Signs

The following ground signs are permitted per the signage code of the Toledo Municipal Code:

- Low profile (only in CO and CN zoned locations)
- Medium profile (only in CN and CO zoned locations)
- High profile (only in CO zoned locations)
- A-Frame signs
- Residential monument signs (only in RS, RD, RM, and RMH zoned locations)

3.18.5 Inappropriate Sign Types

The following signs are not permitted per the signage code in the CN or CO zones of the Toledo Municipal Code:

- Shopping Center signs
- Residential Monument Signs
- High profile signs (only in CN zoned locations)

The following signs are not permitted in the Residential zones of the Old West End Historic District:

- Low Profile,
- Medium Profile
- High Profile
- Shopping Center

Electronic Message Center (EMC) signs are not permitted in any historic district.

3.19 Streetscape

The guidelines in the following section are guidelines that regard the appearance or the view of the street. One of the more important character-defining features of the streetscape in the Old West End is the overhead tree canopy.

KEY TAKEAWAYS

1. The historic streetscape should be retained as much as possible.
2. Landscaping must fill any potion of a lot that is not used for building, parking, walkways, or accessory structures.
3. A residential building must have the proper setback from the right-of-way.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Maintaining the historic streetscape	M	None	3.19.1
	Planting a tree within the right of way that is not approved by the Toledo Approved Plant Material List	!	HDC	3.19.2
	Installing a street lamp in the right of way	!	HDC	3.19.3
	Maintaining the proper setback of the residential building on the property	M	None	3.19.4
	Installing bus stop enclosures	✓	HDC	3.19.5
	Retaining sandstone sidewalks and brick streets	!	HDC	3.19.6

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
x	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Streetscape Guidelines

3.19.1 Retain Historic Streetscape

The historic streetscape should be retained as much as possible. If the streetscape needs to be altered in any way, it should be done in a way that replicates the historic streetscape in a simplified way. The main attraction of the district is the architecture and the homes, and overdone streetscape design has the potential to take away from the character of the Old West End.

3.19.2 Landscaping

Any part of the property lot that is not being used for buildings, accessory structures, or parking or walkways must be landscaped. The landscaping must be a combination of ground cover, trees, shrubs and grass. For appropriate plants, consult with the City of Toledo Approved Plant Material List, or seek out a Landscape Architect familiar with plants native to the area.

3.19.3 Street Lamps

Street lamps should be installed at street intersections. No additional street lamps should be installed unless deemed necessary by the City of Toledo.

3.19.4 Setbacks

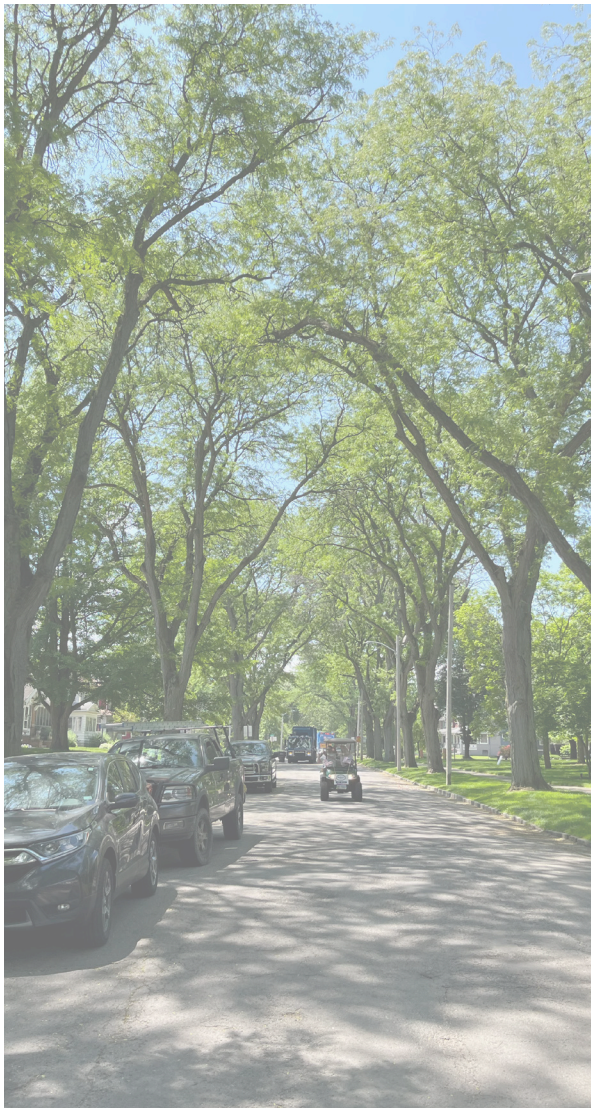
In residential districts, a building must be setback from the public right-of-way a minimum of 35 feet, and have a minimum side setback of 7.5 feet.

3.19.5 New Bus Enclosures

The installation of new bus stop enclosures will be approved on a case by case basis.

3.19.6 Public Sidewalks

If a sidewalk needs to be repoured, the dimensions and material of the sidewalk should match the adjacent sidewalks. Existing sandstone sidewalks and brick streets should be retained



SECTION IV

ADDITION GUIDELINES

4.1 Historic Garages & Accessory Structures

Historic accessory structures include garages, carriage houses, outbuildings, sheds, and other secondary structures in the Old West End.

KEY TAKEAWAYS

1. The best approach is to retain and repair existing historic accessory structures.
2. When altering historic accessory structures, applicants should follow the rehabilitation guidelines.
3. Existing historic structures may be incorporated into additions.
4. Demolition of historic accessory structures is not acceptable.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repair existing historic accessory structure	M	None	4.1.1
	Incorporating historic accessory structure into additions	✓	HDC	4.1.3
	Demolishing historic accessory structures	X	HDC	4.1.4

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Garage & Accessory Structures Guidelines

4.1.1 Maintain Existing Historic Accessory Structures

Historic accessory structures should be maintained in their original locations. Removing historic secondary structures should be avoided if possible.

4.1.2 Follow Renovation Guidelines

When altering an existing historic accessory structure, the Renovation Guidelines should be followed.

4.1.3 Incorporate Historic Accessory Structures into Additions

Historic accessory structures may be incorporated into new additions. All new additions will be reviewed by the Historic District Commission.

4.1.4 Demolition of Historic Accessory Structures

It is not acceptable to demolish a historic accessory structure that contributes to the historic significance and character of the district. All demolitions will be reviewed by the Historic District Commission.

GARAGES & ACCESSORY STRUCTURES

4.2 Garage Doors

Garage doors are a key feature of some accessory structure and are sometimes incorporated into the main building in the Old West End. Traditional details greatly improve the look and compatibility of garage doors.

KEY TAKEAWAYS

1. New doors are subject to HDC review.
2. Repair of historic garage doors is preferred.
3. New wood garages are best practice.
4. Flush metal, vinyl, and faux wood doors are acceptable but not preferred.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Repairing historic garage	M	None	4.2.1
	Installing garage doors with traditional design elements	✓	HDC	4.2.2
	Installing new wood doors	✓	HDC	4.2.3
	Installing a pre-fab metal garage door	✓	HDC	4.2.4
	Installing a new faux wood garage door	!	HDC	4.2.5

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
x	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Garage Door Guidelines

4.2.1 Historic Doors: Repair Preferred

The repair of existing historic garage doors is the best practice.

4.2.2 Traditional Design Elements on New Doors

New or replacement doors that include traditional detailing like panels, windows, and hardware are preferred.

4.2.3 New Wood Doors

New wood garage doors are the best practice.

4.2.4 Prefab Flush Metal Doors

Off-the-shelf flush metal doors are acceptable on detached garages, but are generally not preferred. If these doors are used, consider a color that corresponds with the trim or siding color. The design of the door should be appropriate for the architectural style of the primary residence.

4.2.5 Faux Wood Doors

Faux wood grain garage doors on accessory structures are permitted as long as they meet the following parameters:

- The accessory structure or garage is detached
- The structure is set back behind the rear primary building plane and has limited visibility from the public right-of-way
- The structure is not the primary elevation on a secondary frontage (see corner lot)
- The doors are permitted on an alley-facing elevation

DETACHED GARAGE BUILDING WITH SINGLE GARAGE DOORS

4.3 New Accessory Structures and Outbuildings

This section applies to any new accessory structure within the Old West End that is larger than 200 square feet. New accessory structures should not detract from the existing historic building.

KEY TAKEAWAYS

1. All new construction must be reviewed by the HDC.
2. If there is no alley access, accessory structures should be placed in the rear yard.
3. New accessory structures should be visually compatible with the primary structure.
4. New accessory structures should follow the new construction guidelines.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Placing a new accessory in the rear yard	M	None	4.3.1
	New curb cuts on a corner lot	!	HDC	4.3.2
	Building an accessory structure with single car garage door openings	✓	HDC	4.3.3
	Building a shed less than 200 square feet	✓	None	4.3.9

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
x	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Garage & Accessory Structures Guidelines

4.3.1 Location in Rear Yard Preferred

New accessory structure should be located in the rear yard.

4.3.2 New Curb Cuts: Corner Lot

For new accessory structures on corner lots, curb cuts may be introduced if necessary, though the impact of these should be minimized. Curb cuts should be on the secondary street off the secondary elevation, rather than the primary elevation.

4.3.3 Single Car Garage Door Openings Preferred

For new accessory structures, single car garage door entrances are preferred for both single- and multi-car garages. These more closely match the scale of historic garage openings.

4.3.4 Multi-Car Garage Door Openings

Multi-car garage door openings are not preferred because they do not match the scale of historic door openings; however, they are acceptable.

4.3.5 Visually Compatible with Surrounding Properties

New accessory structures should be visually compatible with the property and the district in terms of scale, size, design, and materials. Simplified designs are preferred.

Accessory structures should not visually compete with the primary building. Designs shall utilize a roof shape and pitch that is consistent with secondary structures historically found in the area, or with that of the primary building.

4.3.6 Accessory Structure Height: Single-Story Primary Structures

For single story primary structures, accessory structures should also be one story and equivalent to or shorter in height than the primary structure.

4.3.7 Accessory Structure Height: Two-Plus Story Primary Structures

For primary structures that are more than one story, the accessory structure should generally be a half-story shorter than the primary structure, as well as slightly shorter in height as a maximum height.

4.3.8 Accessory Dwelling Units (ADUs)

Accessory Dwelling Units are acceptable in the district; however, they should be designed to conform with the height guidelines described above. Dormers, ground-level living spaces, or other features may be utilized in order to accommodate living spaces within the accessory structures.

4.3.9 Sheds

Sheds less than 200 square feet in size are permitted without review. Rough-sawn wood, diagonally-oriented wood, or plywood siding is permitted on these accessory structures, but not recommended.

4.3.10 Follow New Construction Guidelines

New accessory structures should utilize materials consistent with the new construction guidelines.

4.3.11 Follow Garage Door Guidelines

New accessory structures should follow the Garage Door Guidelines detailed in Section 4.2.

4.4 Building Addition Design & Placement

Historic accessory structures include garages, carriage houses, outbuildings, sheds, and other secondary structures in the Old West End.

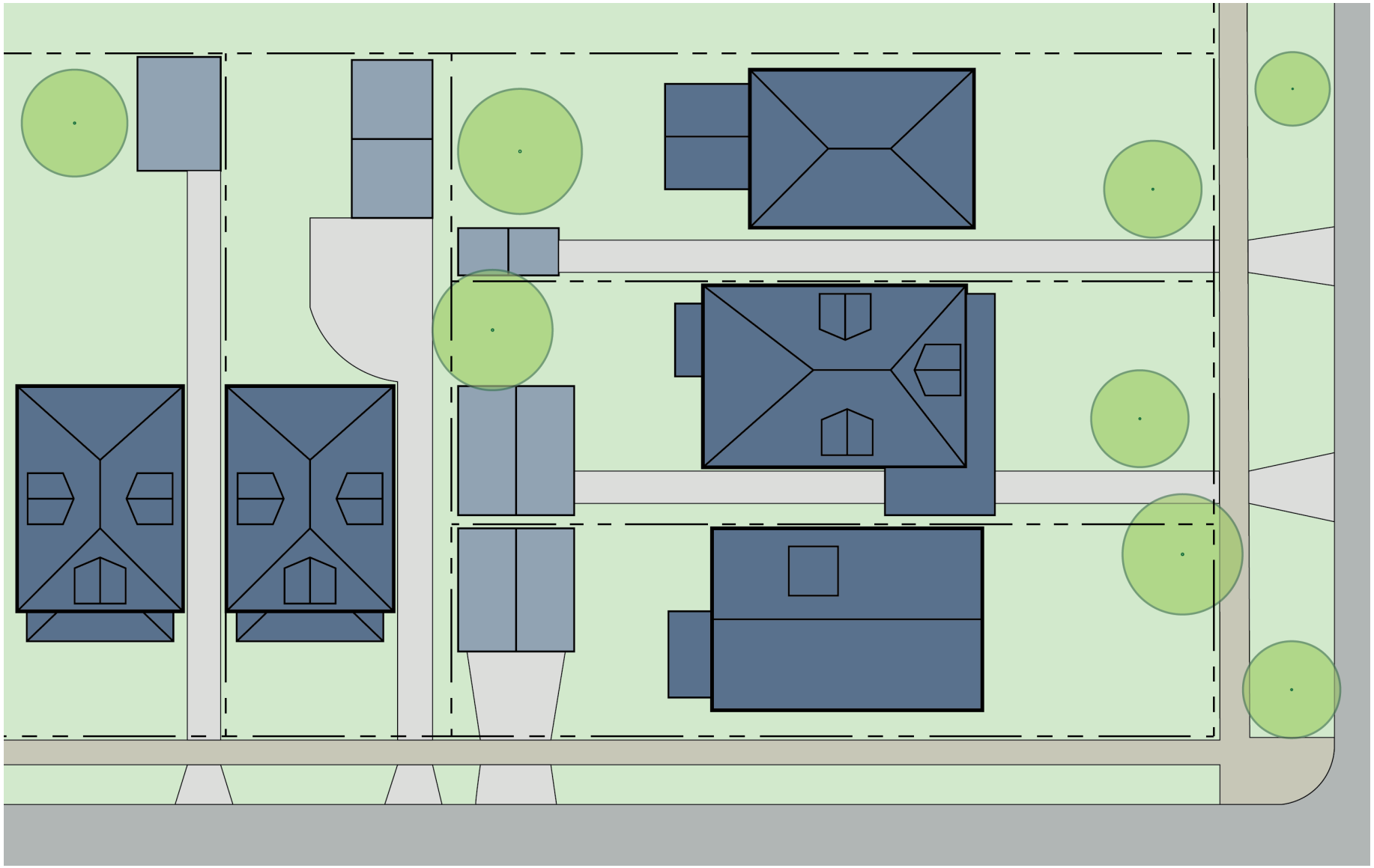
PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Addition design complements the primary building, yet it can still be differentiated	✓	All additions and accessory buildings are reviewed by the HDC	4.4.1
	Conceals historic features	X		4.4.6
	Located on the rear of the primary building(s)	✓		4.4.7
	Subordinate to the historic building	✓		4.4.8
	Replaces the primary entry	X		4.4.13

KEY TAKEAWAYS

1. Ornamental detail should be retained and repaired.
2. Ornamental detail should not be removed.
3. Adding new ornamental detail is discouraged unless historically documented.

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
X	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

= PRIMARY RESIDENCE = ACCESSORY BUILDING = PROPERTY LINE



THIS SAMPLE DIAGRAM SHOWS THAT THE ACCESSORY BUILDINGS ARE PLACED TOWARDS THE REAR OF THE PROPERTY AND ARE SUBORDINATE TO THE PRIMARY RESIDENCE. ON CORNER LOTS, THE FRONT FACING FACADE OF THE ACCESSORY BUILDING STILL SITS BEHIND THE SECONDARY FACADE OF THE PRIMARY RESIDENCE.

4.4 Detailed Building Addition Design & Placement Guidelines

✓ 4.4.1 Differentiated from Historic Buildings

Additions should be designed so that they are compatible with the historic building, but stand as a product of their own time. It should be clear what is historic and what is new. Subtle changes in the setback, material, and architectural details are appropriate to distinguish additions from the historic building.

✓ 4.4.2 Simplified Details

Simplified details that reference the character of the historic building are appropriate.

✗ 4.4.3 Duplicating Details

Duplicating details found in the historic building, thus creating a false sense of history, is not appropriate.

✓ 4.4.4 Doors & Window Openings

Door and window openings should be similar to the proportion, size, and rhythm of those on the historic building.

✓ 4.4.5 Foundation

Exposed foundation lines and water tables shall be generally consistent with those on the original building, differentiated with only a minor jog.

✗ 4.4.6 Concealing Historic Features

Additions should be located so that they do not conceal, destroy, or require removal of important historic features of the historic building. Additions that require the removal of character-defining features, such as a stained glass window or chimney, are not acceptable.

✓ 4.4.7 Located on the Rear

Additions should be located on the rear elevation or at the rear quarter of a side elevation to ensure minimal visibility from the street.

✓ 4.4.8 Subordinate to the Historic Building

Additions should be subordinate to the historic building so as not to visually detract from the building or streetscape.

✓ 4.4.9 Subservient to the Historic Building

The size of an addition should be limited so that it does not diminish or visually detract from the existing building or streetscape. Additions should be less than the building's original footprint.

✓ 4.4.10 Limited Visibility

The addition should have limited visibility from the primary street.

✓ 4.4.11 Designed for Future Removal

Additions should be located so that they can be removed in the future without causing damage to the historic features of the historic building.

✓ 4.4.12 Utilize Connectors or Hyphens

Connectors or hyphens are small additions that connect a historic building to an accessory structure or new addition. They can be a good way to approach adding additional space with minimal impact and are encouraged.

4.4.13 Replaces the Primary Entry

A new addition that replaces or changes the orientation of the primary entry is not acceptable.

4.4.14 Dramatically Altering Open Space

Additions should be designed so that they do not dramatically alter the relationship of open to occupied space on a property.

APPROPRIATELY PLACED ACCESSORY BUILDING

4.5 Building Addition Materials

Materials for modern additions are slightly more flexible than rehabilitation projects, but they should still align with the historic building. New windows and doors should be simplified versions of the existing historic windows and doors.

	Material Type	Acceptability	Approval Process	Guideline
PREFERRED MATERIALS	Matching Existing Siding	✓	ALL CONSTRUCTION REVIEWED BY HDC	4.5.1
	Masonry on Existing Masonry Structure	✓		4.5.5
	Wood or Fiber Cement	●		4.5.2
	Composite or Engineered Finishes	●		4.5.3
	Vinyl Finishes	x		4.5.4

KEY TAKEAWAYS

1. Ornamental detail should be retained and repaired.
2. Ornamental detail should not be removed.
3. Adding new ornamental detail is discouraged unless historically documented.

ACCEPABILITY	
✓	Best Practice
●	Good
●	Acceptable
x	Not Acceptable

Detailed Addition Materials Guidelines

4.5.1 Siding: Existing Frame Structure

On an existing frame structure, new siding should match the existing siding, including materials, dimensions, and color.

4.5.2 Wood or Fiber Cement Siding: Existing Masonry Structure

For an addition on a masonry structure, new wood or fiber cement siding is preferred.

4.5.3 Vinyl, Composite, or Engineered: Existing Masonry Structure

For an addition on a masonry structure, new vinyl, composite, or engineered siding is not preferred but is acceptable, as long as it has been approved by the Historic District Commission. It is recommended that the material have a darker hue.

4.5.4 Vinyl Finishes

Vinyl finishes on additions are not permitted.

4.5.Masonry

New masonry is generally only appropriate when being added to an existing masonry structure. New masonry should be compatible with the existing masonry but may be differentiated.

4.5.6 New Windows

New windows should be similar but simplified versions of the existing historic windows. Wood or wood with vinyl, fiberglass, or aluminum clad exteriors are acceptable. Composite materials, such as Fibrex, are acceptable. New windows should generally be simple. Simulated divided lite windows are discouraged and, if used, should utilize raised grids on the outside. New openings should be a similar size as other existing openings.

4.5.7 New Doors

New doors should be similar but simplified versions of the existing historic doors. If no historic door is present, historic buildings of a similar type, style, and date of construction should be referenced to determine the appropriate style. New openings should be a similar size as other existing openings.

SECTION V

NEW CONSTRUCTION GUIDELINES


2702

5.0 New Buildings Guidelines

For the purpose of these guidelines, the New Construction Guidelines can be applied to any new construction within the OWEHD, be that new residential buildings, new commercial buildings, or new accessory buildings such as garages or additions. As the owner of property within the OWEHD, you have a responsibility to design and build new structures that complements and respects the historic characteristics of the district.

When designing a new building, it is important to consider the following principles before proposing your new design to the HDC:

- Scale
- Form & Features
- Materials

These principles, which are detailed on the following pages, play a vital role in the massing, style, and appearance of the new design, and it is important to the OWE that the new structure assimilates well with the existing character of the neighborhood.

BEFORE & AFTER OF SUCCESSFUL NEW CONSTRUCTION IN A HISTORIC DISTRICT

BEFORE - GOOGLE MAPS

AFTER - HTTPS://WWW.ZILLOW.COM/HOMEDETAILS/28-BENNETT-ST-CHARLESTON-SC-29401/20767266

5.1 Scale

New buildings should have a consistent scale and proportion to other buildings in the district that are of a similar architectural style. The massing, height, with, and rhythm should relate to other adjacent buildings.

5.1.1 Height

The height of new buildings in the district should be relatively consistent with adjacent existing historic buildings. Exceptions may be made for larger buildings on corners; however, they should generally not be more than one story taller than nearby historic buildings.

5.1.2 Width

The width of new buildings should be relatively consistent with nearby historic buildings, as well as with historic lot sizes.

5.1.3 Mass

The existing relationship between the width and height of the street front elevation(s) of buildings in the immediate area should be maintained.

5.1.4 Rhythm

In architecture, rhythm refers to the repetition of patterns, shapes, forms, elements, and colors. The overall rhythm of a block should be maintained. This can be applied to features such as orientation compared to the street, the pattern of building setbacks from the street, projections like porches and window bays, and the location of windows and doors in the front facade.

MASS

WIDTH

HEIGHT

RHYTHM

5.2 Form

The form and features of new buildings in the Old West End should be compatible with the existing historic buildings in the area. Existing historic buildings should be referenced when new construction projects are in the planning and design phases.

5.2.1 Overall Form

Designs should use a building form that has a similar complexity to those within its immediate vicinity. Simplicity in design over complex designs using non-historic features is preferred.

5.2.2 Ratio of Solid Wall to Openings

Traditional ratios of solid wall space to openings should be maintained, particularly on the primary elevation. Historic buildings within the district should be referenced to ensure compatibility.

5.2.3 Window & Door Openings

Window and door openings should be compatible with those on surrounding buildings in placement, spacing, scale, proportion, and size. Windows with vertical emphasis are more commonly found in the OWEHD.

5.2.4 Roof Forms

Roof forms similar to historic buildings present in the area should be used. The roof pitch and shape shall be appropriately scaled to the building and neighboring structures.

5.2.5 Other Elements

Historic buildings in the area should be referenced for elements such as porches, which help define the overall aesthetic of the district.

▼ THE TWO ADJACENT BUILDINGS BELOW HAVE SIMILAR FORMS AND FEATURES TO EACH OTHER, BUT THEY ARE NOT IDENTICAL. THEY BOTH HAVE HIPPED ROOFS WITH A FRONT DORMER, AND THEY'RE ABOUT THE SAME HEIGHT AND WIDTH, WITH A CHIMNEY ON THE SAME SIDE. THE RATIO OF WINDOWS AND DOORS TO WALL SPACE IS SIMILAR AS WELL.

5.3 Materials

New construction can generally use contemporary materials within a traditional scale and form. The following section defines the appropriate materials for new builds.

5.3.1 New Siding Dimensions

New siding should generally follow the dimensions of historic siding within the district.

5.3.2 Wood or Fiber Cement Siding Preferred

New wood or fiber cement siding is preferred.

5.3.3 Vinyl, Composite, or Engineered Siding

New vinyl, composite, or engineered siding is acceptable but not preferred, as long as it has been approved by the Historic District Commission. It is recommended that the material have a darker hue.

5.3.4 Masonry

New masonry, such as brick or stone, is preferred. New masonry should be compatible with the historic masonry, but may be differentiated.

5.3.5 New Wood, Clad, or Composite Windows

New masonry of wood or wood with vinyl, fiberglass, or aluminum-clad exteriors are acceptable. Composite materials, such as Fibrex, are acceptable. New windows should generally be simple. Simulated divided lite windows are discouraged and, if used, should utilize raised grids on the outside.

5.3.6 New Vinyl or Aluminum Windows

All-vinyl or all-aluminum windows are not acceptable.

5.3.7 Simulated Divided Lite Windows

Simulated divided lite windows are discouraged and, if used, should utilize raised grids on the outside.

5.3.8 New Doors with Traditional Forms

New doors should be similar but simplified versions of existing historic doors. Historic buildings in the district that are similar in architectural style and type should be referenced to determine the appropriate style. New openings should be a similar size as other existing openings.

5.3.9 New Asphalt Roofing

New asphalt shingles, either three-tab or architectural dimensional, are acceptable.

5.3.10 New Standing Seam Metal Roofing

New standing seam metal roofing may be used, with 15” wide panels at minimum. Panels should not have exposed fasteners.

5.3.11 New Tile Roofing

New tile roofing, such as terra-cotta or slate tiles, are acceptable.

5.3.12 Other Roofing Materials

Other materials, such as corrugated roofing, are not acceptable.

5.3.13 Design Elements

Contemporary interpretations of traditional features, such as cornices, rake boards, and chimneys, are recommended to establish visual interest.

SECTION VI

DEMOLITION & RELOCATION GUIDELINES


2260

6.1 Demolition Guidelines

What makes the Old West End so unique is the large number of historic buildings that have been maintained, preserved, and saved by neighbors and entities such as the Lucas County Land Bank. The demolition of historic buildings, especially those that are structurally sound, is not appropriate.

KEY TAKEAWAYS

1. Demolishing historic buildings is not appropriate.
2. Non-contributing buildings may be demolished at the discretion of the HDC.
3. Demolition by neglect is not appropriate.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Demolishing a historic building	x	HDC	6.1.1
	Stabilizing vacant buildings	✓	None	6.1.2
	Demolishing non-contributing buildings	!	HDC	6.1.3

KEY				
	M	Maintenance Action	None	No approval required, coordinate with staff with any questions
	✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
	✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
	!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
	x	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Demolition Guidelines

6.1.1 Demolishing Historic Buildings is Not Appropriate

Historic buildings are to be maintained and preserved. Demolition of contributing buildings - particularly those that are structurally sound - is not appropriate and will not be approved.

Buildings with substantial deterioration affecting their structural integrity may have more cause for approval of demolition at the discretion of the Historic District Commission.

In these situations, it should first be established that the condition of the building is not the result of demolition by neglect at the hands of the applicant.

6.1.2 Stabilizing & Securing Vacant Buildings

Existing historic buildings should be stabilized and secured to prevent damage from inclement conditions, pests, and vandalism. Vacant structures should be made weather tight by any means necessary.

6.1.3 Non-Contributing Buildings May be Demolished

Buildings and additions constructed outside the district's period of significance are non-contributing and may be demolished. Buildings that have undergone significant alteration and no longer reflect their historic character are likely non-contributing and may be demolished if determined to be non-contributing by the Historic District Commission.

6.1.4 Demolition by Neglect

Demolition by neglect is when a property owner chooses to let their building fall into disrepair and deteriorate to the point that rehabilitation is unreasonable due to a large scope of work, and demolition is required. Demolition by neglect is not appropriate in any historic district.

6.1.5 Steps to Follow if Demo is Approved

In the rare instance where the demolition of a historic building is approved, the following should be undertaken:

1. A package should be submitted documenting the building's existing conditions through photography and/or drawings.
2. Salvaging any intact and significant materials and features such as windows, doors, hardware, masonry, and siding that could be reused is encouraged.
3. Quickly clear the site of all debris following demolition.
4. Submit a proposed redevelopment plan that aligns with the guidelines for new construction.

6.1.6 Likely Questions if Demo is Proposed

Demolitions of historic buildings are rarely approved, and if proposed are likely to be intensely questioned by the Historic District Commission. Possible questions include:

- Have all efforts been exhausted in considering alternatives to demolition?
- Is the building structurally sound?
- Does the building lack architectural or historic integrity? If so, please demonstrate why.
- Has the building been highly altered?
- What effects will the demolition have on neighboring properties, the streetscape, and the overall area?
- Is the new development planned for the site?

6.2 Relocation Guidelines

The relocation of existing historic buildings within the district, or the relocation of a building into the district, ultimately alters the characteristics of the neighborhood within the vicinity of the lot, and are actions that are not recommended or appropriate.

KEY TAKEAWAYS

1. Historic buildings should remain within the OWEHD.
2. Relocating historic buildings within the OWE will be reviewed on a case-by-case basis.
3. Moving outside buildings into the OWEHD is not recommended.

PROPOSED TREATMENT	Item	Acceptability	Approval Process	Guideline
	Relocating a historic building	!	HDC	6.2.1
	Moving buildings onto site	x	HDC	6.2.2

KEY			
M	Maintenance Action	None	No approval required, coordinate with staff with any questions
✓	Best Practice	HDC	Staff evaluation and review by historic district commission, likely expedited approval
✓	Good	HDC	Staff evaluation and review by historic district commission; likely approval
!	Case by Case Evaluation	HDC	Staff evaluation and review by historic district commission, approval unknown
x	Not Acceptable	HDC	Staff evaluation and review by historic district commission, approval unlikely

Detailed Relocation Guidelines

6.2.1 Relocating Historic Buildings is Not Appropriate

Historic buildings and their relationship with adjacent buildings and the landscape must be retained. Therefore, historic buildings being relocated out of the OWEHD is not appropriate. Relocating within the OWEHD must be compatible with adjacent buildings and landscapes, and will be reviewed on a case-by-case basis.

6.2.2 Moving Buildings onto Site

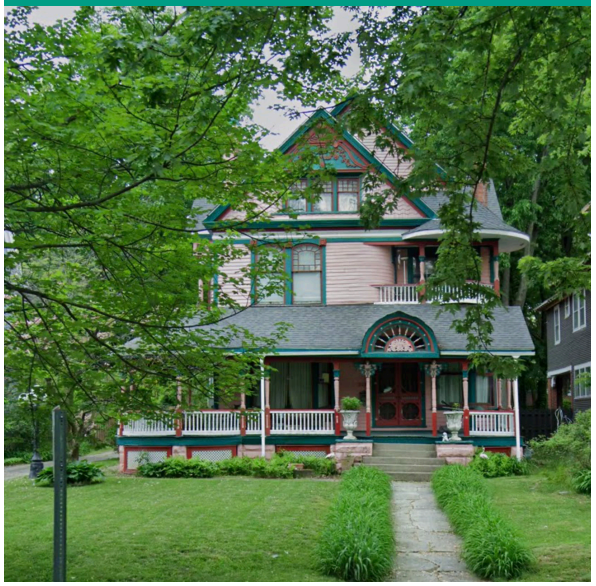
Moving buildings from outside the OWEHD onto a property within the OWEHD is not recommended. Doing so will create a false historical appearance of the overall property.

WHILE THE PRESENT DAY MOVING OF HISTORIC STRUCTURES IS GENERALLY NOT RECOMMENDED, IT WAS MORE COMMON DURING THE OLD WEST END'S PERIOD OF SIGNIFICANCE, 1875-1915. FOR EXAMPLE, THE IRVING B. HEIT HOME ORIGINALLY LOCATED AT 2241 COLLINGWOOD WAS BUILT IN 1887 AND MOVED TO 2255 PARKWOOD IN 1895. ▶

HEIT HOUSE ON COLLINGWOOD

SOURCE: HISTORIC OLD WEST END TOLEDO

HEIT HOUSE ON PARKWOOD AVE



SECTION VII

GLOSSARY & RESOURCES

Frequently Asked Questions

What is an administrative approval?

An administrative approval is when you apply for a COA and it is able to be reviewed by the Plan Commission staff without the need for a public hearing by OWEHDC.

Do I need to apply for a COA to put up a fence?

YES. All exterior alterations (environmental changes) require a design review. However, most fence applications can be approved administratively.

Does the Commission regulate what color I can paint my house?

NO. However, the Commission may require using a dark hue when approving non-historic materials (such as aluminum, pvc, or other composites) depending on the application and visibility from the Right of Way (ROW). The Commission always recommends an applicant research historic color schemes that effectively showcase the aesthetic of your home.

Do I need a COA to make a repair?

NO. Repairs are allowable without a COA. However, any replacement material must be done with identical material with matching proportion and design.

Do I need a COA to replace a broken pane of glass?

NO. However, if you remove a sash, especially in the public right of way, it's recommended you notify the City Historic Planner.

Do I need to post my COA placard?

YES. It's required that you post your COA visible from the public right of way. If it's not visibly posted, city inspectors are to assume the work being done has not been permitted and will issue a citation.

Am I allowed to add a shed or garage to my property and if so, does it need a COA?

YES. Accessory structures are allowed and require a Design Review for a COA.

Do I need a COA to tear down a shed or garage?

YES. All demolitions or permanent, temporary and accessory structures require a COA.

Are there any restrictions or guidelines on landscaping, like adding or removing trees or bushes?

YES & NO. While OWEHDC does not currently regulate landscaping, however, the City of Toledo DOES require a permit to modify the historic tree canopy in the right-of-way. The "City of Toledo Subdivision Regulation Recommended Street Tree List" for preferred tree species at the public right-of-way can be found HERE. Additional landscaping and screening standards can be found in the Toledo Municipal Code HERE.

What happens if I don't get a COA, and make unapproved exterior alterations to my property? What's the most likely thing to happen, and what is the worst that could happen?

You will most likely be issued a citation (Stop Work Order) by the Division of Inspections which is forwarded to Housing Court. Remediation of the violation is usually a fine (determined by the Housing Court), removal of the non-permitted work, and the application for new work through the regular COA process. Worst-case scenarios are usually reserved for repeat offenders and egregious violations (such a demolition or removal) and can result in additional fines and incarceration.

Are accessibility ramps allowed and do they need a COA?

YES. Please see Section 3.4 on ADA-Accessible Ramps for recommended treatments.

Can I paint my brick?

Unless there is documentation that proves the brick was originally painted, it is generally not recommended. A coat of paint can stifle the natural breath-ability of brick and mortar, accelerating their deterioration and potentially compromising the structural integrity of the building.

What are the boundaries of the Historic District?

Click HERE for a map of the Historic District Overlay.

Is the entire Old West End in a historic district and require a COA?

NO. The historic boundaries of the Old West End are larger and encompass the Overlay.

What does the OWEHDC recommend when original materials are no longer available?

Typically a substitute that is compatible with the surrounding features is recommended when an original material is no longer available. However, the recommended treatment will be specific to elements itself, such as masonry or wood. Please refer to recommended treatments earlier in the document for further guidance.

Do you need a COA to replace gutters?

This will likely depend on the scope of work for the replacement of the gutters. If there are existing gutters in place and they are being replaced in the same location with the same material, you can get administrative approval. However, if you are adding new gutters or downspouts, you will need a COA for this work.

Am I allowed to put an addition on my home?

YES. Additions should be designed so that they are compatible with the historic building, but stand as a product of their own time. It should be clear what is historic and what is new. Subtle changes in the setback, material, and architectural details are appropriate to distinguish additions from the historic building. See Section 4.4 for specific recommendations.

Frequently Asked Questions

What do I do if my neighbor, or another party, is doing work without a COA?

If you are comfortable speaking with them, you can inform them that they need to stop work. Or you may contact Engage Toledo to report the violation. It is recommended to also inform a member of OWEHDC and the Plan Commission Staff when you notice non-permitted work.

Are retroactive COAs allowed?

NO. At this time, retroactive COAs are not allowed. If your COA has expired, you may apply for a new COA or an extension with the HDC.

What are the fines for illegal work?

Violations of the Toledo Municipal Code can lead to fines of varying degrees based on the number of offenses committed. These fine amounts can be found below and in Chapter 1115.0507 Citations and Infractions, subsection C in the Toledo Municipal Code.

Does the OWEHDC allow non-historic materials?

YES. Alternative Use Materials can be commonly recommended treatments depending on the context. Each material will have its own unique considerations, however, what's most important is for the non-historic material to retain the dimensionality of the original element, as well as to consider its durability over time, and to not visually distract from its surroundings. For example, a new steel replacement door is better to have a dark hue as to not draw attention to the non-historic material treatment. Additional consideration is also given to visibility from the public right of way. If an element is obscured from public view, then less scrutiny can be given to a recommended treatment.

When is a COA needed in regards to landscaping? (pavers, decorative bricks, etc)

A COA is only needed for landscaping when a building permit is required. For example, brick pavers and landscaping blocks do not require a building permit, therefore no COA is required. However, if you need to build a retaining wall that requires a footer, then both the COA and building permit are needed.

Old West End Historic District Rehabilitation Quick Reference Guide

A recommended approach to a rehabilitation project is outlined below. This approach is a blueprint for success for rehabilitation projects, ensuring they align with the Secretary of the Interior's Standards and the intent of these guidelines.

1. Research

Learn about your building's history and any changes that may have occurred over time. Explore when it was built, its original use, its architectural style, and how it may have changed over the years. Look for help by contacting:

- Old West End Historic District Commission
- Old West End Association Preservation Committee
- Historic Old West End, Toledo Facebook Page
- Local History Room at the Toledo Lucas County Public Library

2. Inspection

Regular inspections of your building are essential for identifying and addressing potential problems before they become costly repairs. By neglecting inspections, you risk overlooking issues, like drainage problems for example, that can lead to further damage. If you're unsure about how to conduct a thorough inspection, consider consulting a professional such as an architect, general contractor, or structural engineer.

3. Maintenance

A program of regular maintenance is critical to preserving the original materials on a building and saving on repair or replacement costs down the line. Be sure to monitor and maintain the following building components, to name a few:

- Roof, gutters and downspouts
- Exterior masonry or wood siding
- Chimneys
- Porches, steps and handrails
- Windows and doors
- Other decorative elements that need to be kept in good repair.
- Sewer lines and HVAC systems

4. Repair

When a building feature shows signs of wear and tear, restoration should be the primary objective. Patching,reinforcing, or consolidating with materials that harmonize with the existing or original materials are viable options. The Preservation Briefs, referenced throughout these guidelines, offer invaluable advice. Additionally, don't hesitate to seek guidance from your neighbors. The Old West End boasts a rich tradition of neighbors supporting and mentoring one another in the art of preservation.

5. Replacement

Replacement of a building feature should only be considered as a last resort, when the damage is so severe that repair is impossible. To convince the HDC of this need, you'll likely need to provide ample photographic evidence of the deterioration. When replacing important features, ensure that the new elements match the existing ones in both material and appearance. Always avoid covering up damaged features, as it:

- Does not solve the problem
- Usually makes the situation worse, because routine inspection is not possible
- Diminishes the building's historic character and value

6. Reconstruction

When original architectural features and details, such as porch columns, railings, medallions, or corbels, are missing, they can be reconstructed using new elements that faithfully replicate the originals. To ensure historical accuracy, always rely on physical or photographic evidence to guide the restoration process. If such evidence cannot be found, a meticulously researched, compatible design can be crafted. Remember, there is a strong chance your architectural drawings - or other contemporaneous examples by the same architect, or drawings in appropriately comparable style - may be located in the Local History Room of the downtown Public Library.

7. Removal of Inappropriate Alterations

When a building has been changed in the past by inappropriate alterations - such as the application of artificial siding, addition of incorrectly sized and styled windows, or by changes that have not gained significance in their own right - it may be possible to remove these elements and return the building to a more appropriate appearance. Rely on tangible evidence, both physical and photographic,to guide the restoration, rather than making assumptions about how the building might have appeared.

Glossary of Architectural Terms

BALUSTERS: Short vertical member used to support a stair handrail or coping, often circular in section with a vase-shaped outline.

BALUSTRADE: Parapets or low screens composed of balusters and carrying a rail or other horizontal member that is usually heavy in proportion to the balusters themselves.

BARGEBOARD: (Also called Vergeboard) a board which hangs from the outside rafteres of a gable roof, and is often sawn into a decorative pattern.

BAY WINDOW: Windows, either single or in a series, forming a bay or recess in a room and projecting outward from the wall in a rectangular, curved, or polygonal form.

BAYS (BUILDING DIVISIONS): Refers to repeated, similar vertical divisions or compartments of a building or part of a building, as defined by recurring architectural features, such as arches, vaults, doors/windows, or pilasters.

BELT COURSE: A horizontal band of stone or brick on the exterior wall of a building, usually marks the floor levels.

BOARD AND BATTEN SIDING: Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

BOND: Anything that holds two or more objects together, including the patther of interlocking units and joints in a masonry structure; the connection between masonry units or the unit and the mortar bed.

BRACKET: A projecting segment, often decorative, usually of masonry or wood.

BULKHEAD: The vertical panels below display windows on storefronts. Bulkheads can be both supportive and decorative in design.

BUTTRESSES: Pier-like masonry elements built to strengthen or support walls or resist the lateral thrust of vaults.

CANOPY: The cantilevering coverage of an outside area. Canopies are often built over entrances to shelter people from rain or to provide them with shade.

CANTILEVER: The portion of a building that protrudes out. Some cantilevers are simple, like when a deck pushes out just past the last beam. Other examples can be extreme, like when massive portions of a building seem to defy gravity with no support where it protrudes.

CAPITALS (COLUMN COMPONENT): The uppermost member of columns, piers, or pilasters.

CASEMENT WINDOW: A window with one or two sashes that opens with hinges at the side(s).

CLAPBOARD: Narrow wooden boards, thinner at the top edge, which are placed horizontally, overlapping to provide a weather-proof exterior wall surface.

CLASSICAL ORDER: The classical orders - described by the labels Tuscan, Doric, Ionic, Corinthian, and Composite - do not merely serve as descriptors for the remains of ancient buildings, but as an index to the architectural and aesthetic development of Greek architecture itself.

CLERESTORIES: Upper zones of walls rising above adjacent roofs and pierced by windows so as to admit light to a high central room or space flanked by lower rooms or spaces.

CLIPPED GABLE: A clipped gable roof, also known as a jerkinhead roof, is a flattened version of a standard gable roof. Instead of rising to a point, the gable is clipped off and appears to slope downward.

COFFERS: Recessed panels, usually square or octagonal, set into ceilings, vaults, or soffits.

COLONNADES: Rows of columns supporting an entablature and often one side of a roof. Includes spaces behind such a feature when they are long and used for circulation.

COLUMN: Refers to cylindrical or slightly tapering, vertical members made to either give support or to appear to give support. They usually comprise three sections: base, capital, and shaft.

CORBEL: Cantilevered masonry blocks used singly or in ranges to support architectural or ornamental features or used in successive courses to form arches, domes, or vaults; when referring generally to the projecting courses of masonry, prefer "oversailing courses."

CORNICE: The projecting, uppermost features of classical entablatures; use also for similar features crowning a window or wall.

COUPLED COLUMNS: Groups of two columns set closer together than others in a line, or otherwise forming a visual unit.

CRESTING: An ornamental ridge along the top of a wall or roof, often made of metal.

CROSS-GABLE: A secondary gable roof which meets the main roof at right angles.

CUPOLA: Generally refers to small domes, placed on a circular, polygonal, or square base or on small pillars or a glassed-in lantern or skylight. A cupola is typically used to crown a turret, roof, or larger dome. The term may also refer specifically to the inner vault of a dome. When these structures are intended to be used as lookouts, prefer

DENTIL: A row of small decorative blocks alternating with blank spaces in a classical cornice.

DOME: Rounded vaults comprising spheres or portions of spheres sitting on circular, elliptical, or polygonal bases, forming the roof of any building or part of a building.

DORMER: Structures projecting from a sloping roof usually housing a window or ventilating louver. Used to provide light, ventilation or more livable space.

DOUBLE-HUNG WINDOW: A window with two sashes, one sliding vertically over the other

EAVES: Refers to the horizontal portions of a sloping roof that project beyond the walls.

EGRESS: Building egress is the pathways people take to safely exit a building. It includes vertical circulation, hallways, and any other movements people take to exit.

ELEVATIONS: A 2D representation of the vertical arrangements of the elements of a building, either exterior or interior.

ENGAGED COLUMN: A round column attached to a wall.

ENTABLATURE: In classical architecture, the full band of horizontal elements above the column capitals

Glossary of Architectural Terms

FAÇADE: Exterior surfaces or faces of a building that are substantially in one plane, particularly those perceived to be the principal or most architecturally ambitious ones, designed with special regard to their conspicuousness or association with an entrance and looks onto a street or open space.

FANLIGHT: A semi-circular or fan-shaped window set over a door with radiating muntins.

FASCIA: A projecting flat horizontal band; forms the trim of a flat roof or a pitched roof.

FENESTRATION: The arrangement of windows on a building facade.

FINIAL: A projecting decorative element, at the top of an object; such as a fence post, weather vane, roof turret or gable.

FISHSCALE SHINGLES: A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

FLASHING: Usually metal, used to weatherproof joints or edges especially on a roof.

FLAT ARCHES: Arches in which neither intrados nor extrados has any curvature, yet is composed of voussoirs arranged so that lateral thrusts are generated from vertical loads.

FLUTING: Closely spaced parallel grooves used to ornament columns and pilasters and in the decorative arts in woodwork, metalwork, glass, and ceramics.

FRENCH DOOR: French doors are a pair of wooden doors with large glass areas that extend most of the height. The glass on the doors are typically divided into smaller panels. French doors are typically in pairs (but not always) and they are often used to separate a back entry or other interior condition, since they do not offer much privacy as a front door

FRIEZE: The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall

GABLE: Vertical triangular portions of the ends of buildings having double-sloping roofs. Includes similar ends which are not triangular in shape, as of a gambrel roof.

GABLE DORMER: Dormers with a roof terminating in a gable

GABLE ROOF: Roofs with two sloping sides meeting at a ridge, and gables at one or both ends.

GAMBREL ROOF: Curb roofs with only the two opposite sides sloping.

HALF-TIMBERING: Timber frame wall construction with spaces between timbers filled with brick, stone, stucco, etc.

HIPPED DORMER: Dormers with hip roofs.

HIPPED ROOF: A roof with uniform sloping on all sides

HOODMOLD: A projecting molding above an arch, door, or window, also called a drip mold

KEYSTONE: Central wedge-shaped voussoirs in arches or vaults; also, similar elements used as ornaments on the heads of doors or windows.

LATTICE: An openwork grill (diagonal or vertical and horizontal) of wood strips used as screening

LINTEL: The horizontal support member above a window, door, or other openings.

MANSARD ROOF: Curb roofs with all four sides sloping, usually enclosing habitable spaces, and therefore having dormers.

MODILLION: An ornamental bracket used in a series under a cornice and sometimes supporting the cornice.

MOLDINGS: Long projections used for finishing and decorative purposes.

MULLION: A vertical divider between individual windows or doors

MULTI-LIGHT: A window sash or door light composed of more than one pane of glass.

MUNTIN: A secondary framing member to divide and hold the individual panes of glass.

NICHES: Small recesses in walls.

ORIEL WINDOW: A bay window built out from the wall resting on a bracket or corbel

ORNAMENTS: Decorative forms or embellishments that are an integral part of a building or object but are not essential to its structure.

OVERHANGS: Projections of roofs or upper stories beyond a story immediately below.

OX-EYE WINDOW: Anglicized as ox-eye window, *oeil-de-beouf* is a relatively small elliptical or circular window, typically for an upper storey, and sometimes set in a roof slope as a dormer, or above a door to let in natural light

PALLADIAN WINDOW: A window opening with three parts, the central one arched and wider than the rectangular flanking ones. The tops of the flanking windows align with the base of the arch.

PANELED DOOR: A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

PANELING: Wall coverings consisting of panels of wood or other material joined in a continuous surface.

PARAPETS: Low walls, projecting from the edge of platforms, terraces, or roofs, or surmounting the cornices of a building; also, walls forming the uppermost part of defensive walls or ramparts.

PAVILIONS: Light, sometimes ornamental, structures in gardens, parks, or places of recreation that are used for entertainment or shelter.

PAVING: Laying or covering with stone, brick, asphalt, concrete, or other material, making a firm, level, or convenient surface for travel.

PEDESTALS: Solid, fixed supports found under architectural elements such as columns or balustrades, or built in to hold sculpture.

PEDIMENT: Triangular gable walls above the horizontal cornice of a classically treated building; also, triangular or roughly triangular elements, sometimes curved, or broken at the center, surmounting porticoes or openings.

PERGOLAS: Garden structures with open wood-framed roofs, often latticed, supported by regularly spaced posts or columns; often covered by climbing plants such as vines or roses, shading a walk or passageway.

Glossary of Architectural Terms

PIERS: Refers to solid supports of masonry or another material designed to sustain vertical pressure, including a square or rectangular pillar or pilaster

PILASTERS: Shallow piers or rectangular columns projecting only slightly from a wall and, in classical architecture, conforming with one of the orders.

PILLARS: Detached vertical members made of stone, brick, wood, metal, or another solid material. They are characterized by being slender or narrow in proportion to their height, and of any shape in section.

PITCH: The slope of a roof.

PLINTHS: Rectangular or square supporting elements or lower blocks, as for columns, pilasters, or door framing; also solid monumental bases, often ornamented, used to support statues or memorials.

PORCHES: Used to designate roofed spaces, open along two or more sides and adjunct to a building, commonly serving either to shelter an entrance or used as living space.

PORTICOS: Roofed porch-like spaces, open along at least one side and usually associated with an entrance, supported by columns and often surmounted by a pediment; porticoes may project from the main building mass or be recessed in it.

PORTLAND CEMENT: A strong, inflexible cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on pre-1920 buildings. (The Portland cement is harder than the earlier masonry, causing serious damage over time.)

PRESSED TIN: Decorative and functional metalwork made of stamped tin used to sheath roofs, bays, and cornices.

PYRAMIDAL ROOF: A roof with four identical sides rising to a central peak.

QUADRANGLES: Rectangular grassy or paved areas surrounded by buildings, generally of an academic or civic nature.

QUATREFOIL: A decorative element consisting of a symmetrical shape which forms the overall outline of four partially overlapping circles of the same diameter.

QUOINS: Stones helping to form the corner of a wall of masonry, especially when accentuated by a difference in the surface treatment from that of the rest of the wall mass.

RAFTERS: Parallel sloping members that support the roof covering.

RAIL: A horizontal member of a railing or fence; may support vertical elements. Also, a main horizontal member of a door or window.

RELIEF: Use to describe a surface that has been carved, molded, or stamped so that an image or design projects from or is sunk into a continuous surface.

RELIEVING ARCHES: Arches which deflect the weight off of another arch, opening, or other structural member located beneath.

RHYTHM: Regular occurrence of elements or features such as spacing between buildings.

RIDGE: The top horizontal member of a roof where the sloping surfaces meet.

ROOFS: Outside, overhead enclosures of buildings or other structures, including the roofing and its structural framing.

RUSTICATION: Masonry cut in massive blocks separated by deep joints.

SASH: The framework containing the glass in a window. Scale Proportional elements that demonstrate the size, materials, and style of buildings

SETBACK: In architecture, a setback is when a building is recessed back. This could refer to a setback on street level for a lawn or plaza between the building and the sidewalk.

SETTING: The attributes of a locality, neighborhood, or property that defines its character.

SHADOWS: Regions that are blocked by an object so that light is unable to reach the region directly.

SHAKE: A split (by hand) rather than sawn wood shingle.

SHEATHING: An exterior covering of boards or other surface applied to the frame of the structure. See Siding.

SHED ROOFS OR DORMERS: Pitched roofs with only one slope.

SHINGLES: Material such as wood, slate, tile, concrete, or asbestos cement, cut to stock dimensions; used chiefly for roofing.

SHUTTERS: Movable screens, covers, or similar contrivances to close an opening, especially a window

SIDELIGHT: A vertical area of fixed glass on either side of a door or window

SIDING: Nonstructural, outer, exterior wall covering of buildings.

SILL: The projecting horizontal base of a window or door, may be of any material, angled to repel water. Also, the horizontal piece of lumber, or built-up section that rests on the foundation and forms the base for the wood frame in construction

SOFFITS: The underside of a part or member of a building (as of an overhang, ceiling, staircase, cornice, or entablature).

STANDING SEAM ROOF: A sheet metal roof with vertical folded seams joining adjacent flat panels; the parallel seams run along the slope.

STILE: One of the main vertical members of a millwork frame to which the others are attached; the vertical framing members at the edge of a door or window.

STOOP: In architecture, a stoop is a porch with steps at the entrance of a building. Since stoops are typically found in front of houses or apartment buildings, they act as an informal public space. Stoops are a great example of architecture playing an important cultural role.

STRING COURSES: Horizontal bands of masonry, generally narrower than other courses, extending across the face of a wall and in some instances continuing across piers or engaged columns; may be flush or projecting and may be flat surfaced, molded, or otherwise shaped.

STUCCO: An exterior finish usually textured; composed of Portland cement, lime, and sand mixed with water.

SURROUNDS: The visible bordering elements around a door, window, or other opening.

SWAG: Carved ornament in the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

Glossary of Architectural Terms

TERRACES: Level paved or planted areas, usually elevated above surrounding terrain and adjacent to buildings or parts of garden complexes.

TERRACOTTA: A fine-grained, fired clay material used for decorative masonry, often used in imitation of stone.

TOWERS: Detached or isolated buildings or other structures high in proportion to their lateral dimensions.

TRACERY: The functional ornamentation that breaks up a larger window into smaller panels. Tracery is an iconic element of Gothic architecture where delicate stonework adds beautiful detail to cathedrals and visually breaks up massive windows

TRANSOM: An opening above a door or window.

TRIM: The decorative framing of openings and other features.

TRUSSES: Structural members such as beams, bars, or rods, usually fabricated from straight pieces of metal or timber, that form a series of triangles lying in a single plane; based on the principle that a triangle cannot be easily distorted by stress.

TURRETS: Small towers, usually supported by corbels.

URNS: Large or decorative vessels, especially ones with an ornamental foot or pedestal, that usually have a mouth that is smaller than the body, and which often have two side handles.

VAULTS: Arched structures, usually of masonry and forming a ceiling or roof.

VERGE BOARD: See barge board

WALL DORMER: A dormer created by the upward extension of a wall and a breaking of the roof-line.

WATER TABLE: A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

WEATHERBOARD: Wood siding consisting of overlapping boards usually thicker at one edge than the other, or a board at the top of an exterior wall that covers the joint at an overhanging eave or verge.

Additional Resources for Technical Information

OHIO HISTORIC PRESERVATION OFFICE

The Ohio Historical Society
1982 Velma Avenue
Columbus, Ohio 43211
Telephone: 614.297.2300
Toll Free: 800.686.6124
http://www.ohiohistory.org/resource/histpres/

NATIONAL PARK SERVICE, U.S. DEPARTMENT OF THE INTERIOR

Preservation Publications
http://www.nps.gov/history/publications.htm

Preservation Briefs

https://www.nps.gov/orgs/1739/preservation-briefs.htm

National Trust for Historic Preservation
http://www.nationaltrust.org/

U.S. Department of Agriculture Rural Information Center
http://www.nal.usda.gov/ric/ricpubs/preserve.html

Local Resources

Contractors and Vendors

For recommendations of contractors, vendors, realtors, and other tradespeople, a list of neighbor-recommended vendors can be found on the Old West End's Resource page on the neighborhood website, linked HERE. Recommendations can also likely be found on the Old West End Facebook page and other community and neighborhood forums. Another recommendation would be to chat with your neighbors who have had work done on their homes, as they may have good advice on who to get quotes from!

Media / Documentaries

Magic of the Old West End

The Old West End

Old West End Places of Interest

National Landmarks

Edward D. Libbey House

Churches

Our Lady, Queen of the Most Holy Rosary Cathedral
First Congregational Church
GHDT Worship Center
Toledo Parkwood Avenue Seventh-Day Adventist Church
Bibleway Temple - Pentecostal Household of Faith Church
Second Church of Christ Scientist
Collingwood Presbyterian Church
Lutheran Social Services
Glenwood Lutheran Church
First Church of God
Tabernacle of Faith

Art & Museums

Toledo Museum of Art
Glass Museum
The Arts Commission
Toledo Symphony
Collingwood Arts Center
University of Toledo Art Department Center for the Visual Arts
University of Toledo Center for Sculptural Studies

Parks & Recreation

Collingwood Community Garden
Scottwood Community Garden
Agnes Reynolds Jackson Arboretum
Toledo Spain Plaza
Old West End Commons
Glenwood Park
Macelwane Park

Community Resources

Senior Centers, Inc.
Over Yonder Concert House
Kent Branch Library
Grace Community Center
Old West End Community Health Center

Prominent Architectural Styles in the Old West End

The following section is a brief introduction to the various prominent architectural styles that can be found in the OWE. Each style is further broken down into a brief description of that style with key features and an example of a building found in the neighborhood that displays good examples of these features.

The OWE was developed during the Late Victorian era, which can be described as a very eclectic time in architectural history. Many of these architectural styles tend to blend together, and a lot of the homes within the OWE are good examples of these hybrid styles of buildings. The following examples may not be considered "textbook" examples of these styles, but they display the features of these styles well.

PROMINENT ARCHITECTURAL STYLES OF THE OLD WEST END

- Italian Renaissance Revival
- Gothic Revival
- Stick
- Second Empire
- Richardsonian Romanesque
- Georgian Revival
- Chateau
- Shingle
- Queen Anne
- Princess Anne
- Colonial Revival
- Tudor Revival
- Spanish Colonial
- Dutch Colonial
- English Cottage
- Bungalow
- Prairie
- Craftsman
- Homestead
- Storybook
- Swiss Chalet
- American Foursquare
- Eclectic

Prominent Architectural Styles in the Old West End

Italian Renaissance Revival (1890-1930)

Architecture inspired by Renaissance period architecture, primarily in Florence, Italy. Buildings are often large in mass and of formal design. Primarily built of masonry while incorporating classical details like columns, round arches, and balustrades. Roofs are often low-pitched, and facades are symmetrical.

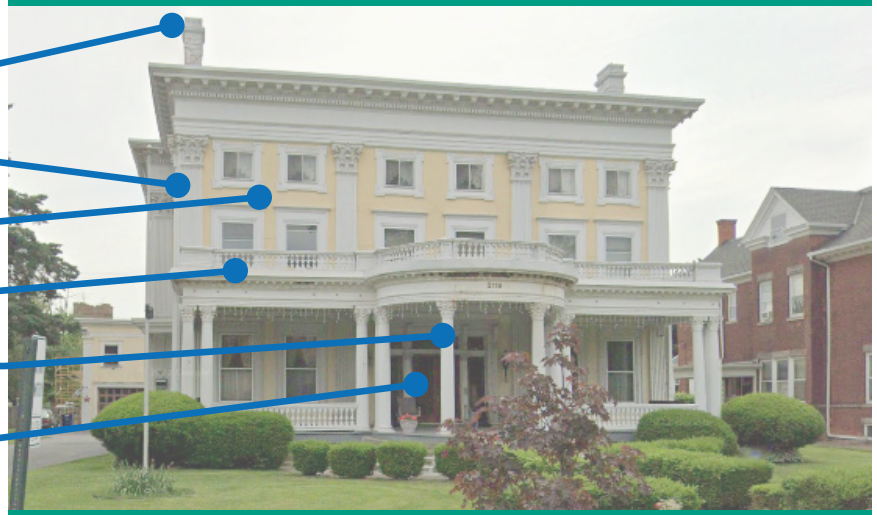
- LOW-PITCH ROOF
- LARGE MASSING
- MASONRY CONSTRUCTION
- CLASSICAL BALUSTRADE
- CLASSICAL COLUMNS
- SYMMETRICAL FACADE

Gothic Revival (1840-1880)

Ornamentation and decoration comes in the form of wood ornaments at gable peaks, verge boards under gables and on porch railings and aprons. Large pointed windows with tracery or small panes are common window forms.

- VERGE BOARD
- POINTED WINDOWS
- TRACERY

ITALIAN RENAISSANCE REVIVAL



GOTHIC REVIVAL

Prominent Architectural Styles in the Old West End

Stick (1860-1890)

Topped with steeply pitched gable roofs, cross gables, towers and pointed dormers. Wooden wall cladding (often shingles or boards) are decorated with patterns of horizontal, vertical or diagonal boards raised from the wall surface. Decorative trusses are found in gables, and the roofs have overhanging eaves, usually with exposed rafter ends.

Second Empire (1840-1880)

Second Empire buildings have distinctive roof lines with bowed out slopes on the roof. The roof is pierced by a variety of dormer windows which are pointed, rectangular or round, and ornamented with pediments. Multi-paned slates or tripates cover the mansard roof.

Prominent Architectural Styles in the Old West End

Richardsonian Romanesque (1840-1885)

Named after architect H.H. Richardson. Buildings are built using massive stone construction with towers that are fortress-like in appearance. Common features include round, arched entryways, curvilinear walls, and arched windows.

- ARCHED WINDOWS
- HEAVY STONE CONSTRUCTION
- CURVILINEAR WALLS
- ROUNDED, ARCHED ENTRY
- FORTRESS-LIKE TOWER

RICHARDSONIAN ROMANESQUE

Georgian Revival (1840-1880)

Symmetrical design of Georgian Revivals is based on Roman Classical. Doorways are often flanked by pilasters, columns, or a portico and may have pilasters full height of facade. An elliptical fanlight can be found over the door. Decorative lintels, dormers, roof balustrade and Palladian windows are common features.

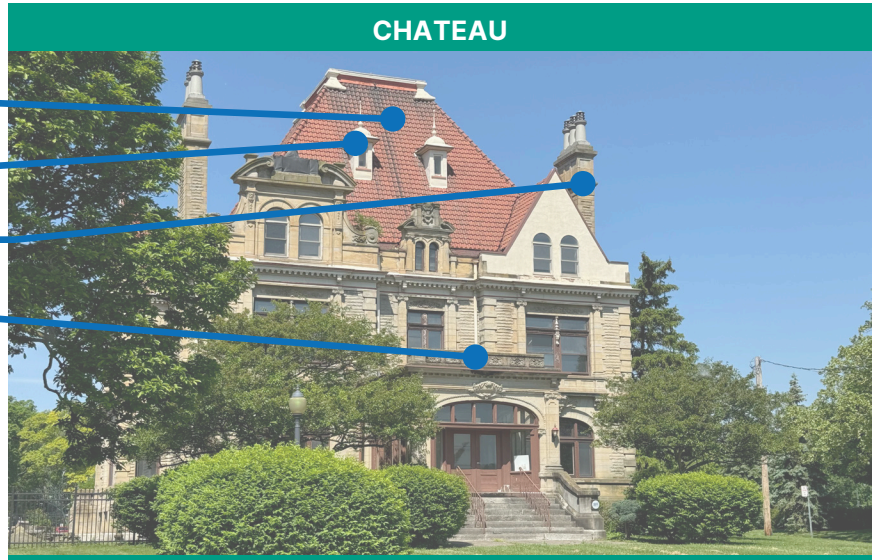
- SYMMETRICAL DESIGN
- FULL HEIGHT PORTICO
- DOORWAY FLANKED BY PILASTERS AND/OR COLUMNS
- PALLADIAN WINDOW

GEORGIAN REVIVAL

Prominent Architectural Styles in the Old West End

Chateau (1880-1910)

Topped with steeply pitched roofs with many spires, pinnacles, turrets, gables and shaped chimneys. Multiple dormers extend through the cornice line. Walls are made of masonry, usually stone.



Shingle (1840-1880)

Uniform covering of wood shingles (unpainted) from roof to foundation walls. The sweep of the roof may continue to the first level providing cover for porches. The eaves are close to walls so as not to distract from homogeneous and monochromatic shingle covering. Small multi-light sash windows are often placed in groups.

Prominent Architectural Styles in the Old West End

Queen Anne (1880-1900)

Constructed using a variety of shapes, textures, materials and colors. Octagonal towers, turrets, tall chimneys, projecting pavilions, porches, bays and wraparound verandas are common architectural features. Textured wall surfaces complement stained glass windows.

Princess Anne (1900-1920)

Simplified, smaller Queen Anne style. Asymmetrical massing, complex roofline & large chimneys. Little ornamentation on verge boards & gables.

QUEEN ANNE

PRINCESS ANNE

Prominent Architectural Styles in the Old West End

Colonial Revival (1890-1900)

Ornamental details include Palladian windows, simple moldings with details, garlands, swags, classical columns and pilasters at entrances. Often painted all white. Windows are often double sash and front facade is symmetrical with a central door.

SIMPLE MOLDINGS

DOUBLE SASH WINDOWS

SYMMETRICAL FRONT FACADE

CENTRAL ENTRY

CLASSICAL COLUMNS AND PILASTERS AT ENTRANCES

COLONIAL REVIVAL

Tudor Revival (1890-1920)

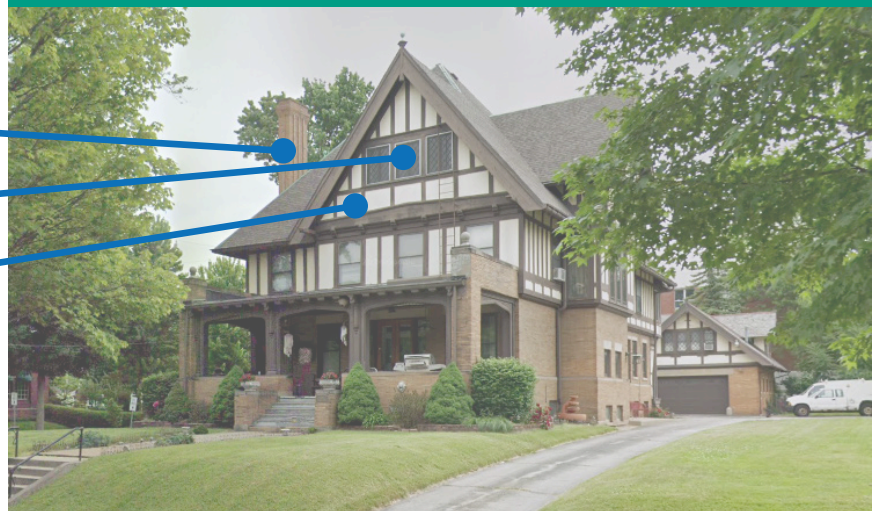
Half timbering with numerous prominent gables. Large medieval chimneys and large expansive windows with small panes set in lead casements. Slate or tile roofs. Entrance door of heavy plank construction with small windows. Tudor revivals are often confused with English and French Renaissance Revivals.

LARGE CHIMNEYS

LARGE EXPANSIVE WINDOW

TIMBERING

TUDOR REVIVAL



Prominent Architectural Styles in the Old West End

Spanish Colonial (1890-1920)

Low irregular massing. Stucco walls with red clay tile roof and parapet walls.

PARAPET WALL

TILED ROOF

STUCCO WALLS

SPANISH COLONIAL

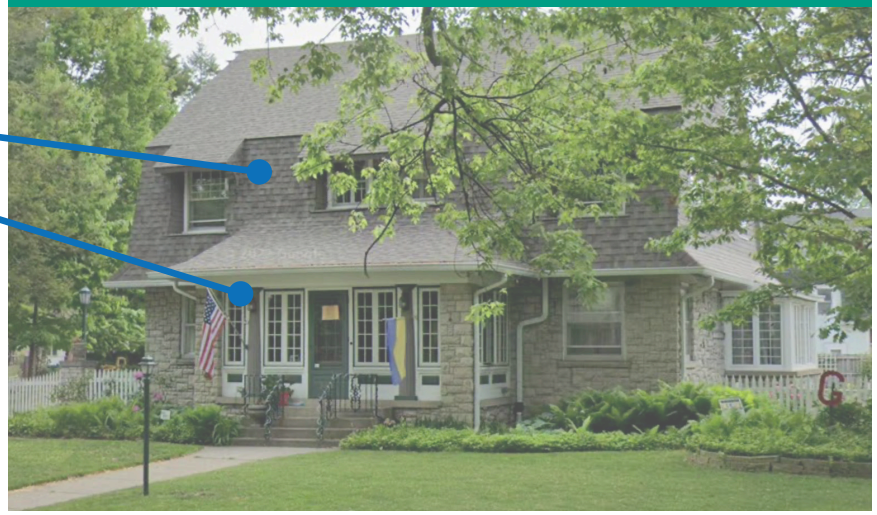
Dutch Colonial (1890-1930)

Wood shingles covering a gambrel roof and siding. Palladian windows. Classic porch columns.

GAMBREL ROOF

CLASSIC PORCH COLUMNS

DUTCH COLONIAL



Prominent Architectural Styles in the Old West End

English Cottage (1890-1920)

Stone, stucco or brick in construction. Dominated by roofline with soft flowing curves. Large expanses of wall space pierced with few windows. Very little overhang to roofs.

DOMINATING ROOF LINE

SMALL ROOF OVERHANG

SMALL WINDOWS, LARGE EXPANSES OF WALL SPACE

STUCCO FINISH

ENGLISH COTTAGE

SOURCE: TOLEDO-LUCAS COUNTY PUBLIC LIBRARY DIGITAL COLLECTIONS

Prairie (1900-1920)

Low pitched or flat roof with wide overhangs. Banded casement windows. Low massive chimneys. Siding in brick or stucco with stone or wood trim. Buildings in the Prairie style place emphasis on horizontal lines in all details.

LOW PITCH ROOF

WIDE OVERHANGS

BRICK OR STUCCO SIDING WITH WOOD TRIM

EMPHASIS ON HORIZONTAL LINES

BANDED CASEMENT WINDOWS

PRAIRIE

Prominent Architectural Styles in the Old West End

Craftsman (1905-1920)

Construction of natural materials - fieldstone, wood and shingles. Exposed rafter ends with prominent beams and knee braces at the eaves. Expansive porch with large columns.

EXPOSED RAFTER ENDS

SHINGLE SIDING

LOW-PITCH ROOF

EXPANSIVE PORCH WITH LARGE COLUMNS

CRAFTSMAN

Homestead (1900-1930)

May be square, rectangular, or L-shaped with a simple gable roof. Plain exterior, often of clapboard siding and simple corner boards. Porch can be across front or tucked into space formed by legs of "L".

SIMPLE GABLE ROOF

SQUARE/RECTANGULAR

PORCH TUCKED INTO FRONT OF HOUSE

HOMESTEAD

Prominent Architectural Styles in the Old West End

Swiss Chalet (1885-1910)

Inspired by Swiss cottages in the Alps. Common features include front-gabled roofs with decorative vergeboards and wide eaves, wood banding, stuccoed upper floors, decorative window trims, decorative stickwork, and second floor balconies or porches.

FRONT GABLE ROOF

PATTERNED STICKWORK

WOOD BANDING

DECORATIVE WINDOW TRIM

SWISS CHALET

Storybook (1910-1940)

The storybook style is loosely articulated by a sense of playfulness and whimsy. Some common features include steep roofs, multiple gables and turrets, “witches hat” or bell roofs, mismatched proportions, uneven shingles, playful spires, and playful ornamentation.

STEEP ROOFS

PLAYFUL ORNAMENTATION

TURRETS

SHINGLE SIDING

STORYBOOK

Prominent Architectural Styles in the Old West End

Bungalow (1890-1940)

One to one-and-a-half story building with fieldstone, shingle or stucco construction. Windows are either sash or casement with many lights.

A bungalow can be classified more as a building form than a style, and different architectural styles can be reflected as a bungalow. The two examples on this page show the massing of bungalows, but one is in the Spanish revival style and the other a craftsman style bungalow

ONE STORY

FIELDSTONE / MASONRY CONSTRUCTION

CASEMENT WINDOWS

SPANISH REVIVAL STYLE BUNGALOW

CRAFTSMAN STYLE BUNGALOW

Prominent Architectural Styles in the Old West End

American Foursquare (1900-1925)

Two-story boxlike shape. Low pitch roof, usually hipped. Dormer, often in front portion of roof. Porch extends across full front of house. Massive porch columns, often square in shape.

Similar to the bungalow, the American Foursquare can be classified as a building form that different architectural styles can be reflected in.

CRAFTSMAN-STYLE FOURSQUARE

MEDITERRANEAN-STYLE FOURSQUARE

DUTCH ECLECTIC-STYLE FOURSQUARE

COLONIAL-STYLE FOURSQUARE

Prominent Architectural Styles in the Old West End

Eclecticism & Hybrids

The homes in the OWE are a testament to the eclectic spirit of the times. Many homes are designed of two or more architectural styles. The eclectic movement, which spanned from the late 1800s to the mid-1950s, saw the blending of styles from the Victorian era, such as Queen Anne with later styles such as Colonial Revivals, Italian Renaissance, and Tudor. Styles from within the same time period could also intermix, such as the English and French Tudor in the bottom left corner of the photos to the right.

ECLECTIC ITALIANATE & GOTHIC

ECLECTIC QUEEN ANNE & STORYBOOK

ECLECTIC ENGLISH & FRENCH TUDOR

ECLECTIC SHINGLE & PRAIRIE

DESIGNING LOCAL

Old West End

TOLEDO OHIO