
TOLEDO CITY HISTORIC DISTRICT COMMISSION

MEETING MINUTES for June 23, 2025

DATE: Monday, June 23, 2025

TIME: 5:30 p.m.

PLACE: One Government Center, 1st Floor, Large Conference Room

Roll Call: 5:30 p.m.

COMMISSION MEMBERS PRESENT

Lonnie Homan, Vistula

Jim Mettler, Warehouse District

Debra Pearson, Vistula

Steve Shrake, OWE

Jim Roseland, Special Interest

Eric Grosswiler, Plan Commission

COMMISSION MEMBERS ABSENT

Rachel Freeman, Westmoreland

Robin Redmond, Westmoreland

Danielle Steinhauser, Landmarks

Alex Armstrong, Bronson

Guests

Mark Wyman, Vistula Management Company

STAFF

Bill Harbert, Associate Planner

1. VHD-7-25 - Demotion of a Structure at 928 N Huron

GENERAL INFORMATION

Subject

Request	-	Demolish a structure
Location	-	928 N Huron Street
Owner	-	Westminster Row Partnership PO Box 4719 Toledo, OH 43610
Contractor	-	Vistula Management Company Mark Wyman 1822 Cherry Street Toledo, OH 43608

Site Description

Zoning	-	RM36 /Multi-Dwelling Residential
Frontage	-	37' on Huron
Depth	-	74'
Use	-	Single-Family Dwelling
Year Built	-	1877

Parcel History

VHD-14-22	-	Demolition of Structure (Deferred 11/28/22)
VHD-6-06	-	Install Vinyl Gutters and Downspouts (Commission Approved 3/21/06)
VHD-49-05	-	Demolition of Structure (Commission Disapproved 12/20/05)
VHD-19-94	-	Install Siding (Admin Approved 1994)
VHD-29-84	-	Rehab Structure (Commission Approved 10/16/84)

Applicable Plans, Regulations

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

STAFF ANALYSIS

The Applicant has requested approval to demolish the home located 928 N Huron Street. Constructed as a two-family home in 1877, the building has an approximate floor area of 2,088 square feet. The house has the Beer Dock Convenance Store and single-family homes in all directions. Staff conducted a site visit and found that the building had suffered severe neglect resulting in damage. This portion of the Vistula neighborhood was found to be stable with many of the surrounding homes appearing to be occupied. This case was deferred from the May 19th hearing.

The Development Approval Process outlined in the Toledo Municipal Code, Chapter 1111.1108 Demolition Hearing Procedures, state that one or both of the following conditions must exist in order to grant a Certificate of Appropriateness for a demolition:

- A. Where application is made for a Certificate of Appropriateness to demolish a land-marked structure or structure within a designated historic district, the respective Historic District Commission must grant the application and issue the certificate when one or both of the following conditions are found to exist:
 1. the structure for which demolition is sought contains no features of architectural or historic significance, and it does not contribute to maintaining the character of the historic district; or
 2. there is no reasonable economic return for the structure as it exists and there is no feasible alternative to demolition submitted to the applicant by concerned organizations or individuals who wish to preserve the structure.

Staff reviewed the past property evaluations and concluded that the structure was vacant in 2005 and has only deteriorated further in the last twenty (20) years. As previously stated, the Toledo Municipal Code, Chapter 1111.1108 Demolition Hearing Procedures, states that at least one condition must exist in order to grant a Certificate of Appropriateness.

For this application there would be no reasonable economic return in the structure's current condition. Staff recommends that the Toledo City Historic District Commission approve this request for demolition based on the current condition of the structure.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Historic District Commission approve VHD-7-25, a request to demolish the structure located at 928 N Huron Street, for the following one (1) reason:

1. There is economic documentation that states the structure could not have a reasonable economic return if rehabilitation is completed.

Discussion: The Applicant was present and requested approval to demolish the home located 928 N Huron Street, located next to the Beer Dock. The applicant has had the building inspected and it was determined to be unsalvageable. Comm. Homan and Pearson supported the applicant's request for demolition, noting the property is an eye-sore, the porch is unstable, and that illegal traffic and activities happen at this address. Comm. Homan asked if they would be willing to turn the lot into a green-space and Mr. Wyman said that is the current plan if the demo is approved. Comm. Pearson suggested that if a green-space is placed there, that it is well-lit and secured.

Action: Motion to approval to demolish the home located 928 N Huron Street: 1st Comm. Homan; 2nd Comm. Pearson

VOTE: **YEA (6)** **NAY (0)** **ABSTAIN (0)**

Application Approved.

2. WHD-9-25 - Construct New Detached Garage at 1937 Clarendon

GENERAL INFORMATION

Subject

Request	-	New Detached Garage
Location	-	1937 Clarendon
Owner	-	Johnny Ham 300 Holly Creek Drive Irmo, SC 29063
Contractor	-	All Phase Building and Garages 5352 Jackman Rd Toledo, OH 43613

Site Description

Zoning	-	RS9 /Single-Dwelling Residential
Frontage	-	50' on Clarendon
Depth	-	125'
Use	-	Single-Family Dwelling
Year Built	-	1925

Parcel History

No Parcel History on File.

Applicable Plans, Regulations

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

STAFF ANALYSIS

The Applicant has requested approval to construct a new detached garage on the property located at 1937 Clarendon. The house was built in 1925 and had a detached garage in the same location as the proposed garage. The garage was approximately 20ft x 20ft and was recently removed. The proposed garage is 12ft x 20ft and located in the similar area as the previous structure. The applicant is proposing to use vinyl siding with a 9 ft x 7ft overhead door. Staff did an analysis of the area and was not able to locate any vinyl siding applications in the immediate area. Staff recommends that cement board of aluminum siding be used in place of vinyl siding. The applicant only provided a front elevation of the garage. No details concerning entry doors or windows were provided.

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

11.1101 "no contractor, owner or other person may make any environmental changes to any property designated as a historic landmark or within a designated historic district unless a valid written C.O.A has been issued by the respective Historic District Commission in accordance with the procedures of TMC§111.1100".

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

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

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

Based on the applicant's proposal to construct a new detached garage staff does not object to the application. However, staff does recommend that non-vinyl products on the siding or windows of the project.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Historic District Commission approve WHD-9-25, a request to construct a new detached garage on the property located at 1937 Clarendon, for the following one (1) reason:

1. The proposed garage does not detract from the historic nature of the building or the historic nature of the Westmorland Historic District.

Discussion: The Applicant was not present. Staff has suggested modifications to the original proposal and requests the case be deferred.

Action: Motion to defer based on the applicant's absence and to answer questions by the Commission: 1st Comm. Shrake; 2nd Comm. Homan

VOTE: YEA (6) NAY (0) ABSTAIN (0)

Application Deferred.

Chairperson's Report

Secretary Report

Director Gibbons retired last week; Lisa Cottrell is the Interim Director. Nothing will change in the day-to-day operations

Other Discussion

Adjournment: 5:50 p.m.