

 **OWE** 



**OLD WEST END
HISTORIC
DISTRICT
COMMISSION**



**REPORT
FOR
July 28, 2025**



Old West End Historic District Commission

2025 APPLICATION AND MEETING SCHEDULE

Application Deadline	Meeting
Must be received by 4:45 PM. 3 Weeks Prior to Meeting At Toledo-Lucas County Plan Commissions One Government Center, Suite 1620	5:30 PM – 2 nd Monday of the Month In-person at Collingwood Presbyterian Church, 2108 Collingwood Blvd.
Monday, December 23, 2024	January 13, 2025
*Tuesday, January 21, 2025	February 10, 2025
*Tuesday, February 18, 2025	March 10, 2025
Monday, March 24, 2025	April 14, 2025
Monday, April 21, 2025	May 12, 2025
Monday, May 19, 2025	June 9, 2025
Monday, June 23, 2025	July 14, 2025
Monday, July 21, 2025	August 11, 2025
Monday, August 18, 2025	September 8, 2025
Monday, September 22, 2025	*Tuesday, October 14, 2025*
Monday, October 20, 2025	November 10, 2025
Monday, November 19, 2025	December 8, 2025

* Denotes Holiday on that Monday



Old West End Historic District Commission

*David Kosmyna,
Chairperson*

Diana Sluhan

Kathleen Kovacs

Kris Ball

Bryan Latta

Julie Apt

Jim Roseland

Jahn Alvitre

*Bill Harbert,
Secretary*

MEETING NOTICE & AGENDA

DATE: Monday, July 28, 2025
TIME: 5:00 p.m.
PLACE: 1 Government Center Conference Room

AGENDA

Roll Call

Meeting Minutes

Deferred Applications

1. OWE-85-25 – 2445 Monroe – Install New Doors and Reopen 5 Windows

New Applications

Chairman's Report

Secretary's Report

Adjournment

****Next meeting is on Monday, August 11, 2025.**

****Reminder that the application deadline is Monday, July 21, 2025.**

OWE 7/28/25

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GENERAL INFORMATION

Subject

Request	-	Install New Doors and Reopen 5 Windows
Location	-	2445 Monroe
Owner	-	Toledo Museum of Art Andrea Gardner 2445 Monroe Toledo, OH 43620
Contractor	-	Michael Maltzan Architecture Hanna Hoyt Hyperion Ave, Studio 107 Los Angeles, CA 90027

Site Description

Zoning	-	CO/ Office Commercial
Frontage	-	1660' on Monroe
Use	-	Art Museum
Year Built	-	1925

Parcel History

OWE-68-21	-	Replace Flat Roof (Admin Approved 6/3/21)
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Applicable Plans, Regulations

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

STAFF ANALYSIS

This request is to install windows and doors on the north, south and west elevations. The north (Monroe Street) elevation is proposed to remove a single window and replace with a new door. The south (main parking lot) elevation is proposing to re-open five (5) window openings above the south museum entrance on the "main" floor level. And the west (church) elevation is proposed to replace a single window with a door and open a new door on the "main" floor level. The proposed windows and door will be constructed in the same style as the existing windows and door that exist on the exterior of the museum. This case was deferred from the July 14th hearing to allow for an on-site visit to be conducted.

The window and door project are proposed in conjunction with an overhaul of the museum's art galleries and interior spaces. The Michael Maltzan Architecture firm based in Los Angeles, was selected to design the overall project. According to "The Architects Newspaper", changes in technologies, interior finishes, restrooms and HVAC systems will be upgraded. Construction is anticipated to be completed by 2027. However, the State Historic Preservation Office has stated that the "upper floor" window does not meet their standards and would have adverse effects on the building. SHPO recommends that alternative designs be considered.

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

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

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

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

STAFF RECOMMENDATION

The staff recommends that the Old West End Historic District Commission partially approve OWE-85-25, a request to install new doors and reopen five (5) windows at the property at 2445 Monroe for the following reason:

1. The proposed windows on the and door are consistent with the design of the museum with the exception of the upper floor window on the west elevation. Staff has found that the overall project does not detract from the historic nature of the building or the historic nature of the Old West End.

BH Exhibits follow

REF: OWE-85-25
DATE: July 28, 2025

Exhibit "B"
Front of House



REF: OWE-85-25
DATE: July 28, 2025

Exhibit "C"
 North, South and West Facades



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - NORTH

MICHAEL MALTZAN ARCHITECTURE
 ONE STEINWAY PLACE, SUITE 1100, NEW YORK, NY 10003
 TEL: 212.333.3610 FAX: 212.333.3611

CLIENT
 TOLEDO MUSEUM OF ART
 300 N. LAUREL ST.
 TOLEDO, OH 43620

STRUCTURAL
 CONSULTANTS AND ASSOCIATES
 35 WALL ST. 10TH FLOOR
 NEW YORK, NY 10005
 TEL: 212.785.8176

ARCHITECTURAL ENVELOPE
 BRUNNEN SPITZ
 100 WALL ST. 10TH FLOOR
 NEW YORK, NY 10005
 TEL: 212.486.4332

LIGHTING
 AIA
 27 WEST ST. NEW YORK, NY 10006
 TEL: 212.465.1037

SCULPTURE
 SCULPTURE OFFICE
 360 SOUTH 5TH STREET, SUITE 200
 PORTLAND, ME 04107
 TEL: 207.753.7133

FIELD LIAISON
 SPENCER GARDNETT & HENDERSON
 100 S. STATE ST. SUITE 500, LOS ANGELES, CALIFORNIA
 90012-2374

LANDSCAPE
 STUDIO ZIMMER
 175 GREENWICH AVENUE, NEW YORK, NY 10014
 TEL: 212.785.8176

COST ESTIMATING
 FRANKLIN CONSULTING GROUP
 ONE BATTERY PLACE, SUITE 300
 NEW YORK, NY 10004
 TEL: 212.465.1037

STAMP

NOT FOR CONSTRUCTION

KEY PLAN

DESCRIPTION	DATE
FOUNDATION AND PARTIAL STRUCTURAL BE PACKAGE	6-13-24

TOLEDO MUSEUM OF ART RENOVATION AND REINSTALLATION

FOUNDATION
 STAMP

JAN MALTZAN ARCHITECTS
 TEL: 212.333.3610
EXTERIOR ELEVATION IMAGES

DATE PROJECT NO. SHEET
 2024 2024
A3.10

SCALE:
 ARCHITECT

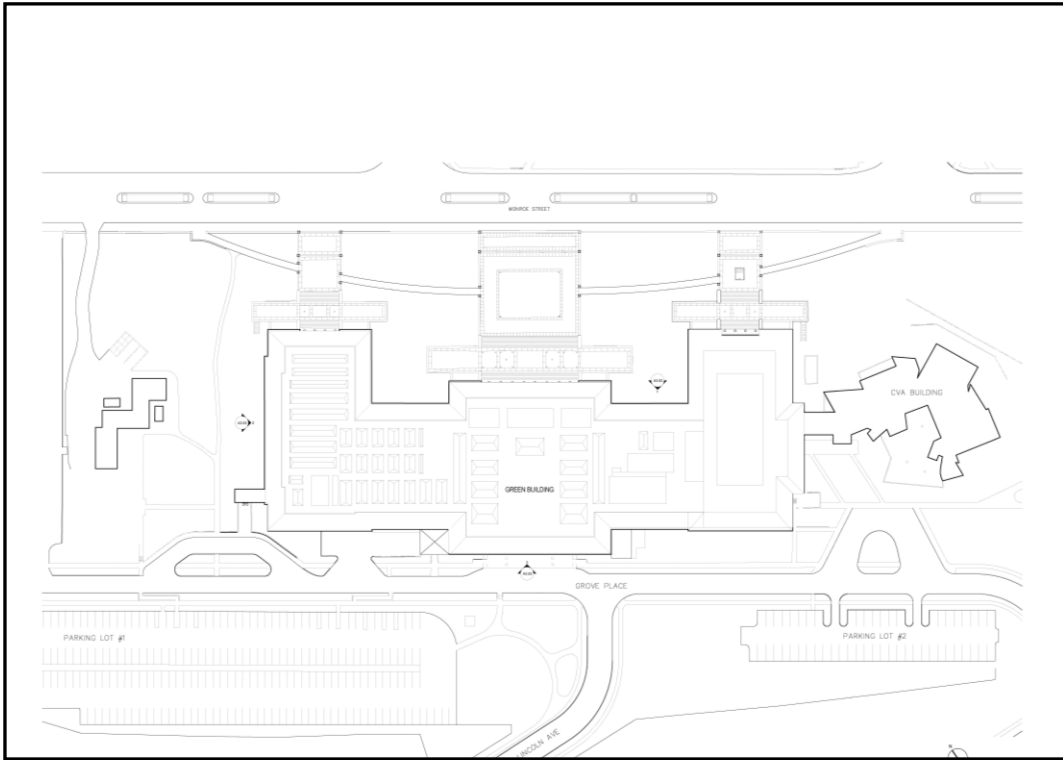
REF: OWE-85-25
DATE: July 28, 2025

Exhibit "D"
Elevations



REF: OWE-85-25
DATE: July 28, 2025

Exhibit "E"
Site Layout



REF: OWE-85-25
DATE: July 28, 2025

Exhibit "F"
SHPO Email

Harbert, William

From: Kristen Koehlinger <kkoehlinger@ohiohistory.org>
Sent: Thursday, July 17, 2025 4:55 PM
To: Harbert, William
Subject: RE: Toledo Museum of Art and Hoop House Projects

For the museum, is the elevation behind the trees in the link below the one that they are proposing to put the cuts in? If so, I think I'd be ok with a new door on the first floor but installing it in an existing window opening instead of creating a new opening. The window on the upper floor would not work for us, and if federal or state funding were to be used, it would be an adverse effect on the building. Have they considered an addition that might incorporate a freight elevator on that façade? I know this seems odd as they'd still be cutting holes in the façade, but the elevator shaft could be finished in a masonry with a color similar to the stone and be a solid mass like the building itself and therefore be more compatible than what they are currently proposing.

https://link.edgepilot.com/s/9753a150/-lids9SDEku0Nizes7Yk4A?u=https://www.google.com/maps/place/2445%2BMonroe%2BSt%2C%2BToledo%2C%2BOH%2B43620/@41.6586111%2C-83.560949%2C3a%2C75y%2C78.94h%2C90.23t/data=!3m7!1e1!3m5!1sw1UYv_ooVYnQaf_DT0iPMw!2e0!6shhttps:%252F%252Fstreetviewpixels-pa.googleapis.com%252Fv1%252Fthumbnail%253Fcb_client%253Dmaps_sv.tactile%2526w%253D900%2526h%253D600%2526pitch%253D-0.22525940270685396%2526panoid%253Dw1UYv_ooVYnQaf_DT0iPMw%2526yaw%253D78.94275664637351716384!8i819214m6!3m5!1s0x883b872d2c8ae4eb:0xa847502c444d383a!8m2!3d41.6596851!4d-83.55806391!6s%252Fg%252F11b8vd0n7x?entry=tту%26g_ep=EgovMDI1MDcxNS4xiKXMDSoASAFQAw%253D%253D

For the hoop house in the Vistula Historic District, where in the district is it going? Could you provide a map showing its proposed location?

Thanks,

Kristen Koehlinger, PE | Department Head & Deputy State Historic Preservation Officer for Resource Protection and Review, State Historic Preservation Office
Ohio History Connection | 800 E. 17th Ave., Columbus, OH 43211-2474
p. 614-298-2000 | f. 614.298.2037 | kkoehlinger@ohiohistory.org

The Ohio History Connection's mission is to spark discovery of Ohio's stories. Embrace the present, share the past and transform the future.

From: Harbert, William <William.Harbert@toledo.oh.gov>
Sent: Thursday, July 17, 2025 2:19 PM
To: Kristen Koehlinger <kkoehlinger@ohiohistory.org>
Subject: RE: Toledo Museum of Art and Hoop House Projects

You don't often get email from william.harbert@toledo.oh.gov. [Learn why this is important](#)