

HISTORIC DISTRICTS

THE MONTHLY NEWSLETTER FOR TOLEDO'S HISTORIC WEST END



Business Spotlight



**CASAUNDR
FLETCHER**

(C) 419-810-3089

casaundra@danberry.com

As a professional real estate agent, and Old West End resident, Casaundra enjoys meeting new people and helping them buy or sell one of the largest investments in their lifetime. Casaundra knows the real value of what the Old West End neighborhood offers and understands that every client that she works for is different and has individual housing needs. Rather than telling her clients what's best for them, Casaundra likes to educate her clients and explain all options so that they feel comfortable making the best informed decision about the sale or purchase of their home. Call me for free valuation or if you're just needing a cup of sugar because I'm not just a real estate agent, I'm also your neighbor!

Kudos to:
Dan LaCerva and Neighbors
for the idea and coordination of a neighborhood clean-up on 3-2-21
Keith Cook
for starting up the
#BikeRidesMatter419 events again
that travel through the OWE!

ENGAGE TOLEDO

Call Engage Toledo 24/7 at **419-936-2020** to report issues requiring immediate attention, such as a water or sewer emergency, or anything pertaining to public safety - tree, pothole, or nuisance issues.

Please call 911 for police/fire assistance, crimes in progress, or life-threatening emergencies.



Assoc. Meeting
April 20 - Zoom

W.O.W.E.
April 7 - Zoom

An Interview with David Mann from the

By Dave Kosmyna, OWEHDC, Chair

Q: What is the Lucas County Land Bank and what is its mission? And how long and in what capacities have you been involved with LCLB?

A: The Lucas County Land Bank is a public non-profit designed to strengthen neighborhoods by returning vacant, abandoned, and tax-delinquent properties to productive use. The Land Bank was created in 2010, and I've been involved since its inception, currently as President & CEO. For 10 years now, we have helped neighborhoods stabilize after the deep challenges caused by the Great Recession. We hope the next 10 years can build on that work to create renewal, investment, wealth creation, health promotion, and historic preservation.

Q: How many properties has the LCLB rehabbed, razed, or sold in the OWE?

A: Within the Old West End Historic District, we've taken ownership of 37 buildings in 10 years. 21 of them have been renovated and saved, by us or others. Another 10 we still own with the goal to save. Only 4 have been razed, with 2 pending. As neighborhoods go, our renovation successes in the Old West End are near the top.

Q: What kinds of work does LCLB do to a property before it transfers to an investor or homeowner?

A: When we take ownership, we do a complete inspection, inside and out. Too many times, the property is in serious disrepair and full of junk and debris. We remove all environmental hazards, including loose asbestos, and clean up the trash. When funds are available, we make stabilizing investments to keep the property as secure and water-tight as we can. And then we put the property on the market to find someone to finish the job.

Q: What is the typical application process like, and what is the scope, required capital, and renovation timeline for a LCLB property?

A: Buying a property from the Land Bank to renovate is a uniform process, but every property is different and we take that into account. We list our properties with local realtors so everyone has a fair chance; no

N.B.I Grant Applications

Deadlines for Review: **April 30**



first come, first serve. We prioritize homeownership, although we do accept offers from good landlords. You can learn more at lucascountylanbank.org/properties

We ask every buyer to give us a renovation plan (including what they will do themselves) and show us how they will pay for it. We discount the price in order to help make the project work. We ask the buyer to commit to a timeline to get the work done. However, we have learned what you already know: restoring a historic property can be never-ending! Our rules are clear, but we are very flexible with buyers as long as they are making progress. Our goal is to save the property and bring it back to life, so there's no gotcha. After over 750 property sales this way, we've only had a dozen or so people fail to finish. We are here to help!

Q: What are some of your favorite success stories in the OWE?

A: There are so many! 530 West Delaware was our first Old West End sale and one of our first ever. I think back to those early days every time I'm at Black Kite. There's lots of competition, but I think the restoration work that went into 624 Islington is stunning! I was so pleased to see a young family purchase the completely restored 2347 Glenwood. And I have to put a plug in for the first Old West End home that the Land Bank renovated ourselves - 625 Collins - featured on the cover of Heritage Ohio's winter 2021 issue.

Q: Is there anything else you would like to share about LCLB and its engagement with Historic Districts?

A: For good or bad, the impression that we've left is that we're about demolition. That was a problem our community had to confront over the last 10 years. But it has never been the reason that the Land Bank exists. We want to strengthen neighborhoods, create homeowners, and preserve property values. We're happy about our partnerships with the Old West End Association and we look forward to even better days ahead. Ready to buy a second home?!

COVID-19 Vaccine Appointments

NOW AVAILABLE FOR 16yrs & Older Health Partners of Western Ohio:
419-574-9868 (Toledo)
or on-line at: lucascountyhealth.com/covidvaccine





Letter from the President

by Sara Haynes
419-349-1648
slhaynesoh@gmail.com



I'VE GOT MY VACCINE, HAVE YOU GOT YOURS?

It is super exciting to hear that 16+ will be able to sign up to get the Covid 19 vaccine March 29. Both my husband and I have gotten are shots, and we look forward to getting our daughter vaccinated soon. Please check <https://lucascounty-health.com/covidvaccine/> for additional vaccine information. If you need assistance scheduling an appointment online, please contact United Way 2-1-1 (dial 211 from any phone) or the Area Office on Aging at 419-382-0624.

FALL MUSIC EVENT BEING EXPLORED

OWEA is explore putting on a Fall music event in the neighborhood. The event would be primarily for the OWE Community and would not be broadly advertised. Stay tuned for details. Of course, we will be closely monitoring Covid statistics and following all local and federal guidelines regarding protocols.

STILL LOOKING FOR TOPICS OR SUGGESTIONS FOR OWEA

In March's column I shared the key elements of the OWEA Strategic Plan. I am very interested to hear feedback if they are still relevant or if you have other ideas or topics to discuss with the broader group. My email address is slhaynesoh@gmail.com. If you use email, please entitle the subject as "Strategic Plan".

CONVERSATIONS SHOULD ALWAYS COME FIRST

It is said that people come to the Old West End for the houses and stay for the people. We also know that neighbor's eyes and interest are helpful in keeping the neighborhood safe as well as maintaining our unique historic architecture. All that said, good intentions and actions can be misconstrued or even cause offense. As the weather warms up, it is a good time to reach out and re-connect with neighbors. If you have an issue or something to share, in person conversations are ALWAYS best. Facebook is not a good tool to have a meaningful discussion. Words written can be easily misinterpreted and people sometimes write things on social media that they would

Tuesday, April 13, 2021
O.W.E. Executive Board Meeting
Ann & Tom Guyton (6 pm)
2055 Scottwood Ave.
Tuesday, April 20, 2021
Association ZOOM Meeting
(7 pm)
NEIGHBORS ARE ALWAYS WELCOME

never say in a face-to-face conversation. We want neighbors to help maintain our historic architecture, but if you see a neighbor doing something to the exterior of their house, I strongly encourage you to initiate a conversation. It is always unacceptable to trespass on a neighbor's property without their permission.

GRANT & SCHOLARSHIP DEADLINES

Deadline for \$1000 Scholarship is May 10, 2021 while the deadline for an NB&I Grant is April 30, 2021. Information can all be found on our website <http://www.toledoldwestend.com/get-involved> for NB&I and Education and Scholarship applications.

OWEA MEETINGS HOPE TO BE A BLEND OF IN PERSON & VIRTUAL

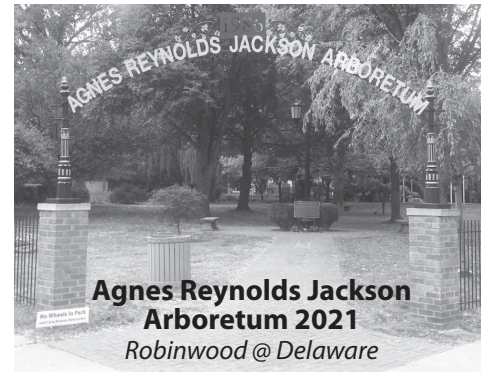
As the weather gets warmer and vaccines are getting into people's arms, the OWEA is exploring how to conduct meetings both virtually (via Zoom) and in person. Please check our website for updates. Our first priority is safety, but we also know that there are many people interested in gathering in person SAFELY for meetings. OWEA meetings are the 3rd Tuesday of the month at 7 PM. April's meeting is April 20, 2021. Know Your Neighbor will be **Stephanie Beebe**, Lead-Safe Coordinator for the Department of Neighborhoods. She will be updating attendees about the new lead-safe ordinance and lead-safety in general. Meeting information and Zoom link can be found on the OWEA website: www.toledoldwestend.com as well as on OWEA Facebook page (<https://www.facebook.com/HistoricOldWestEnd>).

Make April abundant, accommodating and adaptable (all while at arm's length)!

Preservation Committee

To get a COA (Certificate of Appropriateness) for any exterior renovations within the Historic District contact Molly Maguire at:

419-245-1200 or
Molly.Maguire@toledo.oh.gov



Our 1st Workday is
Saturday, April 17
9am-noon Food Provided



OLD WEST END SECURITY

When the weather warms up, we tend to see an increase in crime. We spend more time outside and away from home. We leave our windows open for a cool breeze. We travel leaving our homes empty and an attractive target. This is a great time to become reacquainted with your neighbor and a great time to join the OWE Security.

Become a supporter.

More supporters, more patrols.

OWE Security board meetings are open to the public. Come see what we do, share your thoughts on how we can improve OWE Security, reach new supporters, or get involved on our board. Please join us for our monthly meeting the **first Tuesday of the month at 7:00p.m.** on Zoom.

For more information check our website: www.OldWestEndSecurity.com

Business Networking Group

The Business Networking Group will be back in motion beginning with a May meeting at the gazebo in the **Arboretum Monday, the 17th, from 6:30-7:30**. Our topic will be "Planning from a Point of Uncertainty". We invite everyone seeking their place in the business world, whether hustling on your own or working with someone else, who wonders how to fit into the new economy. Social distancing strongly encouraged, light refreshments provided. Masks strongly encouraged for vulnerable participants (non-vaccinated, etc).



The Women of the Old West End

WOWE Officers: Carol Kutsche, Toni Moore & Tammy Michalak

SPRING LUNCHEON

SPONSORED BY

THE LIBBEY HOUSE FOUNDATION & WOMEN OF THE OLD WEST END

PLEASE NOTE: All Covid precautions will be in followed!!

See below for details. Don't miss this delicious luncheon. Reservations are filling up quickly.

Hallelujah!!

BANCROFT-SCOTTWOOD TRAFFIC LIGHT

The Bancroft Beautification Committee is excited to inform our neighbors, that after 7 years the traffic light at Bancroft and Scottwood will be reinstalled. Watch for activity the first two weeks in April for the installation of the traffic light.

BENSELL'S GREENHOUSE & FOOD TRUCK

at the Commons Park
Sunday, April 25
12:00n to 4:00pm

Bensell's will be bringing cool weather plants - Snapdragons, Pansy's, Violas, Petunias, Calibrachoa, hanging baskets, some vegetable plants, assorted patio vegetable pots, herbs, cool weather flowers, berry plants and much much more.

UPCOMING WOWE MEETINGS
7:00 MEETING
FIRST WEDNESDAY OF EACH MONTH
All neighbors are welcome!

April 7th	Zoom
May 5th	Commons Park
June 2nd	Commons Park

Celebrate Mom

The Libbey House Foundation & The Women of the Old West End
Presents

Mother's Day Luncheon Tea



Saturday May 15th & Sunday May 16th
(The Weekend after Mother's Day)

Seatings: Saturday 11 am, 1:30pm
Sunday 11am 1pm & 3pm

Tickets are \$30.00 per person
(Private Tea Rooms available on second floor for small groups)

At The Historic Libbey House
2008 Scottwood Avenue

Delicious Tea Luncheon and Scrumptious Desserts

Reservations are required, with limited seating
Visit our website for reservations at www.libbeyhouse.org

It's been a long year and for this writer, we are itching to get back to beautifying the Commons Park for 2021. If you have time and are able to help, here are the upcoming dates to volunteer.

April 10th & April 24th
May 8th & May 22nd
(Big Planting Day)



We are planning on two work days a month for April & May only. After that the workdays will take place on the second Saturday of the Month until November. 9:00am - 12:00n

Breakfast/Brunch served to all who volunteer. WOWE is very grateful to all neighbors who continue to support these efforts in keeping the Commons an inviting place for everyone.



(419) 536-7377 Office
 (419) 392-5428 Cell
 (419) 536-1799 Fax
 ewhitt@whittgrouprealty.com

Emory Whittington III
 "The Name You Know"




Toledo, Ohio and Surrounding Areas

Andrew Larsen, LMT

Massage Bliss, LLC

610 Adams St. • Toledo, OH 43604
 www.massageblisstoledo.com
 419-889-8785 - text preferred


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Cindy Champer
 Sales Associate
 Office: (419) 535-0011
 419-350-0477 cell
 cynthiachamper@howardhanna.com
 2460 N Reynolds Rd
 Toledo, OH 43615



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KeyBank
 3031 Collingwood Blvd.
 Toledo, OH 43610
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 Jason_L_Ridley@Keybank.com

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Advertise in The Historic Times!
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- ✓ Approximately 3000 viewers see this publication
- ✓ Delivered within the 1st week of each month to the OWE households and local businesses

Business Card Ads \$50 per month (3.5" x 2")
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