

**Extreme Makeover —  
Downtown Edition:**  
manchester roofing  
renovates toledo

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## CITY SIDE

# Extreme Makeover— Downtown edition

Manchester Roofing restores  
Toledo's historic buildings by Clara Engel

An old Girl Scout adage advises, "Make new friends, but keep the old." Scott Kozak, owner of family-owned Manchester Roofing, is applying this admirable concept to his professional life, working to restore Toledo's historic buildings to its former splendor.

"It's nice to see a historic building being renovated instead of being torn down," he says. "I think that by preserving and updating these old buildings, we are celebrating our history while still looking towards the future and the possibilities there are for Toledo."

Kozak began Manchester Roofing nearly 30 years ago, feeling the bite of the entrepreneurial bug after spending several years working for a general contractor. "In the beginning we were doing residential and small commercial roofing jobs and now we focus on large commercial and industrial projects," says Kozak. The Hannon's Block building, at Monroe Street and Erie Street, is Manchester Roofing's first Downtown renovation project, having started in March 2008. "We were interested ... because it's

a great location. It needed a roof, so we figured we might as well take on the challenge ourselves."

### A second makeover

Kozak and his team also began reconstruction work on the collapsed roof of the Courthouse Block building at the corner of Adams and Erie streets in July 2008, completely rebuilding the roof structure and installing a special white thermoplastic membrane as insulation. Working from the top of the building down, Kozak has also cleaned out and removed the old interior walls and ancient mechanical systems, including the plumbing, heating, and electricity. The building's front façade has been completely removed and replaced, giving it an updated modern look, and Toledo Mirror was commissioned to install all new storefront glass display windows.



The Hannon's Block building (left) and the Courthouse Block building (right) have been beautifully renovated by Manchester Roofing.

On December 15, Mayor Finkbeiner and the Department of Development announced that the building is receiving a facade grant. While the grant certainly helps curtail some of the expenses, Kozak explains that the facade is just one part of the renovation, which "is really a project."

Kozak says he is interested in supporting the local economy and bringing new businesses into the older buildings Downtown. "I see [Toledo] continuing to improve as more people come Downtown to live and work."

He says one of the best things about the projects is working with his team. "What I personally find most special is that it's been an opportunity for me to work with my family," says Kozak. "My sons have worked on everything from the cleanout to re-roofing, and my daugh-

ter handles the commercial leasing." In such a tough economy, it's been a positive way to keep his family and workers involved in work that benefits the community.

"I definitely think it is a time for growth and change Downtown, and as someone who grew up here, I like to contribute to that."

Regarding possible future Downtown renovations, Kozak says he's taking it one project at a time, but working on these buildings has been a great thing. "It has kept our employees working instead of being laid off, and I do hope that we bring some new businesses Downtown to help the economy and create jobs."

*Manchester Roofing, Inc. is located at 5050 Bennett Road. 419-269-1415.*