

GENERAL INFORMATION

Subject

Request	-	Review of Landmark Designation for the Feilbach Building
Address	-	25 S. Superior Street
Applicant	-	Thomas Porter Architects Inc. Chris Mowen 8 N. Saint Clair Street Toledo, OH 43604
Owner	-	IBC Incorporated Gary Marck 300 Phillips Avenue Toledo, OH 43612

Site Description

Zoning	-	CD/ Downtown Commercial
Area	-	±0.24 acres
Frontage	-	90' along Superior
Existing Use	-	Cold Storage
Proposed Use	-	Mixed Use Commercial/Residential

Area Description

North	-	Companion Case (Currently Warehouse) / CD
South	-	Parking Lot / CD
East	-	Commercial / CD
West	-	Parking Lot and Commercial / CD

Parcel History

Z-4003-24	-	Zone Change for 62 Parcels in the Warehouse District from IL to CD (PC approved 7/11/24, CC approved by Ord. 432-24).
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Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

This request is for the review of the landmark designation for the Feilbach Building, located at 25 S Superior Street. The City of Toledo currently has three (3) locally designated historic districts: Old West End, Vistula, and Westmoreland. Nine (9) other properties in the City of Toledo have been locally designated. Notable Landmark Designated Properties include; Commerce Paper Building (Warehouse District), Masonic Temple (4th and Main) and the Fiberglas Tower/Levis Square Park (Downtown) that was the first locally designated landmark structure in 2012. This site is located in the Warehouse District and is located less than one (1) mile away from the Vistula Historic District. This case will be heard at the November 24th City Historic Meeting. This meeting will take place after publication and a revised report may be issued to address any concerns identified at that meeting.

According to the Landmark Application, IBC Incorporated specializes in the development and management of over five (5) million square feet of property in Toledo. The applicant is seeking the designation in order to obtain State Historic Tax Credits and they are also seeking to list the building in the National Register of Historic Places for its historic significance so it will qualify for Federal Tax Credits. The building is considered historically significant since it was constructed circa 1909 and its architectural style.

The process for landmark designation outlined in the Toledo Municipal Code, **Chapter 1111.1000 Historic Districts and Landmarks (Designation or Expansion), Section 1111.1104 Report Contents** states the following:

- A. Whether the district or landmark proposed to be designated is listed on the National Register of Historic Places;
- B. Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past; and
- C. a description of the district or landmark to serve as an informational resource. The description must include, but need not be limited to, the following:
 - 1. a geographic description including location and its relationship to the entire City;
 - 2. a description of the general land uses;
 - 3. a general description of the building conditions;
 - 4. a general description of the socio-economic characteristics;
 - 5. a description of existing developmental plans or programs within or including the historic district or landmark; and
 - 6. a list of neighborhood organizations within or serving the historic district or landmark.

STAFF ANALYSIS (cont'd)

The required information for this landmark designation is delineated below.

- A.** Whether the district or landmark proposed to be designated is listed in the National Register of Historic Places;

The applicant is currently applying for designation on the National Register of Historic Places. The process takes significantly more time than the local designation and they are estimating a response from the Department of the Interior within the next six to twelve months.

- B.** Whether the district or landmark proposed to be designated provides significant examples of architectural styles of the past;

The building located at 25 S. Superior sits mid-block and is symmetrical in shape, constructed primarily of brick with a flat membrane roof structure with two (2) elevator penthouses. It has a symmetrical layout, in the Chicago Architectural style. The building was constructed in 1909 with an addition in 1912 with a brick infill on the interior walls. Character defining features of the interior include concrete floors throughout, hexagonal columns and cross beams in the earliest portion of the building, round bell columns and two-way slab in the 1912 portion of the building. The six (6) story building measures 90 feet wide and 116 feet deep and has approximately 69,4254 square feet.

- C.** A description of the district or landmark to serve as an informational resource. The description must include, but need not be limited to, the following:

- 1.** A geographic description including location and its relationship to the entire City;

The subject property is a .9-acre site that is located mid-block between Washington and Lafayette Streets on the east side of Superior within the Warehouse District. The closest designated historic landmark structure or historic overlay district is approximately 1,100 feet from the site and that is the Locally Designated “Commerce Paper Building” with the “Tower on the Maumee” being located 1,500 feet from the subject property.

- 2.** A description of the general land uses;

The subject property including all contiguous property were either zoned or rezoned in 2024 as part of a 62-parcel zoning modification of properties in the Warehouse District from Limited Industrial (IL) to Downtown Commercial (CD), uses in the general area include restaurants, office, retail shops, 5/3rd Field and off-street parking lots.

STAFF ANALYSIS (cont'd)**3. A general description of the building conditions;**

The overall condition of the property varies in condition with the structure and masonry in “fair” condition. The window openings on the 1st floor and the back of the building have been boarded up but the upper windows on the front elevation remain and are restorable. The interior of the building, including the concrete structure and floors, brick walls and vertical circulation are in good shape. is average on the exterior and interior. The overall structure appears to stable with no major damage.

Façade Descriptions**West (Front) Elevation – 1909 and 1912**

The west facade serves as the primary elevation of the Feilbach Building and comprises both the original 1909 structure (south end) and the 1912 addition (north end). It is constructed of red brick laid in a running bond pattern, extending from a non-historic EIFS base up to two distinct parapets: a Dutch gable on the 1909 portion and a flat parapet on the 1912 addition. Both parapets are capped with clay tile coping and feature corbelled brick detailing. Architectural elements include brick pilasters at the corners, clay ornamentation at the storefront head line, and a corbelled band beneath the second-floor windows. From the second through fifth floors, sets of windows are organized between pilasters and articulated with square brick columns and decorative clay tablets at the sills. The sixth floor maintains its own window band, consistent with the pattern below. The brick is in good condition, with less than 5% requiring tuck-pointing. Two non-original pedestrian entrances are located within the infilled storefront on the first floor. The northern entrance consists of a double-leaf anodized aluminum full-lite door, while the southern entrance features a painted hollow-metal door accessed by three concrete steps. Both are set within a field of non-historic blue metal panels and vertical tongue-and-groove wood siding that fully spans the original storefront openings. The first-floor storefront windows have been entirely obscured by non-historic infill materials. The upper floors retain painted wood double-hung windows, many of which are boarded or altered. Although various modifications are evident—including brackets, foam, shims, and sealed weight pockets—the original window units are largely intact. A large metal box wall sign is mounted within the boarded-up storefront area and was installed in 1983 for the F.W. Gallier’s Company. It spans a portion of the first-floor infill and remains a visual identifier on the front elevation. This is the only installed signage currently on the building’s primary facade.

South Elevation – 1909

The south elevation belongs to the original 1909 portion of the building and features orange brick laid in a running bond pattern, set within a concrete structural grid. The elevation terminates with a stepped parapet capped with clay tile. Centrally located on this wall is an elevator penthouse that bears a ghost sign. A stepped tar line is visible running at the fifth floor, providing evidence of a former adjacent structure. Remnants of that building’s foundation are also present at the southeast corner. There are no entrances, windows, or storefront openings on the south elevation.

STAFF ANALYSIS (cont'd)

East (Rear) Elevation – 1909 and 1912

The rear elevation consists of both the 1909 and 1912 sections and is constructed of orange brick in a running bond pattern, framed by a concrete structural grid. A concrete base is present at grade, and the elevation terminates at the roofline. The first-floor bays have been partially infilled with non-historic painted concrete block, overhead doors, pedestrian doors, and vertical tongue-and-groove painted wood siding. There are three non-original pedestrian doors, all made of painted hollow-metal. The southern entrance is accessed by four concrete steps. Three overhead doors are also present: one insulated panel door on the south end and two painted wood-paneled sectional doors in the center and north bays. From the second through sixth floors, window openings similar to those on the front facade are present but have been entirely boarded, with no remaining historic fabric. Several boarded openings feature exhaust vents, and two openings on the second floor (south bay) have security bars. The first-floor north bay window opening has been filled with painted block, and basement windows are also boarded. A metal shed-style awning is installed above the two wooden overhead doors. It is anchored into the concrete header above the openings and supported by guide stanchions connected 5 of 18 to existing window security bars. Evidence of an earlier awning system is visible through surviving attachment eyes embedded in the concrete, likely used to hold guidewires.

North Elevation – 1912

The north elevation is part of the 1912 addition and is constructed of orange brick laid in a running bond pattern, also framed within a concrete structural grid. It is topped by a stepped parapet with clay tile coping. A centrally aligned elevator penthouse projects slightly from the façade. There are no entrances, windows, or storefront openings on the north elevation. Two ghost signs are visible at the upper western end of the elevation. The most prominent is for the Lucas County Board of Elections. Behind it, a faded advertisement for the “Feilbach Company” can still be partially discerned, referencing the building’s original occupant and use.

Roof

The building has a flat, ballasted membrane roof sloping from the front to the back. It includes two elevator penthouses—one on each end—and a chimney located on the south side. Furring strips are visible on the sides of the penthouses. At the rear, a box gutter system channels water to three rectangular downspouts.

Interior

The interior of the building features concrete post-and-beam construction throughout with brick infill on the exterior walls. The character defining features of the interior include the concrete floor throughout, hexagonal columns and cross beams in the 1909 portion, and round bell columns and two-way slab in the 1912 portion. Portions of the first, second, and third floor have been subdivided with stud walls. All levels retain the historic concrete post-and-beam or slab systems indicative of early 20th-century warehouse construction.

STAFF ANALYSIS (cont'd)

4. A general description of the socio-economic characteristics;

The future use of this structure is to replace the roof, restore the windows and exterior doors where feasible and replace where needed, repair and tuckpoint brick. The first (1st) floor will be restored into storefronts that include three (3) commercial tenants and a residential lobby. All upper floors will be converted into residential apartments with eight (8) units per floor for a total of forty (40) units.

5. A description of existing developmental plans or programs within or including the historic district or landmark; and

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies as Downtown Designation. The Downtown Designation is intended to accommodate a broad range of uses to reflect Downtown's role as a commercial, governmental, cultural, and entertainment center. Downtown areas have high-intensity uses with high building coverage and large building placed close together. Mixed-use and pedestrian-oriented developments that discourage the use of automobiles within the Downtown Designation.

City Historic Districts Commission

The Toledo City Historic Districts Commission is charged with the responsibility of being the historical conscience of the city and exists to help preserve and protect Toledo's historic resources. The Toledo City Historic Districts Commission will have the authority to oversee any exterior changes to the Feilbach Building if it is designated as a local landmark. These powers are addressed in the Toledo Municipal Code, **Chapter 1112 Review and Decision-Making Bodies, Section 1112.0102 City Historic District Commission, letter D** states the following:

In addition to the duties of each Historic District Commission pursuant to Sec. 1112.0102, the City Historic District Commission shall:

1. designate landmark properties;
2. for designated landmark properties, develop appropriate standards and guidelines reflecting the landmark's historic and architectural significance;
3. hear, review, grant, deny and recommend modifications to proposals for Certificates of Appropriateness involving environmental changes to landmarked properties. Applications for Certificates of Appropriateness must be judged using adopted historic landmark standards and guidelines;

STAFF ANALYSIS (cont'd)

4. conduct a continuing survey of cultural resources in the city with the support of the Historic/Environmental Section, Department of Economic and Community Development;
5. advise the Mayor, the Department of Economic and Community Development and other local officials and make recommendations as to the protection of the City's cultural resources;
6. act as a liaison on behalf of the city to individuals and organizations concerned with historic preservation,
7. review all proposed National Register nominations for properties within the City in a manner consistent with federal and state regulations, seeking expertise from disciplines not represented on the Commission as needed; and
8. notify the respective active neighborhood organization of any demolitions requiring City Historic District Commission review, which is in the respective Historic District. Notification must be given to the respective active neighborhood organization at least ten calendar days before the City Historic District Commission hearing.

Staff supports designating the Feilbach Building at 25 S. Superior Street as a local landmark because of its historic and architectural significance and the rehabilitation of the structure will allow the structure to remain a contributing building in the community. The significance of the building will be preserved and this designation enhances the ability of the Toledo community to preserve a part of the City's history.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of M-17-25, Review of Landmark Designation for the Feilbach Building at 25 S. Superior Street, to Toledo City Council for the following two (2) reasons:

1. The Feilbach Building is historically significant in Toledo as part of the Warehouse District and the Downtown Core; and
2. The Forward Toledo Comprehensive Land Use Plan identifies the location of the building as Downtown Designation and the proposed use of mixed use commercial and apartments will allow the developers to provide additional commercial and housing opportunities that are in high demand for this part of the city.

REF: M-17-25. . .December 4, 2025

TOLEDO CITY HISTORIC DISTRICT
COMMISSION

REF: M-18-25

DATE: November 25, 2025

TIME: 5:30 PM

TOLEDO CITY PLAN COMMISSION

DATE: December 4, 2025

TIME: 2:00 PM

TOLEDO CITY COUNCIL

ZONING AND PLANNING COMMITTEE

DATE: January 7, 2026

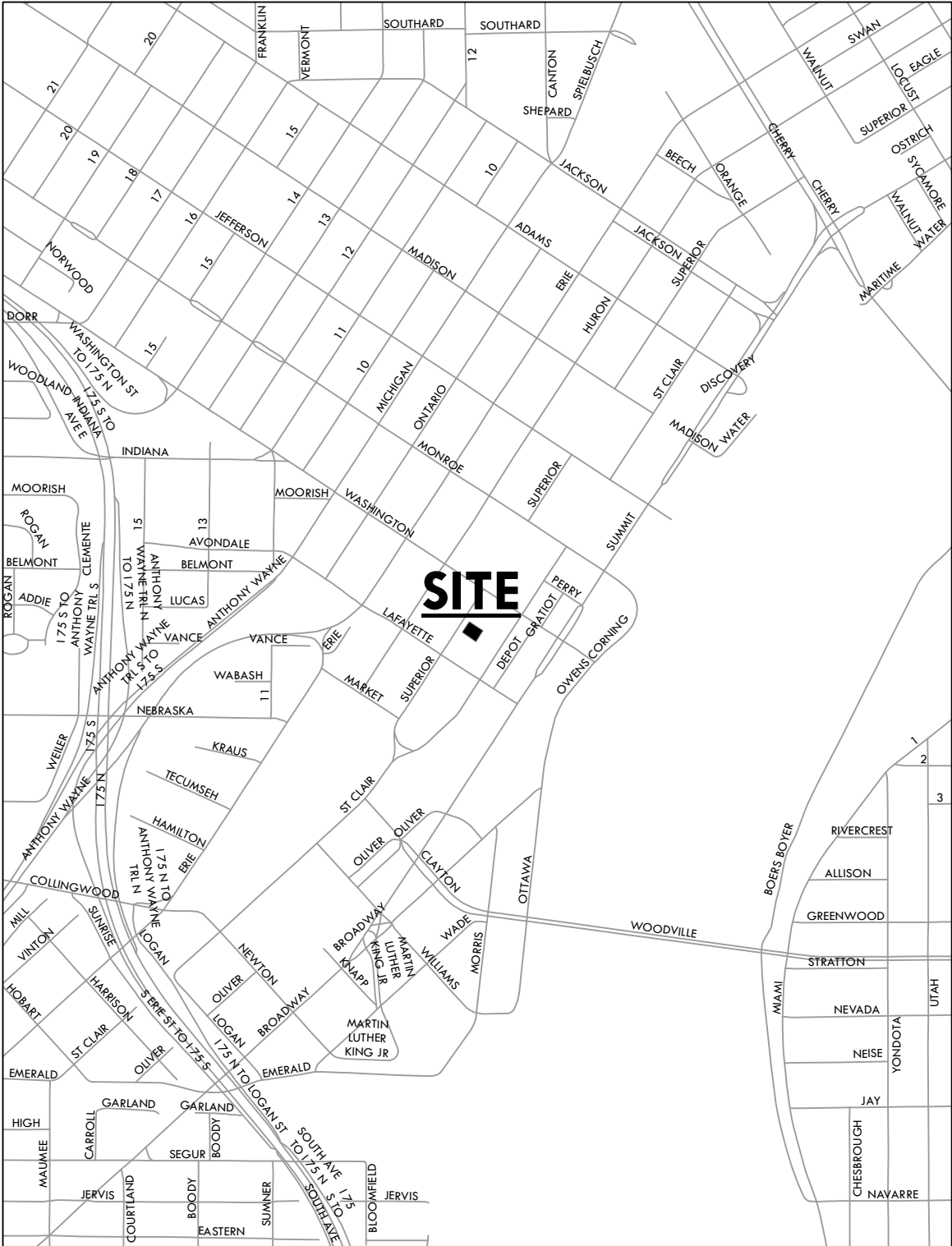
TIME: 4:00 PM

BH

Seven (7) sketches follow.

GENERAL LOCATION

M-17-25
ID 10



ZONING & LAND USE

M-17-25
ID 10



Front of Building (1964)

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Front of Building (Current)

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South and Rear Elevations

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Photo 5: 2025 Photograph – southwest elevation. Credit: Thomas Porter Architects



Interior Photos

M-17-25



Photo 9: 2025 Photograph – second floor. Credit: Thomas Porter Architects



REDEVELOPMENT PLAN

IBC Incorporated specializes in the development and management of over five million square feet of property in Toledo, Ohio. The company has specialized in industrial warehousing space and recently has begun expanding into commercial, both retail and residential, opportunities in Toledo.

IBC Inc. recently acquired The Feilbach Building, at 25 S. Superior Street, from the Galliers Company who has been using the building as a clothing warehouse.

The Feilbach Building is comprised of a six-story, 69,425 square-foot office/warehouse building constructed between 1909 and 1912. The property is situated between Washington and Lafayette Streets, in the heart of Toledo's warehouse district. There is an adjacent parking lot to the southwest and an abutting building to the northeast. Access to the site is also available from the alley that sits between Superior and Saint Clair Street.

The project will include nominating the property for local historic landmark designation as well as nomination to the National Historic Register. Once on the register, the project is eligible to receive State and Federal Historic Tax Credits for qualified rehabilitation expenses. Other planned funding sources for the project includes CRA Tax Abatement, along with private funding.

The current state of the building varies in condition, though the structure and masonry is in fair condition. The window openings on the first floor and the back of the building have been boarded but the upper windows on the front elevation remain and are restorable. The interior of the building, including the concrete structure and floors, brick walls, and vertical circulation are in good condition.

The scope of redevelopment includes roof replacement, complete inspection of the building envelope, restoration of the first-floor storefront, and reinstating windows in the back-alley elevation. The masonry will be repaired and tuckpointed to ensure a watertight enclosure. The whole building's enclosure will be sealed and secured to ensure the entire building is functional. The exterior doors and windows will be repaired or replaced where needed to provide operable and secure openings. On the interior, the first floor will receive three whitebox tenant spaces and a residential lobby. The upper floors will be converted to apartments, eight on each floor, for a total of forty apartments.