



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

REF: M-12-20

DATE: March 12, 2021

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Review of landmark designation for the Rathbun Realty Company building

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 11, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Review of landmark designation for the Rathbun Realty Company building
Address	-	331-333 N. Superior Street
Applicant	-	Midland Agency of NW Ohio 1656 Henthorne Dr Ste 200 Maumee, OH 43537
Architect	-	Paul R. Sullivan, AIA LLC 23 S. St Clair – Lower Toledo, OH 43604

Site Description

Zoning	-	CD Downtown Commercial
Area	-	.106-acres
Frontage	-	40' along N. Superior Street
Existing Use	-	Vacant commercial structure
Proposed Use	-	Commercial and residential uses

GENERAL INFORMATION (cont'd)

Area Description

North	-	Occupied mixed use structure and parking lot / CD
South	-	Vacant commercial storefronts / CD
East	-	Commercial building and parking garage / CD
West	-	High rise apartment building and vacant commercial storefront / CD

Parcel History

M-8-19	-	Amendment of Downtown Overlay District regulations regarding parking lots; Repealing Toledo Municipal Code Sections 1103.0202, 1103.0205, 1103.0207; enacting New Toledo Municipal Code Sections 1103.0202, 1103.0205, 1103.0207, 1103.0208, 1103.0209, 1103.0210, 1103.0211 (P.C. approved on 6/3/19, City Council approved on 7/17/19, Ord. 355-19I).
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Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Downtown Toledo Master Plan (adopted in February 2017)

STAFF ANALYSIS

This request is for the review of the landmark designation for the Rathbun Realty Company building. The City of Toledo currently has three locally designated historic districts; Old West End, Vistula, and Westmoreland. The City of Toledo has four other structures that have been locally designated in the last five years which are the Fiberglass Tower, Levis Square located at 200 and 435 North St. Clair Street, Commerce Paper Building located at 15, 25, 31, and 39 S. Ontario Street, and 443-447 10th Street in Downtown Toledo. This would be the fourth locally designated building in the City of Toledo. The applicant is seeking the designation in order to obtain state historic tax credits. They are also seeking to place the Rathbun Realty Company building on the National Register of Historic Places for its architectural significance so it will qualify for federal tax credits as well. The building is considered historically significant since it was constructed in 1917 and is over 100 years old. The applicant proposes to use the building for commercial uses on the first floor and residential units on the second and third floors.

STAFF ANALYSIS (cont'd)

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:

The reports of the Plan Commission and City Historic District Commission, containing their written recommendations to the City Council, must include information about how the proposed historic district or landmark, or expansion, is of special historical and architectural significance. The reports must include 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 on 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;

Built in 1917, the building at 331-333 N. Superior Street was designed by architecture firm Mills, Rhine, Bellman, and Nordhoff for the Rathbun Realty Company who developed the property as a business venture for the robust economy in Toledo, Ohio. The building faces southeasterly and is supported by steel framing with glass, granite, and limestone facade. A new façade was created in 1928 by the same architecture firm. Flanked by four to six story masonry structures, only the front façade and rear elevation are visible. The exterior appearance has remained unchanged since 1928.

The front façade reveals an architectural design with straight lines reflective of Art Deco styling on the first floor. The first floor is the product of the 1928 façade renovation and is faced in light gray Indiana limestone and features a wide, double-door entrance that is recessed and centered on the front of the building. Recessed black granite surrounds the main entrance with flanking black granite panels on both sides of the front door. There is evidence of a previous fire in the recessed entry and can be seen in the ceiling to include the former transom window that is located above the main entrance. Once inside the first floor, a portion of the 1928 ribbed plaster ceiling was not damaged by the fire and remains intact.

Flanking the entryway is a wide, three part or tripartite showcase windows topped by a vertically-divided transom. The black granite surrounds each window group to include black granite is located on the lower portion of the base, extending to grade level and connecting the granite entry at grade level. Centered above each window is a large, flush-set marble roundel featuring several swirled patterns of blue-grey hues that are exhibited on a low bas relief carving of the Hart, Schaffner, & Marx clothing company's famous Trumpeter emblem.

STAFF ANALYSIS (cont'd)

The second and third stories are unchanged in form from the original construction dating back to 1916-1917. These floors are framed in limestone with large expanses of glass in a divided lite showcase, topped with lighted vertical transom lites above. Each story is divided into seven (7) individual large window units with a two-inch vertical metal support between each unit. The transom lites are divided vertically and are set in groups of four above each window unit. An extended paneled stone band separates the first and second floors while a larger paneled stone band separates the second and third story. A stone sill runs at the base of the third story windows while an identical paneled stone band separates the third story from the cornice.

At the angle of the building is a slightly protruding square of limestone blocks that rise at either side of the building and pierce the cornice with a culminating carved stone and scrolled coping that rises just above the roof-line. Above the third story is a projecting limestone cornice in the overhang. Atop the cornice is a recessed, inwardly sloping roof that is covered with red clay tiles shaped as an "S" that overlay onto the next tile. These tiles are capped by a horizontal ceramic coping. This tiled roof rises slightly above the main roof which is flat and slopes westerly toward the rear of the building. The main roof features a former elevator housing unit at the rear of the structure at the southwest corner of the roof.

The rear elevation is common brick pierced with three sets of paired windows with smaller lites above each pair on the two upper stories. The first floor rear elevation has three sets of smaller paired windows in its upper portion with a raised overhead delivery door and a single entry door at grade level. All windows have concrete slip sills.

The interior offers three large open spaces which could be the result of the past fire damage. The walls and ceilings are plastered and the floors are covered with a cementitious overlayment that is displaying moisture damage. The first and second levels are fully open from front to rear while the third floor has a row of vertical wood supports running down the center of the building. A series of boxed, plastered ceiling steel beams run the width of the first and second floors and approximately ten (10) feet on center. Between these beams and the wooden joists, this is how the upper floors and roof are supported. The elevator shaft and stairwell enclosures are located at the rear of the building in the southwest corner of each floor.

STAFF ANALYSIS (cont'd)

The Rathbun Realty owned and leased the structure from 1916 to 1974. The building opened in 1917 as the Isenberg Brothers Jewelers and Tailors under the proprietorship of Moses Isenberg. The firm occupied the building until 1928 when another firm of Hoffmann-Thomas, an exclusive men's clothing store, opened at this address. William Hoffman and Bernard Thomas was the dealer for the select and high quality Hart, Schaffner, & Marx clothing line that was founded in Chicago in 1887. Hart, Schaffner & Marx rapidly moved to establish a national market including this store in Toledo. The façade renovation from 1928 was due to the need to display the clothing and the relief carvings of on the Hart, Schaffner, & Marx logo on the exterior remain there today. The Hoffmann-Thomas firm operated at this location for nearly 30 years and closed in 1958 following the death of William Hoffmann. The Hoffmann-Thomas firm was succeeded by H.O. Nicholas Clothing Company, another well known clothing company in Toledo, for approximately another ten years.

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 .106-acre site that is located in downtown Toledo, and is bounded by North Superior Street and Adams Street. The commercial building sits between two and shares a common wall with the building on the north and south side. The structure is located in the Downtown Overlay District, and is located within walking distance to other historical buildings such as the Valentine Theater.

2. a description of the general land uses;

The subject property is zoned Downtown Commercial (CD) and after the structure was no longer a retail clothing store, the structure operated as a commercial use and as a bookstore until 2009. Surrounding land uses include the Valentine Theater to the north, to the west are LaSalle Apartments and commercial buildings, and to the south and east are commercial storefronts and a parking garage.

3. a general description of the building conditions;

The history of the structure states it was used as either a jeweler or clothing retail store from 1916 to 1970's with additional retail uses until Leo's Bookstore opened in 1999 and closed in 2009. The details provided for the interior is that the building is structurally sound.

STAFF ANALYSIS (cont'd)

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

The future use of this structure is for commercial uses on the first floor with residential uses above where downtown Toledo has a high demand for housing at this time. Within a three block radius of the subject site, multiple commercial high rise buildings have been converted into residential uses. The LaSalle building was renovated into market rate apartments and additional buildings in the Downtown Overlay District have been converted to condos where the demand for housing is still on the rise.

Since ProMedica moved to the downtown waterfront, the downtown area will have an influx of new professionals looking to reside closer to their place of employment that provides amenities and entertainment. The renovation of Hensville in the Warehouse District, the construction of the Mud Hens Stadium and the Huntington Center to include multiple restaurants and bars that have been renovated in the last decade are increasing the draw to live in the downtown proper. The challenge will be to provide a full scale grocery store for those living in the core of the downtown area.

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

The Toledo 20/20 Comprehensive Plan targets this site for Downtown Commercial uses. The Downtown Commercial land use category is intended to accommodate a broad range of uses to reflect the downtown's role as a commercial, government, cultural and entertainment center. Land uses are intended to be intense with high building coverage, large buildings, and buildings placed close together. The Downtown Overlay District Plan, adopted in 2017, also targets this site for downtown commercial uses. Additionally, the plan goes on to stress the need to develop more residential units to create a mass of housing and a concentration of people to justify the development of convenience shopping.

6. a list of neighborhood organizations within or serving the historic district or landmark.

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. Toledo City Historic Districts Commission will have the authority to oversee any exterior changes to the Rathbun Realty Company 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:

STAFF ANALYSIS (cont'd)

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;
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.

The Toledo City Historic District Commission reviewed and voted to support the Landmark Designation for this site at their February 22, 2021 meeting. The property will then be under their review for any exterior modifications once the Plan Commission and City Council approve the request.

TO: President Matt Cherry and Members of City Council
March 12, 2021
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STAFF ANALYSIS (cont'd)

Staff supports designating the Rathbun Realty Company building as a local landmark because of its architectural significance, and the conversion to a residential use 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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommended approval of designating the Rathbun Realty Company building located at 331-333 N. Superior Street as a local landmark to the Toledo City Council for the following three (3) reasons:

1. The 2017 Toledo Downtown Plan identifies the Rathbun Realty Company building as historic since it was constructed before 1940.
2. The 2017 Toledo Downtown Plan identifies existing structures as reuse opportunities for developers, and encourages historic preservation.
3. The Rathbun Realty Company building is historically significant in Toledo, Ohio as a contributing footprint in the Downtown Overlay District, and will assist in the downtown urban renewal project that city has been developing over the last ten years.

Respectfully submitted,



Thomas C. Gibbons
Secretary

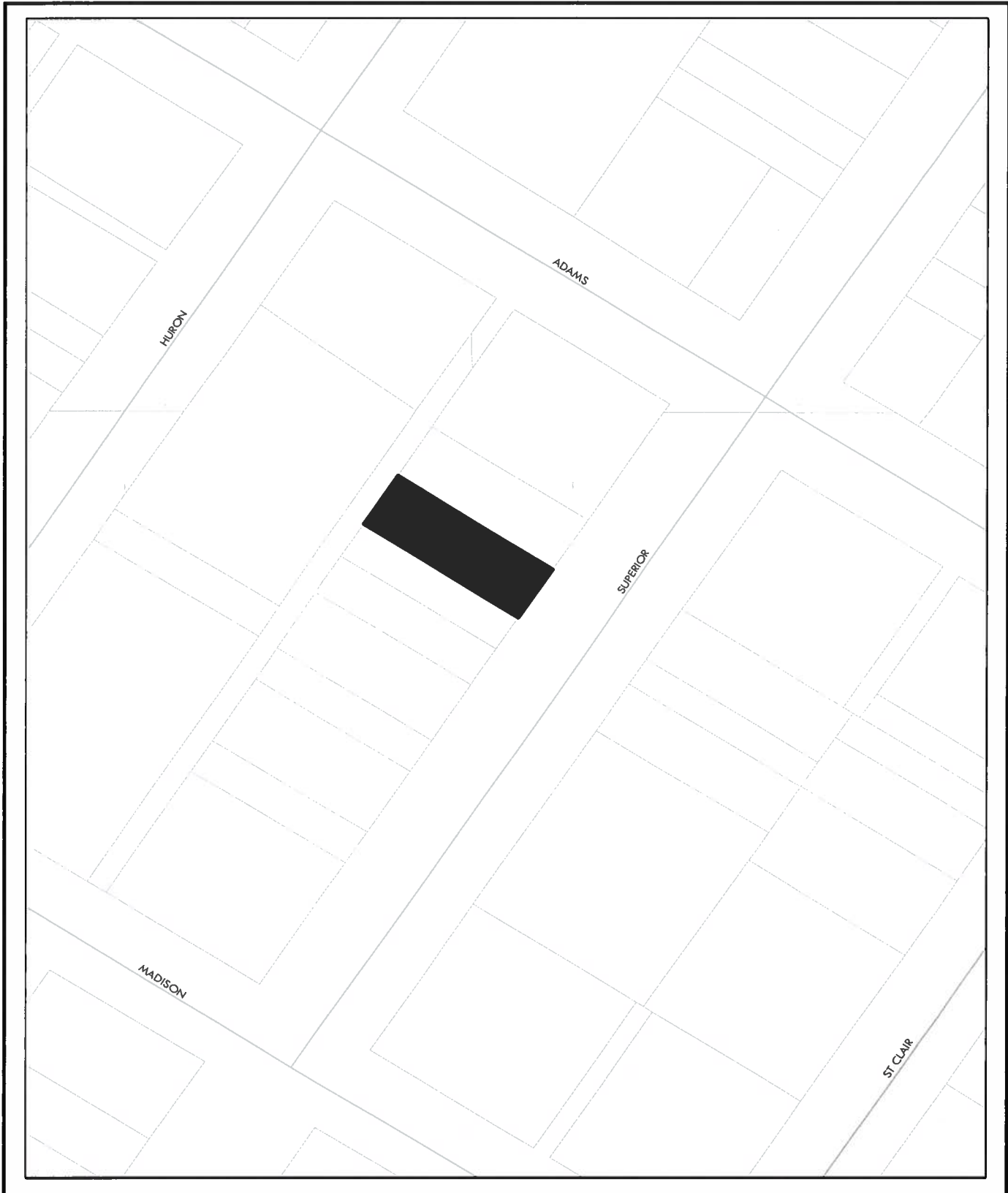
MLM

Four (4) sketches follow

Cc: Midland Agency of NW Ohio, 1656 Henthorne Dr Ste 200, Maumee, OH 43537
Paul R. Sullivan, AIA LLC, 23 S. St Clair – Lower, Toledo, OH 43604
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner

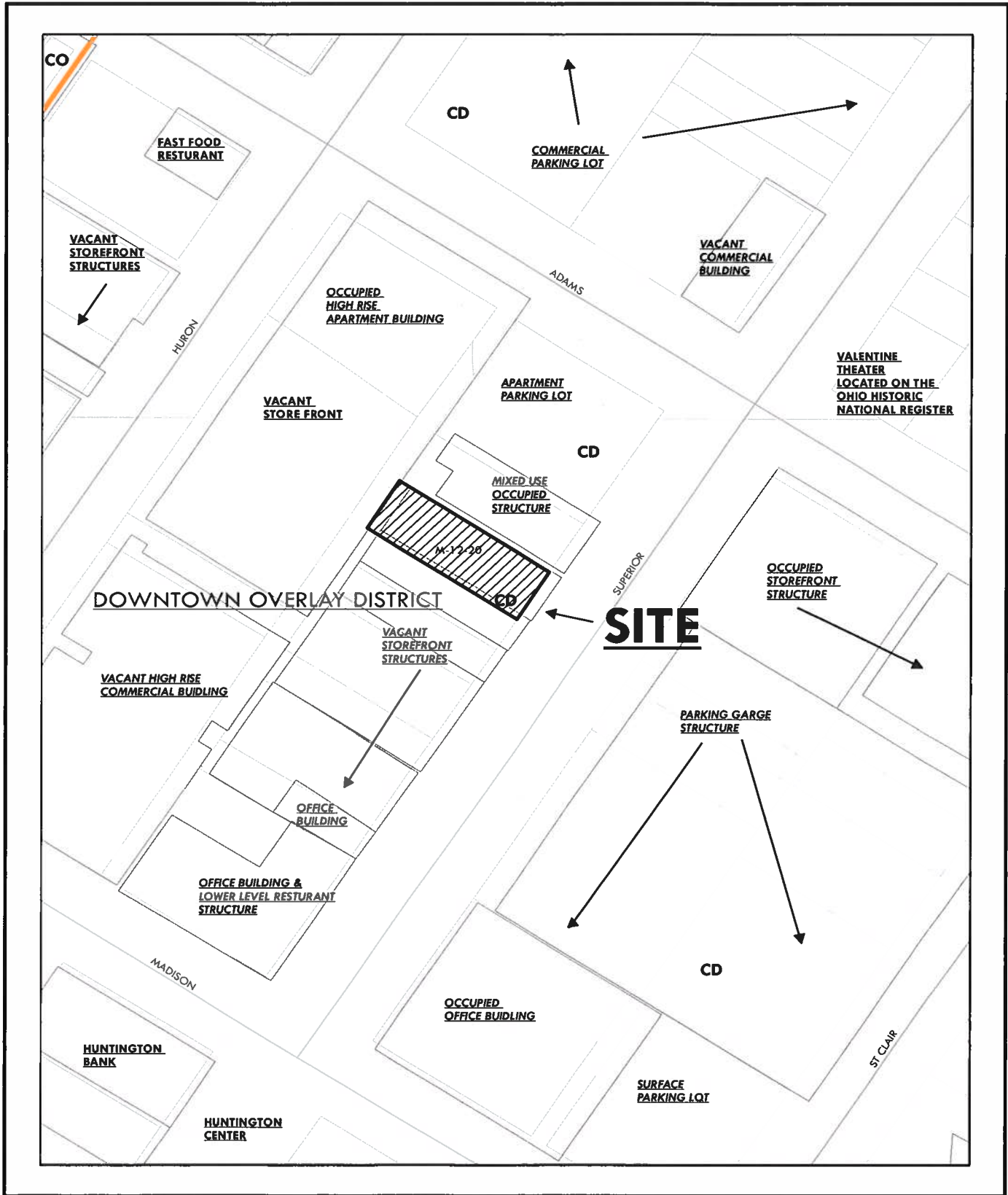
GENERAL LOCATION MAP

M-12-20



ZONING AND LAND USE

M-12-20



FRONT OF THE BUILDING

M-12-20



**REAR OF STRUCTURE
ALLEY VIEW**

M-12-20





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: February 26, 2021
REF: M-12-20
PLANNER: M. Maguire

NOTICE OF PUBLIC HEARING

on

Date: Thursday, March 11, 2021

Request: Review of landmark designation for the Rathbun Realty Company building

Location: 331-333 N. Superior Street

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, March 11, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link - Join from PC, Mac, Linux, iOS or Android:

<https://toledo-oh-gov.zoom.us/j/82797725260?pwd=QS9oM3pGNGFVb2lrSWZXaVE1ZW5UUT09>

Passcode: 682523

Or Telephone:

Dial: USA 602 333 2017 US Toll

Conference code: 291916

You may also call the office of the Toledo City Plan Commission at **419-245-1200** or email any comments that you have to the planner at molly.maguire@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: February 26, 2021
Ref: M-12-20

NOTICE OF PUBLIC HEARING

Wednesday, April 14, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, April 14, 2021 at 4:00 p.m., will consider the following request:

Review of landmark designation for the Rathbun Realty Company building
located at 331-333 N. Superior Street.

When: April 14, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84767280845?pwd=MURmc0hVSG83Y3V2b2FKbDRa1g3UT09>

Passcode: **253123**

Or Telephone:

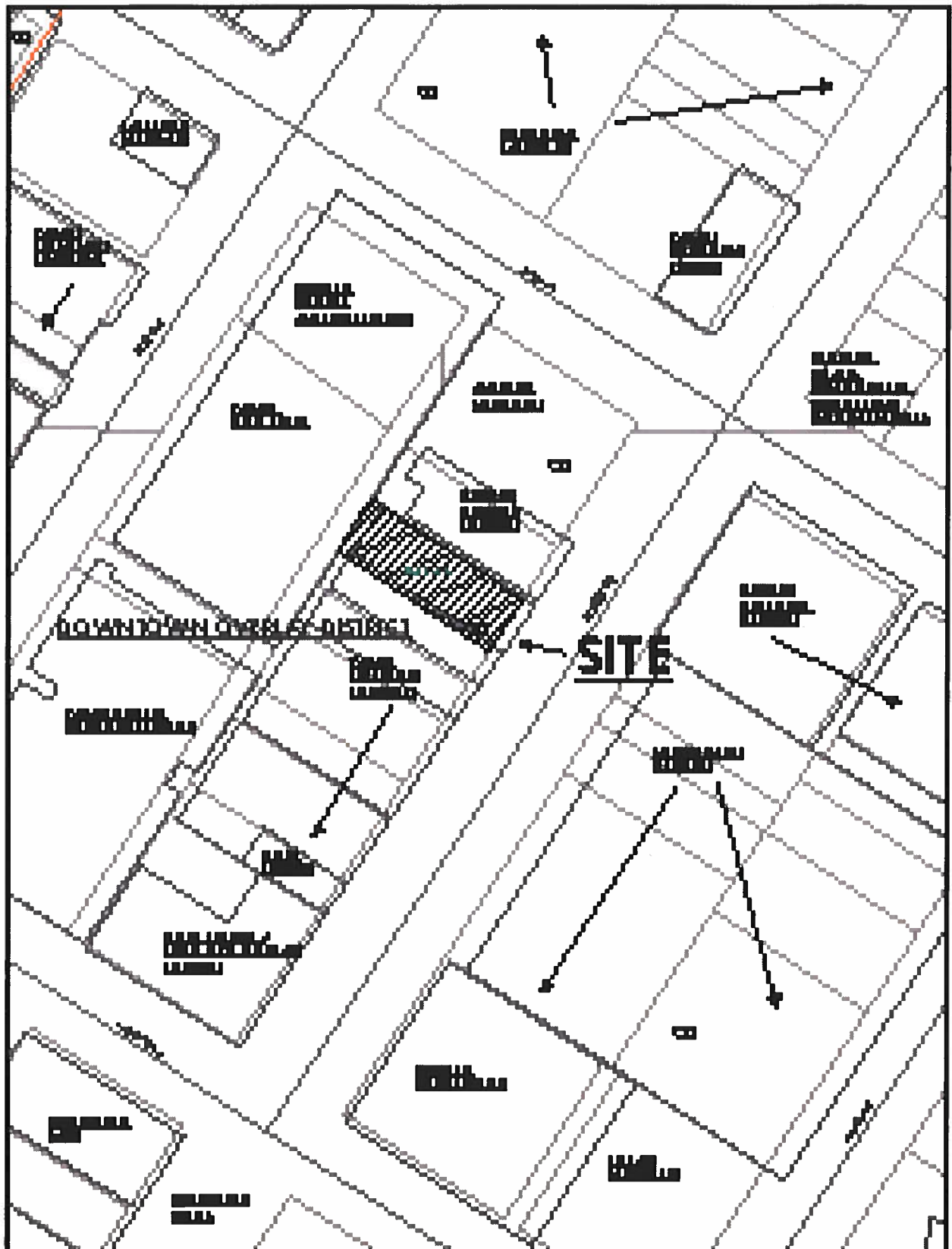
Dial: 602 333 2017 (USA)

Conference code: **623767**

Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL



AREIS Online

Auditor's Real Estate Information System

Auditor **Property Search** County Website Contact Us

Address Owner Parcel Number Assessor # Advanced **County Map** Multi-Year Search



owner	mailing address 1	mailing address 2
TOLEDO-LUCAS COUNTY PORT AUTHORITY	225 NORTH ST CLAIR ST C/O CLAYTON S J	TOLEDO OH 43604
245 SUMMIT LTD	525 HAMILTON ST STE 106	TOLEDO OH 43604
317 SUPERIOR LLC	1479 KRAUS CT	ELMONT NY 11003
317 SUPERIOR LLC	317 N SUPERIOR ST	TOLEDO OH 43604
MIMG LXII LASALLE, LLC	2195 N HWY 83 STE 14B	FRANKTOWN CO 80116
DOWNTOWN CDC LLC	6450 WEATHERFIELD CT STE 1A	MAUMEE OH 43537 9149
CAD TAVERN INC AN OHIO CORP	420 MADISON AVE STE 103	TOLEDO OH 43604
LUCAS COUNTY LAND REUTILIZATION CORP	ONE GOVERNMENT CENTER STE#580	TOLEDO OH 43604
SAGERT PAUL D	2044 MARLOW RD # 7	TOLEDO OH 43613
SUPERIOR INVESTMENT GROUP, INC.	420 MADISON AVE	TOLEDO OH 43604
THEATRE BUILDING UNIT ONE LLC	420 MADISON AVE STE 103	TOLEDO OH 43604
325 NORTH SUPERIOR STREET LLC	2332 MIDDLESEX DR	TOLEDO OH 43606
MIDLAND AGENCY OF NORTHWEST OHIO	1656 HENTHORNE DR STE 200	MAUMEE OH 43537
OHIO BUILDING CO., LTD.	420 MADISON AVE	TOLEDO OH 43604
GREATER METROPOLITAN TITLE	P O BOX 1433	TOLEDO OH 43603
SKOWRON ERIC	1108 ROCHELLE RD	TOLEDO OH 43615
PAUL SULLIVAN	23 S. ST CLAIR – LOWER	TOLEDO OH 43604

CITY OF TOLEDO SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

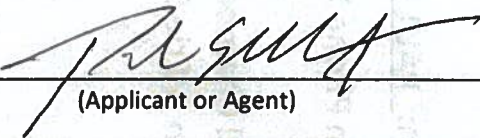
4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 2/23/2021 to 4/23/2021.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.



(Applicant or Agent)

PAUL SULLIVAN

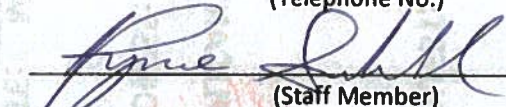
(Print Name or Organization)

419-266-2733

(Telephone No.)

I issued 1 signs for this application 2-23-21

(Date)



(Staff Member)

Location of sign(s) STOREFRONT LOCATION - POST SIGN

ON EXTERIOR FRONT DOOR

CASE NUMBER M-12-20

PUBLIC HEARING

CASE NO. M-12-20

REQUEST: REVIEW OF LANDMARK DESIGNATION FOR 331-333 SUPERIOR ST

APPLICANT NAME: MIDLAND Agency of NW Ohio

ADDRESS: 1656 Henthorne Dr Ste 200 Maumee, OH 43537

DATE: MARCH 11, 2021

TIME: 2:00 PM

Contact Person: PAUL SULLIVAN

Contact Person Phone Number: PSULLIVAN@BEX.NET

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

February 24, 2021

Midland Agency of NW Ohio
1656 Henthorne Dr Ste 200
Maumee, OH 43537

Paul R. Sullivan, AIA LLC
23 S. St Clair – Lower
Toledo, OH 43604

RE: M-12-20 / 331-333 N. Superior Street

Dear Mr. Sullivan:

On February 22nd, 2021 the Toledo City Historic District Commission approved your request for:

Review of landmark designation for the Rathbun Realty Company building.

This approval was granted for the local landmark for the following three (3) reasons:

1. The 2017 Toledo Downtown Plan identifies the Rathbun Realty Company building as historic since it was constructed before 1940.
2. The 2017 Toledo Downtown Plan identifies existing structures as reuse opportunities for developers, and encourages historic preservation.
3. The Rathbun Realty Company building is historically significant in Toledo, Ohio as a contributing footprint in the Downtown Overlay District, and will assist in the downtown urban renewal project that city has been developing over the last ten years.

The next meeting for this application will be on March 11, 2021 at 2 p.m. in front of the Toledo City Plan Commissions. I am available to answer any questions or concerns you may have at 419-245-1200 regarding your application.

Sincerely,

A handwritten signature in black ink that reads "Molly Maguire". The signature is fluid and cursive, with a period at the end.

Molly Maguire
Principal Planner



Toledo City Historic Districts Commission

NOTICE TO

OWNERS OF NEIGHBORING PROPERTY

Gary Hoffman, Chairperson

Nick Doing

Rodger Marciniak

Deb Pearson

James Mettler

Danielle Steinhauer

Alex Armstrong

Lonnie Homan

Molly L. Maguire

*Secretary
Principal Planner
Toledo-Lucas County
Plan Commissions*

The owner of the property located at **331-333 N. Superior Street, M-12-20**, is a requesting to designate the structure as a Local Landmark Structure that falls under Toledo City Historic District. The Commission has been asked to review and approve:

Review of landmark designation for the Rathbun Realty Company building.

Lucas County tax records identify you as the owner(s) of neighboring property. The Toledo Historic District Ordinance requires notification be sent to owner(s) of property that abuts or is across a public right-of-way from a site where change is proposed. You have the opportunity to attend the meeting where the change will be discussed and to comment on the proposal.

ZOOM MEETING – ON-LINE

Please use the following instructions listed below:

DATE: Monday, February 22nd, 2021

TIME: 5:30 P.M.

PLACE: Zoom webinar for the TCHDC Meeting

Please click the link below to join the webinar:

<https://toledo.oh.gov.zoom.us/j/83876990900?pwd=QnlhQ1l0MkdvbW1PNUU1VGE1RjBLdz09>

You can go to the Zoom website, click on Join Meeting and enter the code below.

Webinar ID: 838 7699 0900

Passcode: 623178

If you cannot join the meeting online, you may call in at:

USA: 602-333-2017

Conference code: 291916

If you have any questions about this notice or want additional information, please call the Toledo-Lucas County Plan Commissions office and ask to speak with the Historic Districts planner.

Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620
Toledo, Ohio 43604
Telephone: (419) 245-1200

NOTICE DATE – February 5, 2021