



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: June 15, 2018

REF: M-8-18

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

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

SUBJECT: Request for Review of landmark designation for the building located at 443-447
10th Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, June 15, 2018 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Review of landmark designation for the building located at 443-447 10th Street
Address	-	443-447 10th Street
Applicant	-	Toledo Revival, LTD Erin Claussen 3204 River Rd Toledo, OH 43614
Owner	-	James C. Andrus 319 River Bend Lane Maumee, OH 43537
Developer	-	Crane Development, Ltd Matthew Rubin 110 Ottawa St, APT 2A Toledo, OH 43604

Site Description

Zoning	-	IL Limited Industrial
Area	-	.11-acres
Frontage	-	47' along 10th Street and 100' along Jackson St
Existing Use	-	Warehouse
Proposed Use	-	Office space

GENERAL INFORMATION (cont'd)

Area Description

North	-	Office building / CD
South	-	Parking lot / IL and Office building / CD
East	-	Court building / CO
West	-	Parking lot / IL

Parcel History

M-4-12	-	Adoption of Uptown District Neighborhood Plan (P.C. rec. approval on 12/5/13, C.C. approved on 1/8/14 by Ord. 19-14).
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Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Downtown Toledo Master Plan
- Toledo UpTown District Plan
- UpTown District Urban Neighborhood Overlay

STAFF ANALYSIS

This request is for the review of the landmark designation for the building located at 443-447 10th Street. The City of Toledo currently has three locally designated historic districts; Old West End, Vistula, and Westmoreland. Two other properties in the City of Toledo have been locally designated in the last five years; the Fiberglass Tower/Levis Square, located at 200, 435 North St. Clair Street; and the Commerce Building, located at 15, 25, 31, and 39 S. Ontario Street. This would be the third 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 structure on the National Register of Historic Places for its architectural significance so it will qualify for Federal Tax Credits. The building is considered historically significant since it was constructed between 1892 and 1906 and is over 100 years old. The applicant proposes to use the building for office space to mirror other uses in the area.

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:

STAFF ANALYSIS (cont'd)

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.

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.

STAFF ANALYSIS (cont'd)

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

The building located at 443-447 10th Street was built between 1895 and 1906, and is considered Italianate in style, a characteristic of early twentieth century structures. The façade of the building faces 10th Street. The main entrance appears to be in its original location. The building is three stories tall and is situated at the corner of Jackson Street and 10th Street. The windows on the third level are arched with a metal cornice, and two rows of dentilation patterns above them. The windows located on the first and second do not have specific details and were altered at some point in the past. The first floor is divided into two bays, the second and third floors both are 8-bays wide due to previous manufacturing uses.

The tenant building tenant was the Landers Brothers Company, who manufactured a variety of automobile components from 1906 to 1912. In 1912, another manufacturing company moved in called Electric Auto-Lite. Electric Auto-Lite only occupied the building for approximately a year and half before they out grew the space. By 1915, Tillotson Manufacturing Company moved in to the building and produced carburetors until 1917. Tillotson out grew the building and left to continue their global business in supplying carburetors to Motor Works, Indian Motorcycle, tractors, Whizzer motorbikes, and Harley Davidson.

In 1918, M.I. Wilcox Company moved into the building and manufactured awnings until 1921. The building was used for auto repair from 1922 to 1923. In 1924, the company changed their product a third time to manufacturing automobile tops. It is likely that the auto tops manufactured in the building were sold to Jeep as soft tops for their vehicles.

From 1924 through 1934, the building housed a manufacturing facility and the Independent Order of Odd Fellows (I.O.O.F.) Temple. The I.O.O.F. utilized the third floor as their gathering space and dance hall. The I.O.O.F. remained on the third floor when Chapman Manufacturing Company moved into the building in 1926, replacing M.I. Wilcox. The Chapman Manufacturing Company also produced auto tops there from 1926 until 1940.

After 1940, the structure was used for a gasoline station equipment manufacturing business among other uses. Until the 1940's, this building played a huge part in the manufacturing of auto parts for Toledo's auto industry and placed Toledo on the map as nationally known for its automobile components.

STAFF ANALYSIS (cont'd)

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 .11-acre site that is located in downtown Toledo, and is bounded by 10th Street and Jackson Street. The warehouse sits on the northern corner of the city block, with an attached structure to the south for the emergency egress staircase to the building. The structure is a standalone building with no adjoining walls. The structure is located in the UpTown District and is part of the Downtown Toledo Master Plan, and is two blocks away from the Lucas County Court House.

2. a description of the general land uses;

The subject property is zoned Limited Industrial (IL). The structure operated as a manufacturing facility from its inception until after 1940. Surrounding land uses include a large office building directly to the north, to the west and south are parking lots, and to the east is the Family Court building.

3. a general description of the building conditions;

The history of the structure states it was used for manufacturing automobile parts until 1940. There is no mention in the buildings history that it was ever converted to another use. The details provided for the interior state that the building is structurally sound. The Residential Building Official for the City Of Toledo, Division of Inspection conducted an exterior review and found the structure appear to be structurally sound as well.

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

The future use of this structure is for office space to mirror other uses in the vicinity. Since Toledo and Lucas County have their court buildings, jail and other municipal buildings located in the downtown core, the future use of this building will blend in with its surroundings.

The Downtown Toledo Master Plan states that over 80 percent of Class A (largest of the three classes for office space) space is located downtown, and nearly a third of all office space is downtown. A large proportion of office employment and office buildings is in Downtown Toledo, which is an asset. The other classes of office space, B and C, are smaller in physical size and the rent is at lower rates compared to the high end of Class A.

STAFF ANALYSIS (cont'd)

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

The Toledo 20/20 Comprehensive Plan and Downtown Toledo Master Plan both target 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 Uptown District Plan, adopted in 2014, also targets this site for downtown commercial uses and urban village. Additionally, the land uses are intended to be intense with high building coverage, large buildings, buildings close together, and to accommodate mixed-use pedestrian oriented development.

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. The Toledo City Historic Districts Commission will have the authority to oversee any exterior changes to the Commerce Paper 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:

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;

TO: Matt Cherry and Members of City Council
June 15, 2018
Pg 7

REF: M-8-18

STAFF ANALYSIS (cont'd)

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 the landmark proposal at their monthly meeting on May 29, 2018. The commission was very pleased to see the request and a motion of support was taken to endorse the application prior to the Toledo City Plan Commission hearing.

Staff supports designating the building at 443-447 10th Street as a local landmark because of its architectural significance. Additionally, the conversion to office space 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 recommends once the re-design and end user is established, the property owner shall rezone the building from Limited Industrial to Downtown Commercial.

TO: Matt Cherry and Members of City Council
June 15, 2018
Pg 8

REF: M-8-18

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommended approval of designating the building located at 443-447 10th Street as a local landmark to the Toledo City Council, for the following three (3) reasons:

1. The 2014 UpTown Neighborhood Plan identifies historic building fronting and surrounding Adams Street as the main corridor of buildings that should be preserved to include utilizing the federal historic preservation tax incentives.
2. The 2014 UpTown Neighborhood Plan identifies the location of the building as the Downtown Connector District where the warehouse structure is a good reuse opportunity for a developer, and encourages historic preservation.
3. The building is historically significant in Toledo, Ohio as a contributing footprint in the UpTown district, and will assist in the downtown urban renewal projects that city have been developing over the last ten years.

Respectfully submitted,



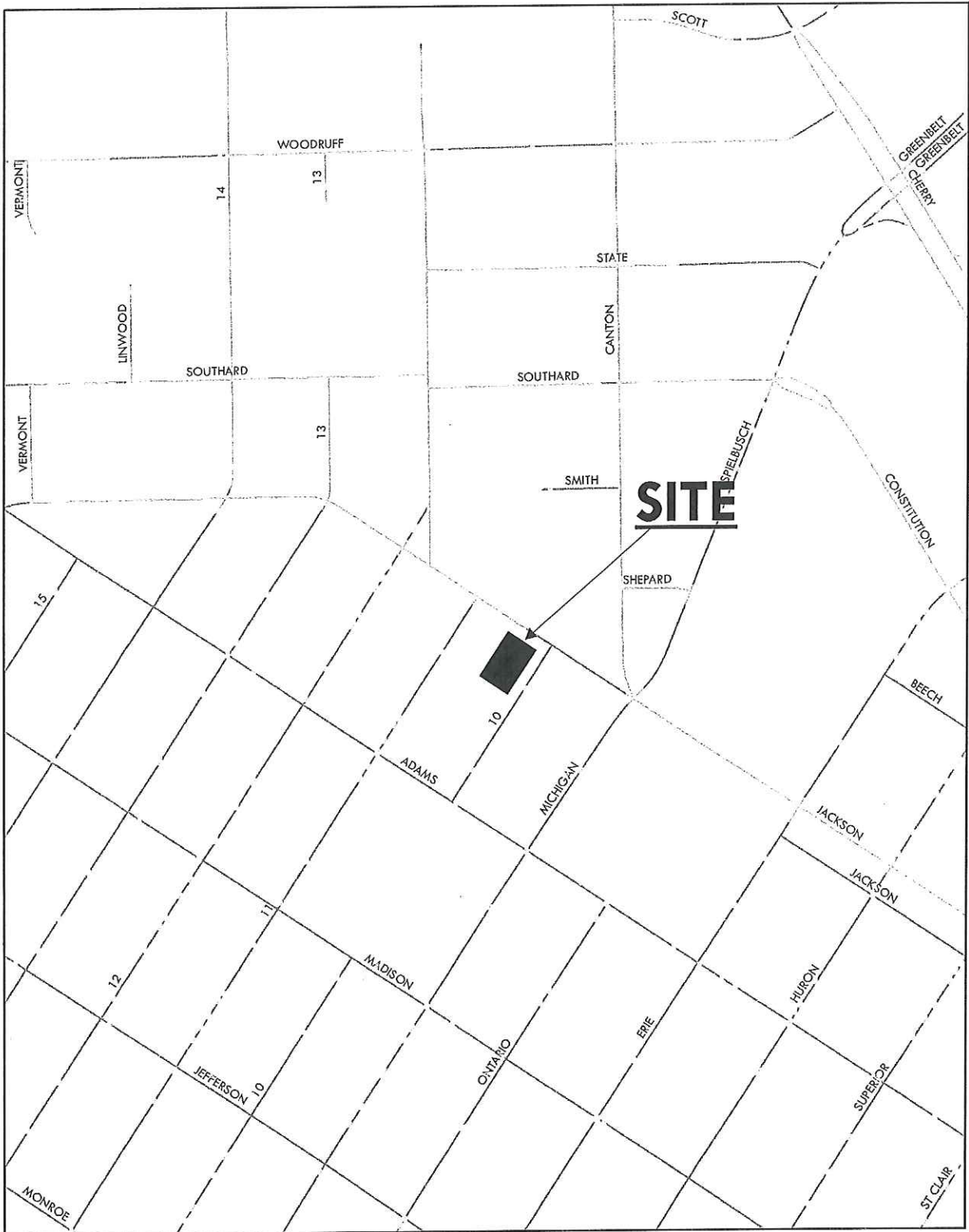
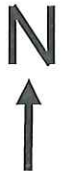
Thomas C. Gibbons
Secretary

MLM
Four (4) sketches follow

Cc: Erin Claussen, Toledo Revival, LTD
James C. Andrus, Owner
Matthew Rubin, Crane Development, Ltd
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner

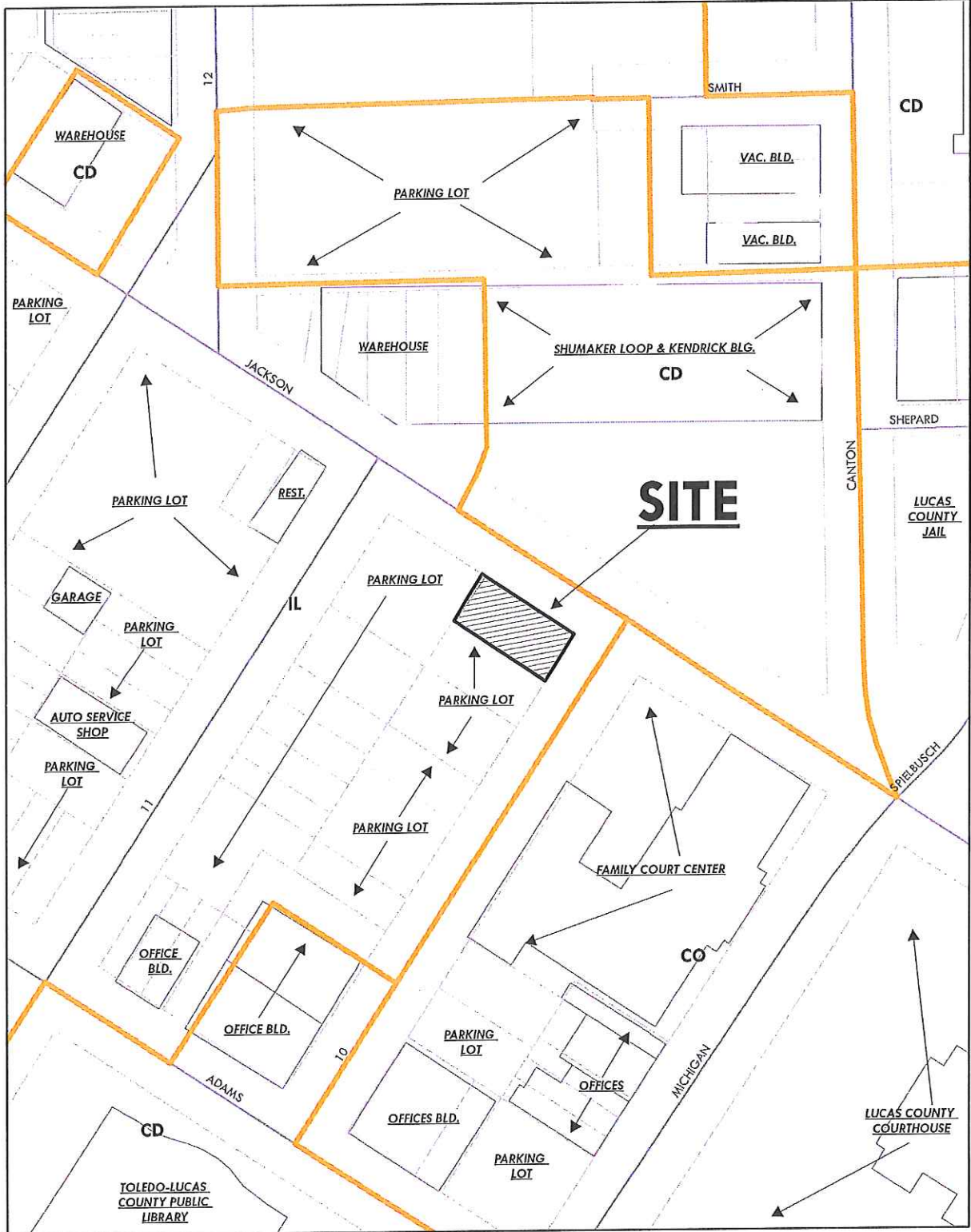
GENERAL LOCATION

M-8-18
ID 9



ZONING & LAND USE

M-18-18
ID 9



ELEVATION

M-8-18
ID 9

Photo 2: 1008-1014 Jackson St. circa 1915. This building was located directly across Jackson St. from 445-449 10th St. and housed Tillotson Manufacturing Company at the same time it occupied 445-449 10th St. The elevated pipe pictured is running across Jackson St. to the third floor of 445-449 10th St. Source: Toledo Lucas County Public Library Images in Time website



Photo 3: 445-449 10th St. in 2018. East elevation. Credit: Erin Claussen

ELEVATION & INTERIOR

M-8-18
ID 9



Photo 4: 445-449 10th St. in 2018. North elevation. Credit: Erin Claussen

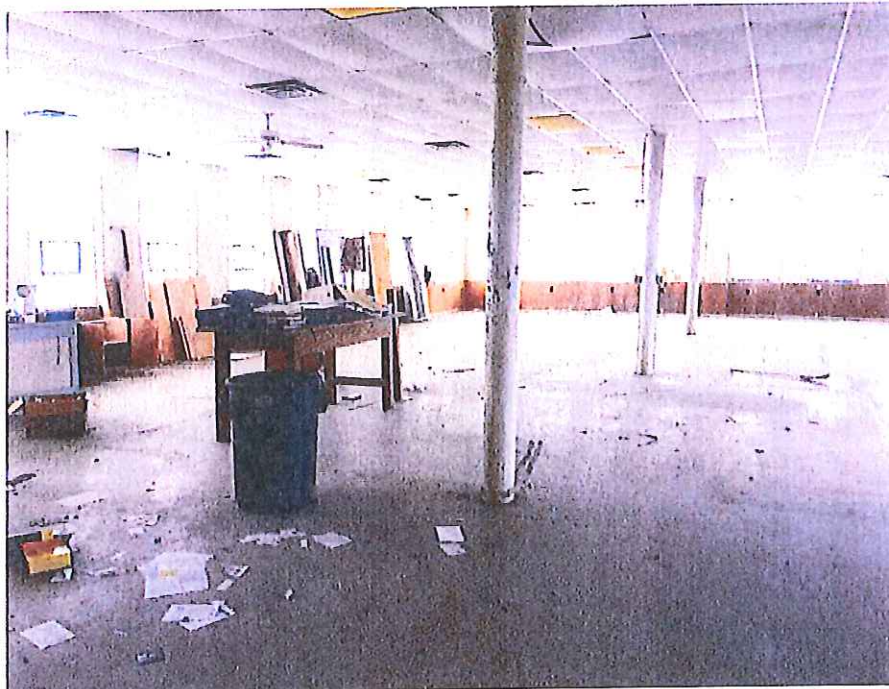


Photo 5: 445-449 10th St. in 2018. Second floor featuring original open plan as utilized for manufacture of auto parts. Credit: Erin Claussen