

## GENERAL INFORMATION

### Subject

- |                   |   |   |
|-------------------|---|---|
| Request           | - | Downtown Overlay District Review of Building Demolition   |
| Location          | - | 1913 Spielbusch   |
| Applicant + Owner | - | City of Toledo<br>1 Government Center<br>Toledo, OH 43604 |

### Site Description

- |              |   |  |
|--------------|---|--|
| Zoning       | - | CO, IL / Office Commercial, Limited Industrial |
| Area         | - | ±0.65 acres                                    |
| Frontage     | - | ±145' along Spielbusch<br>±185' along Southard |
| Existing Use | - | Service Station                                |
| Proposed Use | - | Parking Lot                                    |

### Area Description

- |       |   |   |
|-------|---|---|
| North | - | CO / Lucas County Vehicle Maintenance     |
| South | - | CD / Lucas County Juvenile Justice Center |
| East  | - | CO / Courthouse Annex                     |
| West  | - | IL / Vacant Industrial                    |

### Parcel History

- |         |   |   |
|---------|---|---|
| M-5-72  | - | Plans for Municipal Courts & City Offices Facilities (PC Approved 03/02/72)                     |
| M-4-96  | - | Review of the Warren Sherman Area Council Strategic Plan (PC Approved 03/14/96).                |
| M-22-16 | - | Review of 2016 Downtown Toledo Master Plan (PC Approved 12/12/16, CC Approved via. Ord. 46-17). |

## GENERAL INFORMATION

### Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Downtown Toledo Master Plan
- 1986 Central Business District Architectural Survey

## STAFF ANALYSIS

The applicant, The City of Toledo, has requested approval to demolish a structure within the Downtown Overlay District. The structure is located at 1913 Spielbusch, on the north-west corner of Spielbusch and Southard. The site is zoned CO Office Commercial, and is surrounded by the Lucas County Vehicle Maintenance building to the North, the Lucas County Juvenile Justice Center to the south, a court house (which is under construction at the time of publication) to the east, and vacant industrial structures to the west. Approval from the Plan Commission is required for any demolition within the Downtown Overlay District.

### Existing Conditions

The building is composed of two (2) connected structures. The first structure is a former fueling station nearest to the corner of Southard and Spielbusch. It is single-story and approximately  $\pm 2,100$  square feet. The three facades visible from the road are predominantly brick. An accent banding is provided above the window and doorline. None of the entrances appear to utilize architectural elements such as transom or sidelight windows to emphasize a “primary” entrance to the building. A wooden-clad addition can be seen on the southern elevation. Historic documentation indicates the addition covers the former location of several garage bay doors. Existing garage bay doors can be seen on the northern elevation of the building. On the eastern elevation of the building a glass-block window is utilized, distinct from the wood-framed 4-panel windows used elsewhere.

A plaque on the building reads: “Erected 1951. Municipal Gas Station. Ollie Czelusta, Mayor. Arnold V. Finch, City Manager. Burton R Mac Richie, Service Director. John H. Davis, Commissioner of Engineering. Francis F. Bartelle, Commissioner of Motor Equipment.” Auditor’s records also indicate year-built of 1951.

Two pump-islands and a small attendant booth are located between the building and Spielbusch. Building records indicate a canopy over the pumps was added in 1994 and has since been removed. The decommissioned underground storage tanks are planned for removal.

The second structure composing the subject building is approximately  $\pm 13,190$  square feet. It is a one-story industrial service garage constructed in 1925. It is adjoined to the first structure via a wood-clad addition. The service garage has multiple bays and is constructed steel frame and a mixture of brick and concrete masonry units.

## **STAFF ANALYSIS (cont'd)**

### Existing Condition (cont'd)

The applicant has provided an appraisal report detailing the expected cost of rehabilitation of the 2<sup>nd</sup> building. The report estimated the cost of rehabilitating the service garage building to be \$50 per square foot, totaling to \$659,500 for a complete rehabilitation. Based upon an estimated post-repair value of \$35 per square foot for comparable properties on the market, the cost of repair would be approximately \$244,500 greater than the post-repair value. Based on this assessment the report concluded the “As Is” fee simple estate market value of the building is zero (0) dollars. Select images and passages from the report have been included in the exhibits of this report. The full report is available on file at the Plan Commission Offices.

The provided data makes a compelling case for approval of demolition of the service garage building on an economic basis. However, it fails to make any comment as to the economic status of the former fueling station. In order to determine a basis for architectural significance of the fueling station two (2) resources were utilized. First, the Central Business District (CBD) Architectural Survey created by the Plan Commission in 1986, and second the recommendation of the Toledo City Historic District Commission in accordance to TMC§1111.0904(B).

Reuse of these buildings may be difficult. The geometric limitations of the smaller-scale fueling station, and repair costs of the service garage make for a challenging adaptive reuse situation. The City has expressed that there is currently no end-user the buildings could be occupied with, and that the need for a future parking outweighs the cost of the existing structures.

### 1986 CBD Architectural Survey

The purpose of the CBD Architectural survey is to provide an objective analysis of the architectural and historic value of the buildings constructed in the downtown area before 1945. The findings are a local evaluation as to a building's potential eligibility for listing on the National Register of Historic Places. It is intended to serve as a resource report in the review of alterations and demolitions under the Downtown Overlay District of the Toledo Municipal Zoning Code. The plan utilized rating criteria to determine the significance and contribution of buildings to the history and character of downtown. Neither structure proposed for demolition is considered significant nor contributing.

### Toledo City Historic District Commission

On March 27, 2023, the applicant proposed the demolition to the Toledo City Historic District Commission (TCHDC). Discussion included concern regarding the proliferation of downtown parking, and the continued ownership of the property resulting in deferred maintenance and “demolition by neglect”. The Commission members reached a consensus that the applicant does not meet the criteria for demolition. Additionally, the TCHDC passed on a recommendation against the creation of a surface parking lot at this location.

## **STAFF ANALYSIS (cont'd)**

### Downtown Toledo Master Plan

The Downtown Toledo Master Plan identifies the site as being within the Civic Center area of downtown. The plan does not make an explicit market analysis as to the demand for industrial space in the city. However, the structures do not fall within areas targeted for residential, office, or commercial redevelopment by the plan. The proposed demolition does not conflict with the Downtown Toledo Master Plan.

### Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Institutional Campus. Institutional Campus accommodates large institutional uses in campus-like settings, such as hospitals, schools, and colleges. It is intended to promote and enhance the development and expansion of medical, educational and other large institutional areas. The proposed demolition and reuse integrate the site into the civic center area, which acts as an institutional core of Downtown. The proposed demolition conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the demolition due to the limited architectural significance of the structures, the economic hardship presented by the applicant, and the conformance to the Comprehensive Plan. Additionally, the site is not in the Surface Parking Lot Ban Districts outlined in TMC§1107.0203.

## **STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission approve of DOD-1-23, a Downtown Overlay District Review of Building Demolition at 1913 Spielbusch for the following three (3) reasons:

1. There is no reasonable economic use or return for the structure as it exists (TMC§1111.0904(C)(1));
2. Deterioration has progressed to the extent that rehabilitation is not economically sound (TMC§1111.0904(C)(2)); and,
3. The structure is of no reasonable value to the -DO district. (TMC§1111.0904(C)(3)).

The staff further recommends that the Toledo City Plan Commission recommend approval of DOD-1-23, a Downtown Overlay District Review of Building Demolition at 1913 Spielbusch, to the Toledo City Council, subject to the following **four (4)** conditions:

**STAFF RECOMMENDATION (cont'd)**

Plan Commission

1. Any necessary demolition permits shall be obtained through the City of Toledo Division of Building Inspections.
2. A site Plan Review and Downtown Overlay Review shall be submitted for the proposed parking lot subject to the regulations of TMC§1103.0200.
3. The vacant lot shall be planted with grass or other plantings as approved by the Director. Ground area may not be containing bare soil, aggregated stone, or rock until redeveloped.
4. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above

DOWNTOWN OVERLAY DISTRICT  
TOLEDO CITY PLAN COMMISSION  
REF: DOD-1-23  
DATE: April 13, 2023  
TIME: 2:00 P.M.

JGL

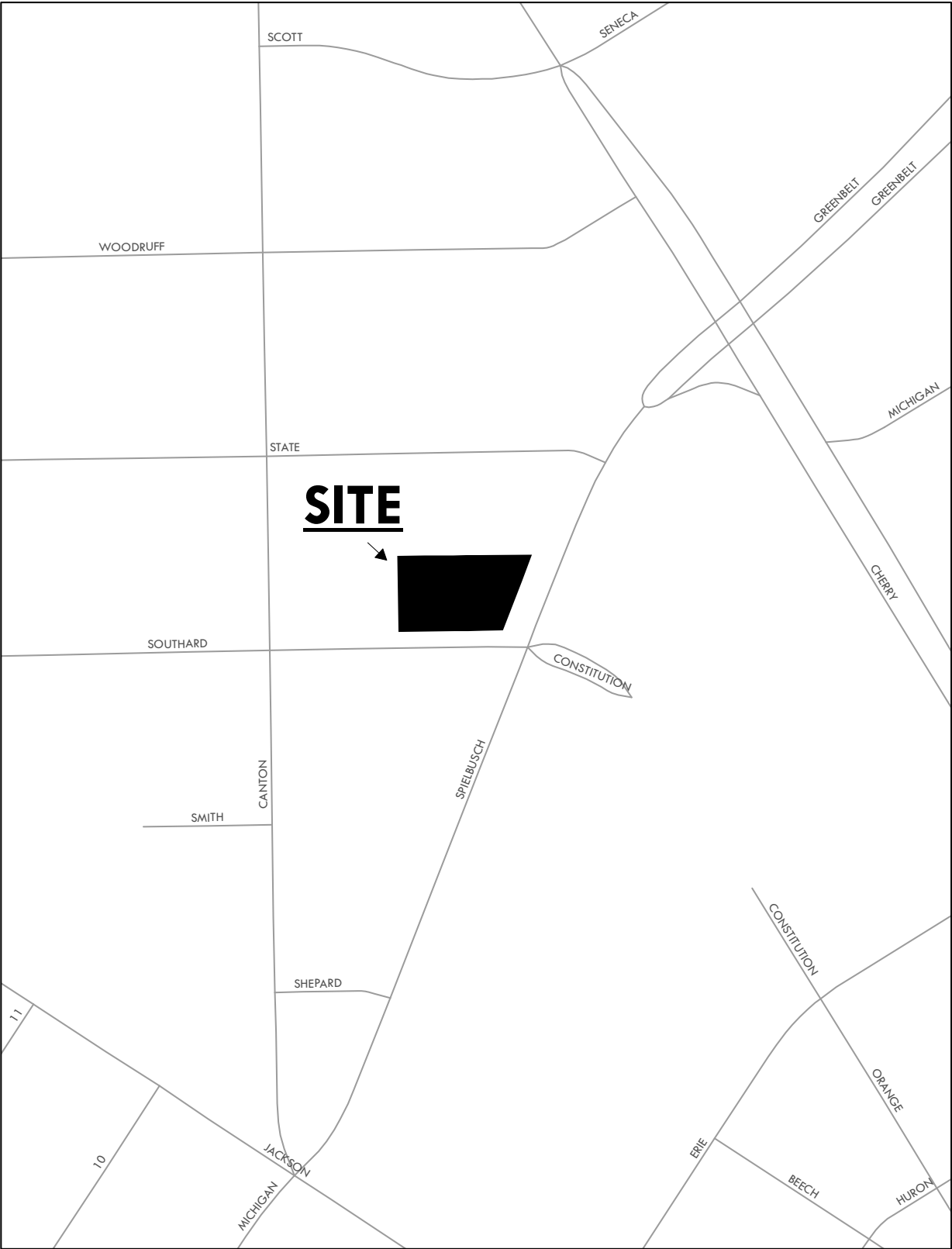
Four (4) sketches follow

Exhibit "A" follows

Exhibit "B" follows

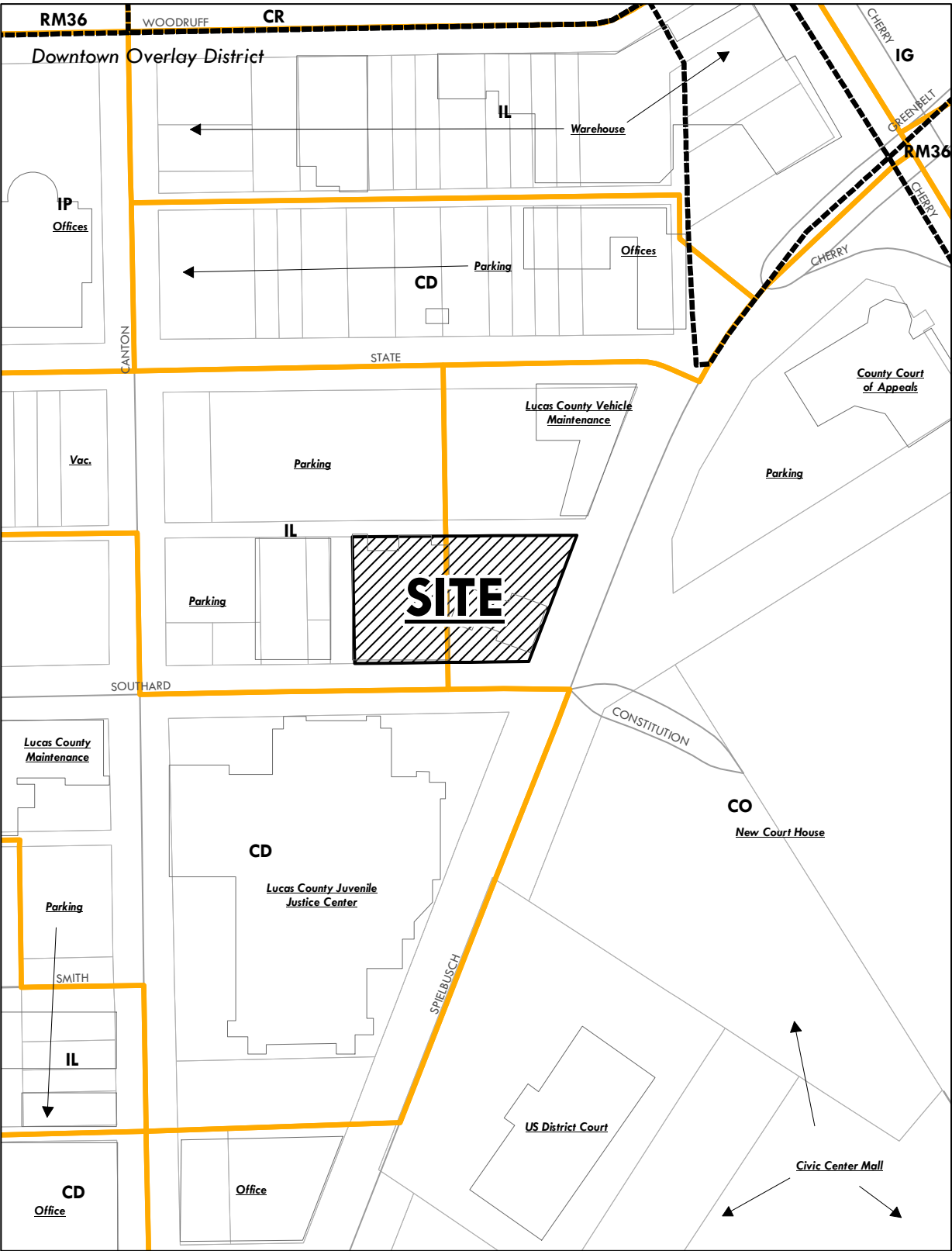
**GENERAL LOCATION**

**DOD-1-23**  
ID 9



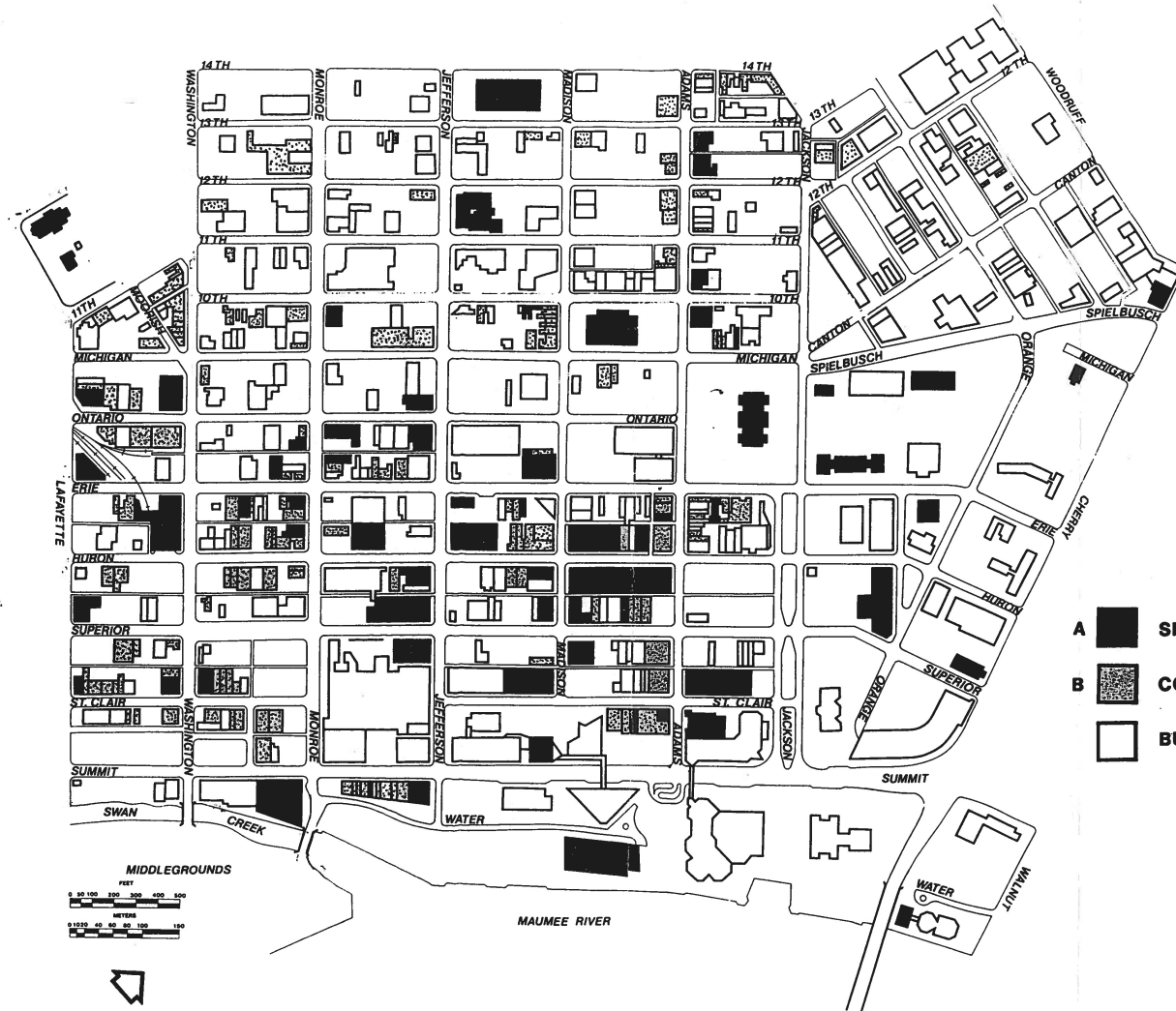
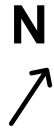
# ZONING & LAND USE

DOD-1-23  
ID 9






# CBD ARCHITECTURAL SURVEY

DOD-1-23  
ID 9



1986  
CBD  
ARCHITECTURAL  
SURVEY  
MAP

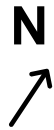
- A  SIGNIFICANT BUILDINGS
- B  CONTRIBUTING BUILDINGS
-  BUILDINGS CONSTRUCTED SINCE 1945 & OTHER

prepared by:  
TOLEDO-LUCAS COUNTY PLAN COMMISSIONS, LONG RANGE PLANNING SECTION



# CONCEPT SITE PLAN

DOD-1-23  
ID 9



## 1913 Spielbusch Ave Parking Lot Preliminary Layout

Prepared by the Toledo-Lucas County Plan Commissions  
Fall, 2021



Yields 78 parking spaces  
Decorative fencing included

# EXHIBIT "A" SITE PHOTOS

DOD-1-23  
ID 9

SUBJECT PHOTOS  
Exterior View of the Subject



Exterior View of the Subject



# EXHIBIT "A" SITE PHOTOS

DOD-1-23  
ID 9

Exterior View of the Subject



Exterior View of the Subject





# EXHIBIT "A" SITE PHOTOS

DOD-1-23  
ID 9

Exterior View of the Subject



Exterior View of the Subject



# EXHIBIT "A" SITE PHOTOS

DOD-1-23  
ID 9

INTERIOR VIEWS  
Interior View of the Subject



Interior View of the Subject



**EXHIBIT "A"**  
**SITE PHOTOS**

**DOD-1-23**  
ID 9

Interior View of the Subject



Interior View of the Subject



# EXHIBIT "A" SITE PHOTOS

DOD-1-23  
ID 9

Interior View of the Subject



Interior View of the Subject



# EXHIBIT "A" SITE PHOTOS

DOD-1-23  
ID 9

Interior View of the Subject



Interior View of the Subject





**EXHIBIT "A"**  
**SITE PHOTOS**

**DOD-1-23**  
ID 9



# EXHIBIT "B"

## APPRAISAL REPORT PORTION

DOD-1-23  
ID 9

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### Correlation of Market Data with Subject

The included comparable sales have provided an overall range of values from \$25.81 to \$48.31 per square foot. Adjustments were considered to the sales for property rights conveyed, financing, conditions of sale, market conditions (time), location, condition, design and construction, size and site influences. Since all of the sales are fairly recent transactions, no market conditions (time) adjustments were made to the sales. A -10% adjustment was made for comparable five which is a listing. The result was a narrower and more accurate range of adjusted values from \$24.76 to \$43.48 per square foot, which tends to define a range in which the value of the subject value will fall. From a purely statistical point of view, the range of the adjusted value provided a mean of \$33.96 per square foot and a median of \$35.04 per square foot and although a strictly statistical analysis is seldom emphasized in appraisal work of this type, they do provide some relevant benchmarks for comparison purposes.

After analyzing these five sales and taking into consideration the subject's location, condition, design and construction, size and other factors, we estimate the value toward the middle of the range at \$35.00 per square foot. Thus, the value is calculated as follows:

13,190 S.F. x \$35.00/S.F.:	\$461,650
Rounded:	\$460,000
Less Land Value:	\$ 45,000
Building Value As Renovated:	\$415,000

According to the Marshall & Swift Valuation Service Manual the cost for Average Service Garage buildings was about \$81.25/S.F. including adjustments. Based on the poor condition of the subject property, we have estimated the renovation cost of the property at approximately \$50.00/S.F. or \$659,500.

Building Value As Renovated:	\$415,000
Less Estimated Cost to Renovate:	\$659,500
"As Is" Value of Building:	(\$244,500)
Rounded:	\$ 0