

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: November 4, 2021

REF: Z-9006-21

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

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

SUBJECT: Request for Zone Change from CS Storefront Commercial to CM Mixed Commercial-Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 4, 2021 at 2:00 P.M.

### GENERAL INFORMATION

#### Subject

Request	-	Zone Change from CS Storefront Commercial to CM Mixed Commercial-Residential
Location	-	401 Main Street
Owner	-	Lucas County Land Reutilization Corporation One Government Center Suite 580 Toledo, OH 43604
Applicant	-	ARK Development Company LLC 20 Broadway Street Toledo, OH 43604

#### Site Description

Zoning	-	CS Storefront Commercial
Area	-	± 0.277 acres
Frontage	-	± 102.3' along Main Street & ± 118.57' along 4 <sup>th</sup> Street
Existing Use	-	Vacant structure
Proposed Use	-	Senior living facility with offices
Overlay	-	Main Street – Starr Avenue UNO

**GENERAL INFORMATION (cont'd)**

Area Description

North	-	Toledo Food Mart, USPS, & parking lot / CS
East	-	Vacant lot and duplexes / RD6
South	-	Parking lot & vacant structures / CS
West	-	Toledo Family Pharmacy & residential / CS & RM12

Parcel History

Z-56-77	-	Rezoning to River East C-6 District for Economic development on Main Street & Starr Avenue. PC approved 5/19/77, CC approved 5/25/77 Ord. 872-77
M-23-09	-	Main Street – Starr Avenue Overlay (UNO) District. PC approved 1/14/10, CC approved 3/5/10 Ord. 95-10

Applicable Plans & Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- Main Street – Starr Avenue Neighborhood Overlay
- Garfield Neighborhood Plan 2020 (*pending approval*)

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from CS Storefront Commercial to CM Mixed Commercial-Residential. The ±0.277-acre site is comprised of one (1) parcel, which is a vacant architecturally historic building. Surrounding land uses include Toledo Food Mart and parking lot to the north and residential and vacant lot to the east. To the south are vacant commercial businesses with an off-street parking lot, and to the west is residential and the Toledo Family Pharmacy.

The applicant is requesting the Zone Change as part of a multi-layered strategy to preserve a truly historic and architecturally unique structure. Part of that strategy is to update zoning to allow for affordable senior housing and offices. Since the former four-story, 60,000 square foot Masonic Temple was built in 1913, the applicant has applied for listing on the National Historic Register of Historic Places. The building redevelopment will include a complete renovation for forty-two (42) one and two-bedroom residential units on the first through fourth floors with a laundry, multi-purpose room, exercise room, and small offices in the basement.

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

### 20/20 Comp Plan

The Toledo 20/20 Comprehensive Plan targets this area as CN Neighborhood Commercial which is intended to accommodate pedestrian-oriented small-scale retail and service businesses that serve nearby residential areas. However, the Plan also recommends protecting neighborhood structures by reusing them and integrating new development with respect to the existing character.

Staff recommends approval of the Zone Change because the proposed zone change will positively affect properties within the vicinity of the subject property.

### Main Street – Starr Avenue Neighborhood Overlay

This corridor was designated as the River East C-6 District for economic development which was revised and updated as the Main Street – Starr Avenue Neighborhood Overlay in 2010. The role of overlay zoning districts is to encourage the rehabilitation of historic districts and structures. Protecting this neighborhood's historic fabric while integrating new development is supported through this overlay. While an overlay does provide additional development standards, the underlying zoning does not change. All uses that are permitted or prohibited or are special uses in the underlying zoning district(s), shall remain as permitted or prohibited or special uses in the UNO.

### Garfield Neighborhood Plan 2020

The Garfield Neighborhood Plan identified this structure for adaptive reuse. The Plan also calls for an expansion of an historic district designation for the Main-Starr Corridor to spark redevelopment and support the architectural, historic, and visual richness of the district. Strategies identified in the Plan include the assessment of zoning to provide higher density housing within the Business District.

## **PLAN COMMISSION RECOMMENDATION**

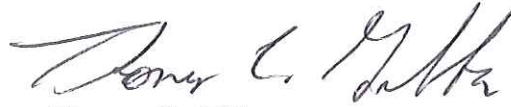
The Toledo City Plan Commission recommends approval of Z-9006-21, a request for Zone Change from CS Storefront Commercial to CM Mixed Commercial- Residential for a site located at 401 Main Street to Toledo City Council for the following **two (2) reasons**:

1. The request supports the physical suitability of the subject property for the uses permitted under the proposed zoning classification **(TMC§1111.0606(D))** and
2. The rezoning will positively affect properties within the vicinity of the subject property **(TMC§1111.0606(E))**.

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name being the most prominent.

Thomas C. Gibbons  
Secretary

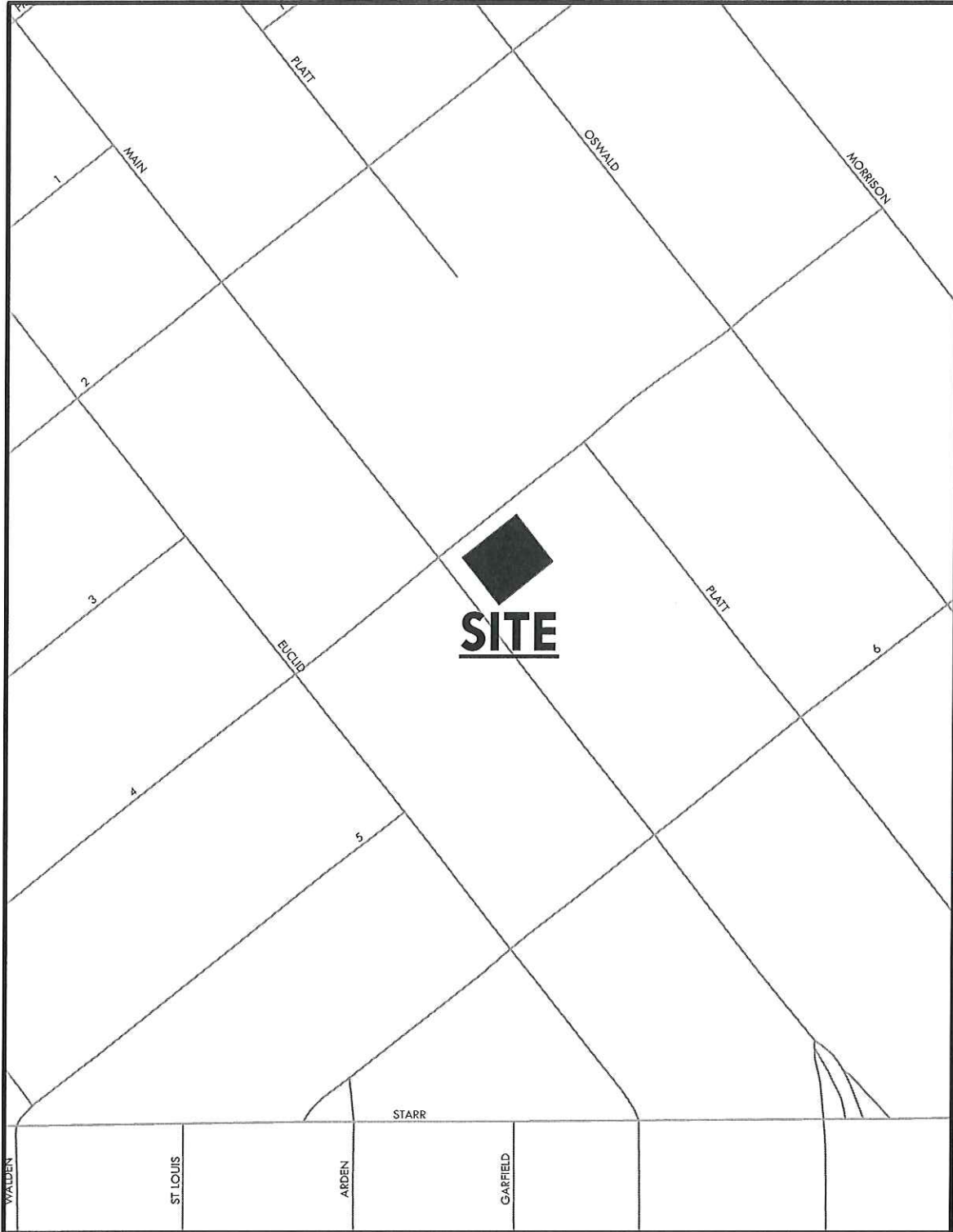
Two (2) sketches follow

Cc: ARK Development Company LLC Applicant  
Lisa Cottrell, Administrator  
Nancy Hirsch, Planner



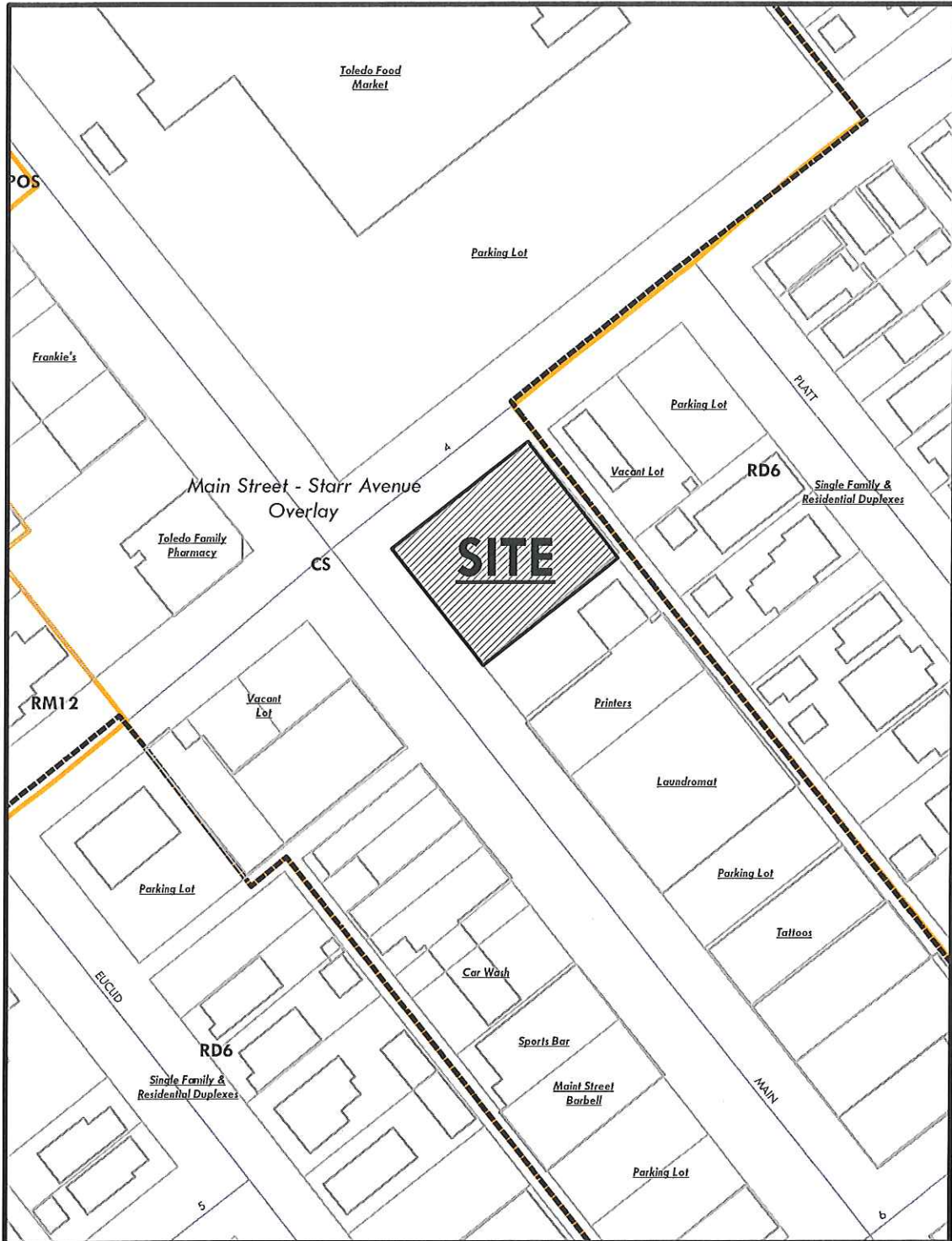
**GENERAL LOCATION**

**Z-9006-21**



# ZONING & LAND USE

Z-9006-21



**East Toledo Masonic Temple**  
**401 MAIN STREET, TOLEDO, OHIO**  
**City of Toledo Landmark Application Package**



Prepared by: ARK Development  
Anthony Coronado, Architect Student Intern

For: ARK Development  
Kevin & Ambrea Mikolajczyk, Owner

September 13, 2021

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## ANALYSIS

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;

Currently applying for designation 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;

The former Masonic Temple and Finkbeiner Furniture storefront located at 401 Main Street and Fourth Street is a rectangular, brick, stone, flat roof, and 4-story, 60,000 square foot structure originally built in 1913. The architecture style is considerably related to the term “Chicago School” which was developed during 1875 to 1925. The original ground floor tenant was Finkbeiner Furniture of which was Toledo’s mayor Carty Finkbeiner grandfather Arthur who owned the business moved from Freidman Block to the Masonic when it opened at Fourth and Main in 1913. The basement had several businesses including a bowling alley and boxing gym, the first floor was primarily retail space, and the top floor was occupied by the masons. The well beloved F.S. Myers and Son Furnishings moved to the masonic during the 1930’s and occupied space until 1963.

The architecture of course is what exemplifies the grandness of the structure. The verticality of windows from ground level to the 4<sup>th</sup>-story, ornamental detail along the façade, the traditional brick and stone masonry, the simplistic patterned awnings, color palette, and most of all the highly expressive Romanesque entrance along Fourth Street. Additionally, the symmetrical layout of the building along Fourth and Main Street embody the envelope as a focal point. The load bearing columns and walls within the structure are still structurally sound. The history of the former Masonic Temple brings tremendous light on the experiences and memories that were once shared in this “Chicago School” style building on the East Side of Toledo, our future is in our past.

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 0.28-acre site that is located on the East side of Toledo along the Main Street corridor and the corner of Fourth Street. The Main Street corridor runs North-West to South-East while Fourth Street runs North-East to South-West. The structure is South-East from the Docks, International Park, Glass City Metropark, and Marina Loft development along Main Street. According to the National Register of Historic Places, East Toledo is approximately 0.25 mile North-East and Yondota is directly South-West of the site.

2. a description of the general land uses;

The subject property is zoned Storefront Commercial (CS), to the immediate North-East and South-West is Duplex Residential 6,000 (RD6). Within the general vicinity of the property are Parks and Open Space (POS), Limited Industrial (IL), Regional Commercial (CR), Mixed Commercial-Residential-Planned Unit Development (CM-PUD), and Multi-Dwelling Residential – 36 Units Per Acre (RM36).

3. a general description of the building conditions;

The former Masonic Temple and Finkbeiner Furniture storefront located at 401 Main Street and Fourth Street is a rectangular, brick, stone, flat roof, and 4-story structure originally built in 1913. As result to being vacant for several years, the current condition is poor both interior and exterior but has desirable opportunity to become renovated for future functionality. Much of the existing windows will need to be restored as to several of them being shattered and left untouched. The masonry of the structure will also need some restorative elements as to several being weathered away over a century, much of which are crumbling to pieces. However, the building still holds tremendous value to its historical integrity, much of the original stone ornamentation detail can be seen amongst the façade along Fourth Street and the Main Street corridor. Additionally, the structural envelope is in good condition minus the lack of upkeep maintenance over time. Overall, the former Masonic Temple has historical, structural, and design elements worth saving and restoring to be nominated on the National Register of Historic Places.

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

The future use of this structure is for Mixed Commercial – Residential (CM). The former Masonic Temple built in 1913 is a building ARK views as prime for redevelopment. The 4-story, 60,000 sq. ft. commercial building will be redeveloped as senior affordable housing. There will be 42 residential units which will consist of 1 and 2 bedrooms on floors 1-4. The basement will consist of tenant programming to include laundry, management office, multi-purpose room, exercise room, small offices available to service providers. The building will receive a complete top to bottom renovation to provide much needed quality affordable housing to Toledo seniors.

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

The Toledo 20/20 Comprehensive Plan identifies this site for Neighborhood Commercial future land uses. The plan introduces that the entire Main Street corridor from North-West to South-East to become Neighborhood Commercial future land use, while the surrounding developments to be Single Family future land use within East Toledo and Yondota.

6. a list of neighborhood organizations within or serving the historic district or landmark.
  - **East Toledo Family Center:** The East Toledo Family Center has a long history of “serving the people of East Toledo. It began in 1901 as the Neighborhood Association, but soon became fondly known in the community as simply the ‘Neighborhood House.’ To present day, it has served more people and provided more programs than at any other time in its long history.”
  - **One Voice for East Toledo:** One Voice for East Toledo focuses on engaging, educating, and empowering interested residents, church, school, agency, and business volunteer leaders in building a livable, healthy, and sustainable east Toledo Community. One Voice volunteer residents are working to create and make change one block at a time.



## BIBLIOGRAPHY

“401 Main ST, Toledo, Oh - Retail-Commercial for Sale.” *401 Main St, Toledo, OH - Retail-Commercial for Sale*, signatureassociates.catylist.com/listing/30674144/401-Main-St-Toledo-OH-43605.

Fazio, Michael W., et al. *A World History of Architecture: Third Edition*. Laurence King Publishing, 2013.

Michaels, Larry R., and Ronald J. Mauter. *East Toledo at Work: A History of Business & Industry of East Toledo*. Bihl House Pub., 2006.

“Plan Commission.” *City of Toledo*, toledo.oh.gov/departments/plan-commission.

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PHOTOS



Photo 1: 401 S. Main St. circa 1930. Source: Toledo Lucas County Public Library Images in Time website



Photo 2: 401 S. Main St. circa 1913. Source: Toledo Lucas County Public Library Images in Time website



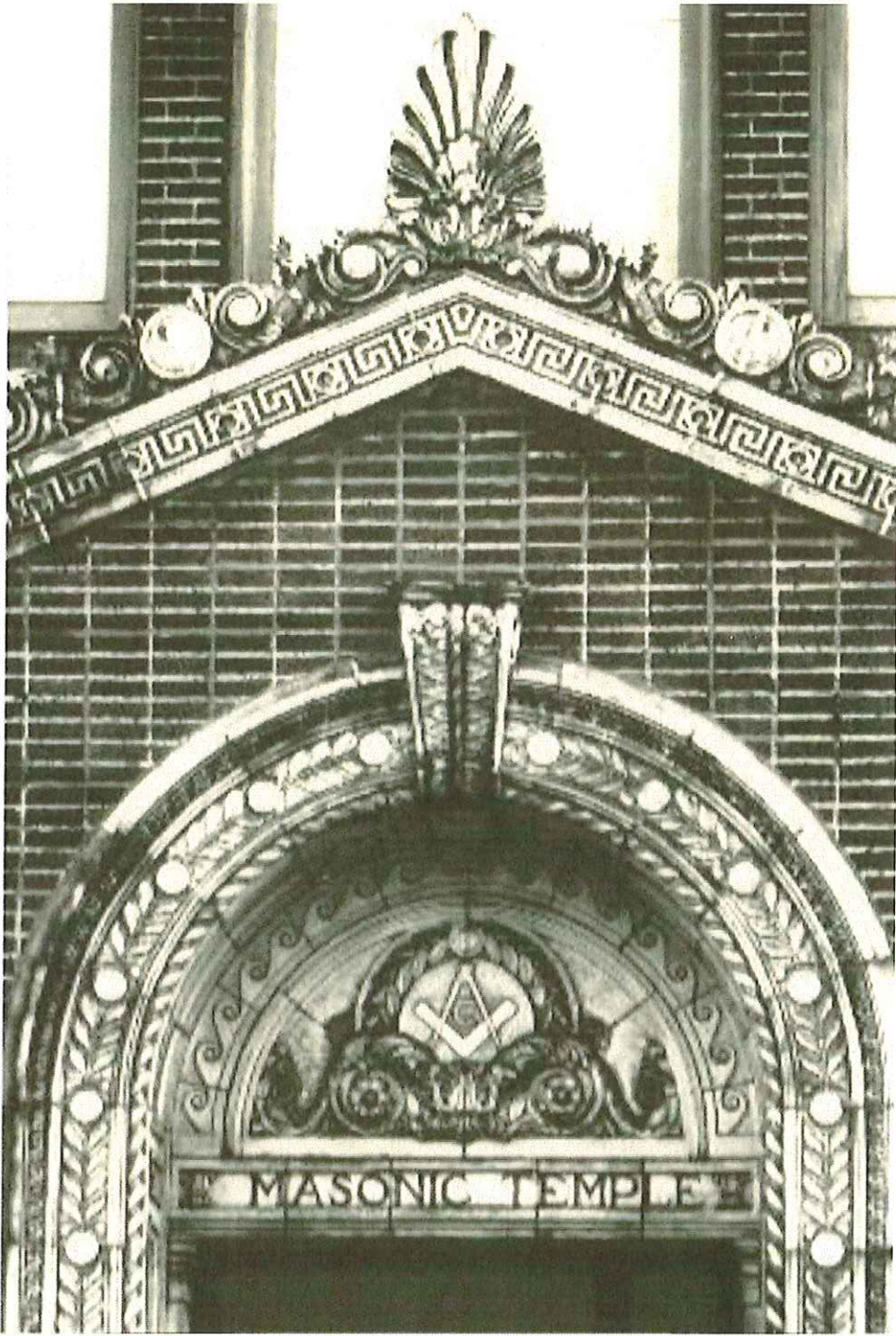


Photo 3: 401 S. Main St. circa 1980. Source: Toledo Lucas County Public Library Images in Time website



Photo 4: 401 S. Main St. circa 2000's. Source: Signature Associates website

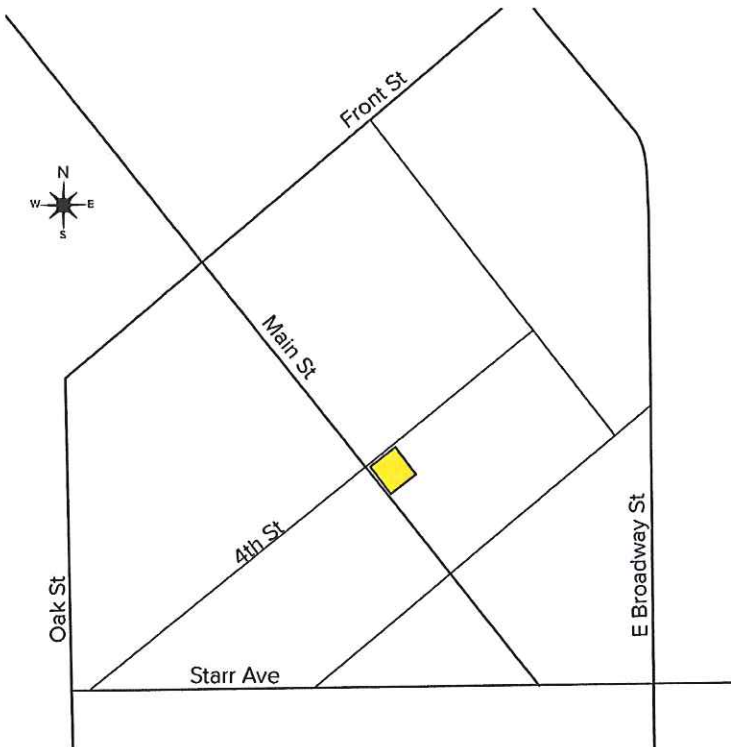


Photo 5: 401 S. Main St. circa 2000's. Source: Signature Associates website





Photo 6: 401 S. Main St. circa 2020. Interior window view. Credit: ARK Development



Photo 7: 401 S. Main St. circa 2020. Interior wall & window. Credit: ARK Development





Photo 8: 401 S. Main St. circa 2020. Interior columns. Credit: ARK Development



Photo 9: 401 S. Main St. circa 2020. Interior columns. Credit: ARK Development



**FIGURES**



Figure 1: Finkbeiner Furniture Co & Masonic Temple Post Card (Front) circa 1900. Source: Toledo Lucas County Public Library Images in Time website

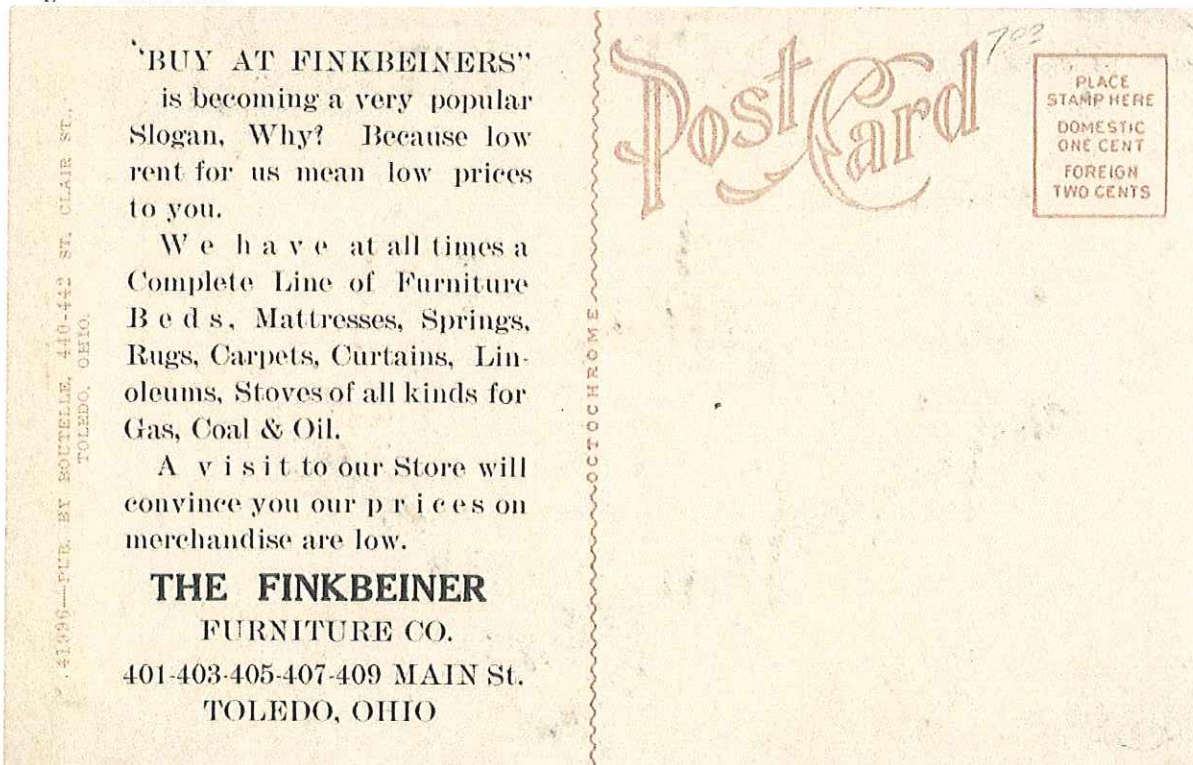


Figure 2: Finkbeiner Furniture Co & Masonic Temple Post Card (Back) circa 1900. Source: Toledo Lucas County Public Library Images in Time website



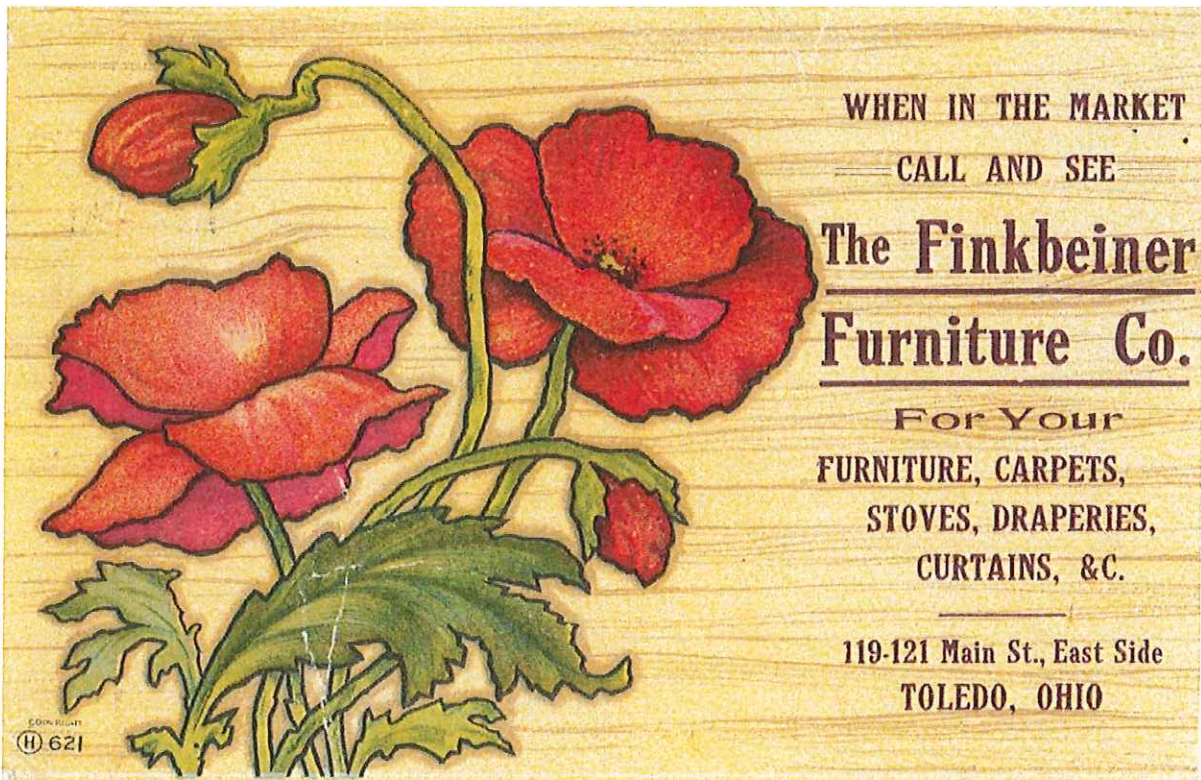


Figure 3: Finkbeiner Furniture Post Card (Front) circa 1908. Source: Toledo Lucas County Public Library Images in Time website

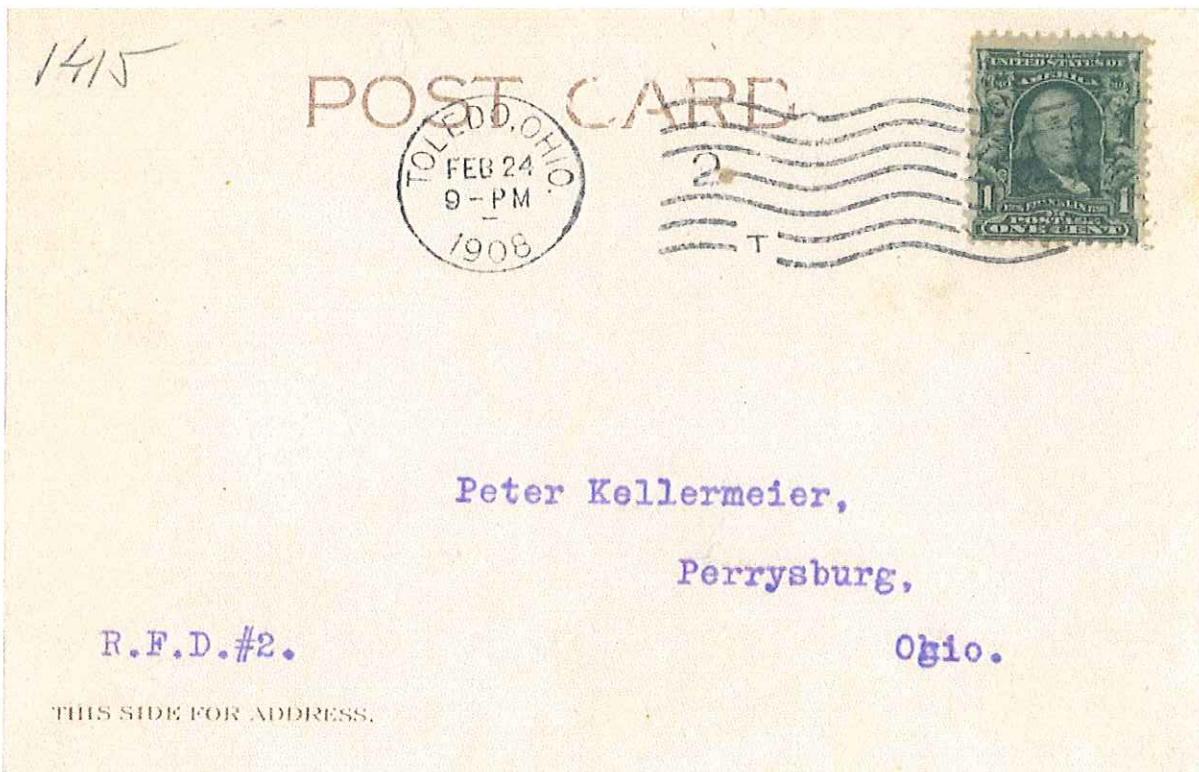


Figure 4: Finkbeiner Furniture Post Card (Back) circa 1908. Source: Toledo Lucas County Public Library Images in Time website



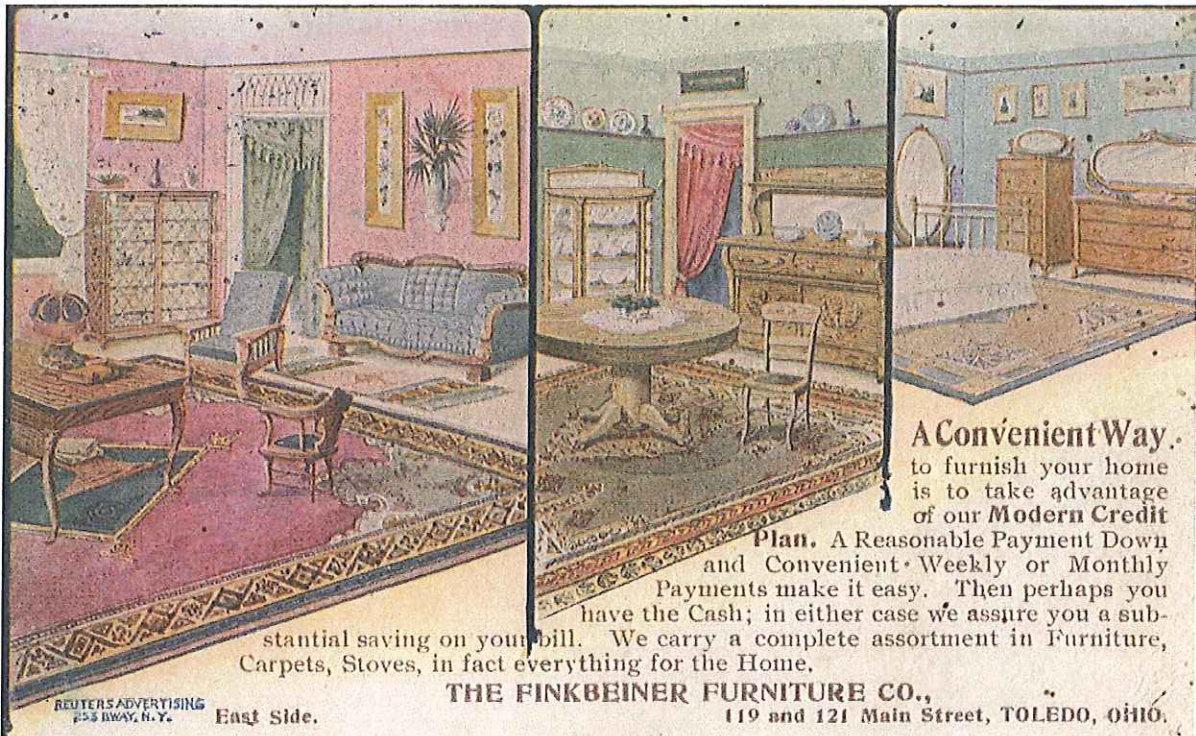


Figure 5: Finkbeiner Furniture Post Card (Front) circa 1907. Source: Toledo Lucas County Public Library Images in Time website

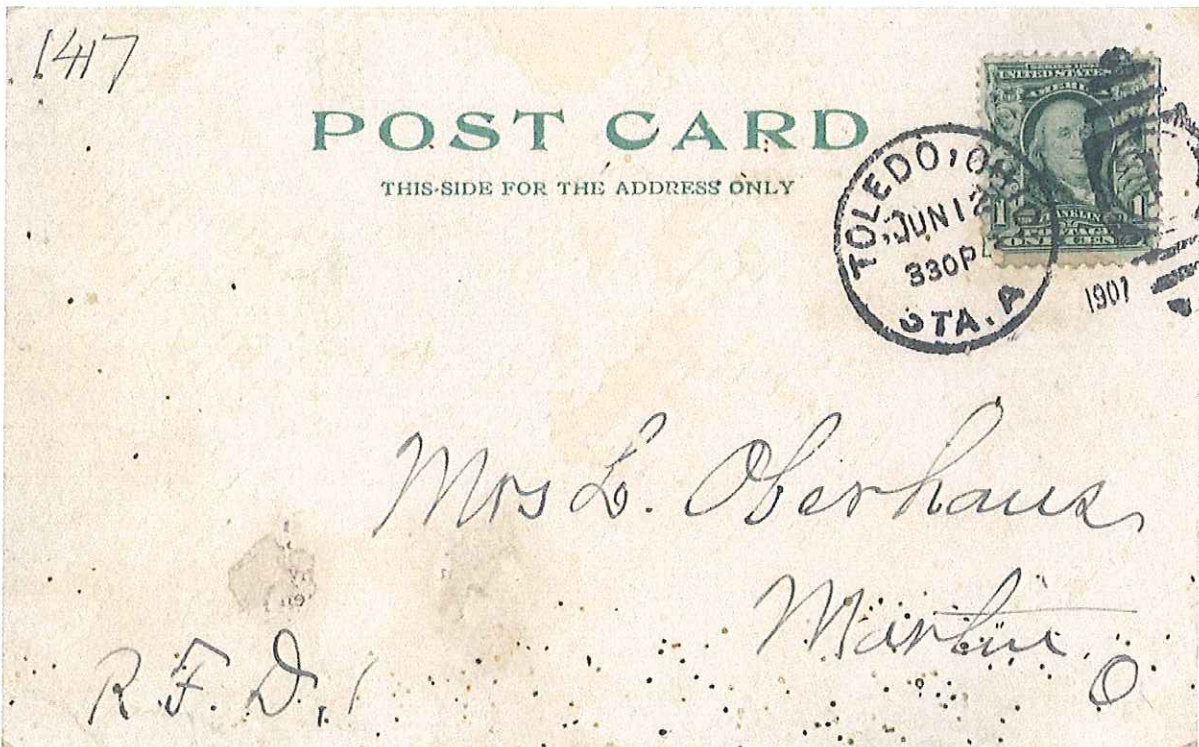
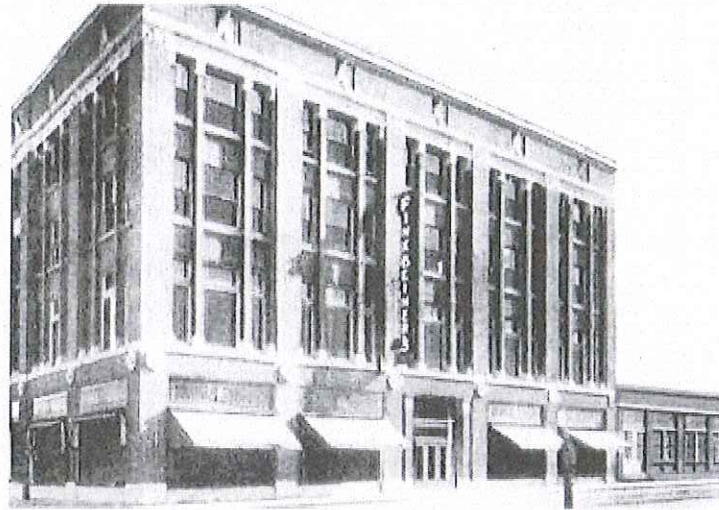


Figure 6: Finkbeiner Furniture Post Card (Back) circa 1907. Source: Toledo Lucas County Public Library Images in Time website

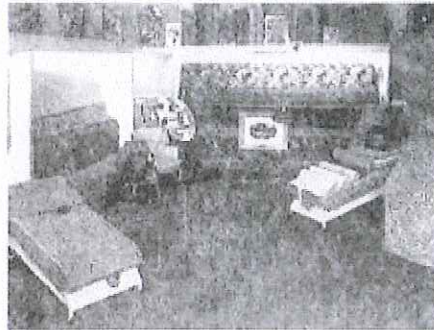


EAST TOLEDO AT WORK



The Masonic Temple, 401-409 Main Street, about 1915. This early postcard view of the landmark Masonic Temple, built in 1913 on the northeast corner of 4<sup>th</sup> and Main, shows its original ground floor tenant: Finkbeiner's Furniture. Toledo Mayor Carty Finkbeiner's grandfather Arthur moved the business from the Friedman Block to the Masonic when it opened at 4<sup>th</sup> & Main. The masons occupied the top floors, the first floor was retail, and the basement held several businesses over the years, including a bowling alley and a boxing gym. The Masonic lodges recently moved out, and the future of this great building is in doubt.

View of our MODERN RUG and CARPET DEPARTMENT



FEATURING  
Quality Rugs of  
LAVAR  
*Firth*  
*Mohawk*  
*Magee*  
and  
*Golistan*  
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RIGHT  
Let Us Show You &  
TALK OUR WAYS  
Saves 10% Bulk Tax

**F. S. MYERS and SON**

QUALITY HOME FURNISHINGS  
ESTD. 1926

MAIN & FOURTH

TOLEDO, OHIO

**Myers Furniture Advertisement, Masonic Building, 4<sup>th</sup> & Main, 1935.** F. S. Myers & Son Furnishings began in 1926 at 557 East Broadway and moved to the Masonic in the early 1930s. This well-remembered furniture store remained there until moving to Oregon in 1963. Carl Michaels, grandfather of one of the authors, worked there for many years.

EAST TOLEDO AT WORK



**Bowling Alley, Basement of the Masonic Temple, c. 1960s. Many East Siders still remember the bowling alley in the Masonic at Fourth & Main. Not many, however, remember bowling in a shirt and tie.**

Figure 2: East Toledo At Work, Masonic Temple & Finkbeiner Furniture Co History Pg. 143 circa 2006. Source: Toledo Lucas County Public Library Images in Time website