APPLICATION FOR LOCAL LANDMARK DESIGNATION REVIEW

APPLICATION #:	M-15-26
APPLICANT:	Thomas Porter Architects
OWNER:	Mosaic Ministries
LOCATION:	1623-1627 Broadway Street
ZONING:	Storefront Commercial (CS)
NEIGHBORHOOD:	Broadway Corridor / Old South End
REPORT DATE:	August 28, 2026
HEARING DATE:	September 10, 2026
STAFF REVIEWER:	Harbert

Historic District and Landmarks Expansion:

The applicant is requesting Local Landmark Designation for the Viking Lodge Building located at 1623-1627 Broadway. Historic Districts and landmarks must be designated or expanded in accordance with the zoning map amendment procedures of Section 1111.0600. Proposals to designate or expand Historic Districts and landmarks must be initiated by resolution of the City Council, with referral to the Plan Commission and the City Historic District Commission for study and recommendation.

Parcel History:

No parcel history on file.

Existing Conditions:

The Viking Lodge Building was initially constructed in 1916. The Viking Lodge is located in the South End within the Toledo Broadway Corridor Historic District (Nominated). It is surrounded by residential neighborhoods that span out from the commercial corridor on Broadway and the intersecting cross streets. The Order was founded in 1915, and construction took place from 1915-1916. The building only had three owners as it remained the home of IOOF until 1991 when it was sold to La Garza for a music hall. The La Garza Ballroom was closed in 1998 following a series of violence and remained vacant until Mosaic Ministries purchased the project in 2013.

Mosaic has replaced the front façade windows and storefront and kept the building dry and warm with the goal of developing it into an early childhood education center and food pantry to serve the South Toledo Community. The building is a three-story building in a rectangular shape and flat membrane roof. The façade was brown brick masonry construction with stone decorative elements and a copper storefront cornice. The building has historically used for commercial uses on the 1st floor and community meeting rooms on the 2nd and 3rd floors.

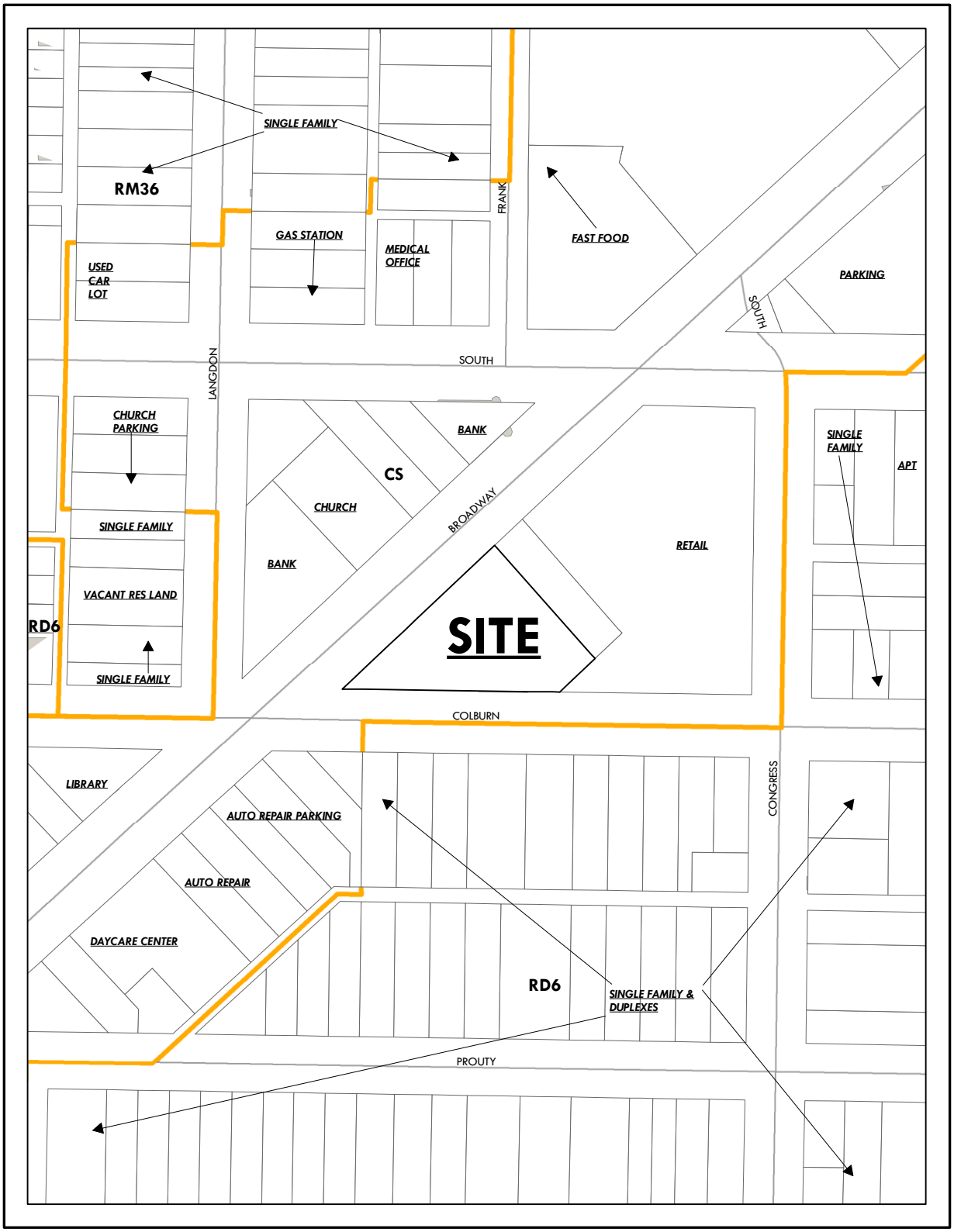
The Viking Lodge is located roughly two miles from downtown, the district comprises the Broadway corridor, which today serves as one of the main arteries from the south side of Toledo, connecting smaller towns to the south into the downtown. Prior to the construction of the Anthony Wayne Trail in the early twentieth century, Broadway Street was the primary route which served this purpose, via rail and automobile, and before that it was the Maumee Trail, a Native, then colonial, then early American wagon route connecting Detroit to points west in present-day Indiana. Primarily working class, residential neighborhoods of various and shifting ethnic groups sprang up to either side of Broadway Street in the latter half of the nineteenth century and stretched farther to the south into the twentieth century. Commerce, which made a variety of goods and services readily available to these neighborhoods, as well as passers-through, lined Broadway Street. The mostly two-story commercial buildings, intermixed with churches and institutional buildings as well as single and multi-family residential, still today convey a "neighborhood commercial" feel over that of a "Main Street;" physical testaments to the corridor's organic development to meet the needs of the residents and of the street's role as a major transportation artery.

Proposed Project:

The scope of redevelopment includes roof replacement, complete inspection of the building envelope, and reinstating windows on the north, south, and east elevations. 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 offices for Baby University, an Early Learning Center classroom, and a kitchen and dining space for Mosaic's meal and grocery program to support the neighborhood. The upper floors will be converted to classrooms, four on each floor. The two-story ballroom space will be converted into an athletic space for the students and remain historically intact. An elevator and egress stair will be added to the rear of the building to provide ADA accessibility and appropriate egress for a school.

Street View image of front façade from Broadway Street.

1937 Image of the subject property.



Zoning and Land Use Map of surrounding area.

Historic Image of the interior of subject property

Historic Image of subject property

July 2026 Photos of Subject Property

July 2026 Photos of Subject Property

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July 2026 Photos of Subject Property

Analysis:

1111.1004 Report Contents.

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;

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 Dept of 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; and

Historic Details of the building include brown brick masonry construction with stone decorative elements with a copper storefront cornice. The first floor has an offset entrance with stone architrave and geometric metal transom. The second and third floor feature two sizes of brick piers. The larger piers visually divided the façade based on the entrance layout, while the smaller piers separate groupings of windows. The third-floor window header and metal cornice above are made of stone and display a number of patterns including the Greek key, egg and dart, and the Vitruvian wave.

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 approximately a quarter acre in size located between South and Colburn Streets on Broadway Street. The closest designated historic landmark structure or historic district is the Warehouse District which includes the Feilbach and Stanwalt Buildings on South Superior Street 1.7 miles to the North.

2. A description of the general land uses;

The subject property is zoned CS Commercial Storefront. All properties with frontage on Broadway Street are also zoned CS Commercial Storefront with the residental uses to the south and east being zoned RD6 Duplex Residential.

Analysis: (continued)

3. A general description of the building conditions;

   The Viking Lodge building is a 40,737 square foot commercial/office building that was initially constructed in 1916. The building is a three (3) story brick masonry building with stone elements and copper conice.

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

   The future use of this structure is anticipated for commercial uses and use by Mosaic Ministries. Mosaic Ministries provides meals, food distribution, education, prayer, counseling, and more to those in need.

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

   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 Viking Lodge 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;

Analysis: (continued)

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.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan designates the subject property as Neighborhood Mixed Use. A mix of multi-family uses and small-and medium-scale commercial operations such as restaurants, specialized retail, small offices, and galleries. Industrial uses that are well-designed and do not generate excess traffic or other negative impacts are compatible. Multi-family uses may either be stand-alone, or located above commercial and office uses. Parking in these areas should be shared and buildings should be located near each other. Mixed-uses and dense buildings allow for a mix of pedestrian, bicycle, bus, and automobile-based transportation.

Recommendation:

Staff supports designating the Viking Lodge Building at 1623-1627 Broadway as a local landmark because of its historic significance in the City of Toledo’s architectural, cultural and historical history and the designation of the building will provide additional preservation procedures and techniques for preserving the structure as part of the rehabilitation process. This will allow the structure to remain a contributing building in the community while remaining a significant building that will be preserved and this designation enhances the ability of the Toledo community to preserve a part of the City’s history. **1111.1000 Historic Districts and Landmarks (Designation or Expansion) – APPROVE –** Local Landmark Designation of the Viking Lodge Building at 1623-1627 Broadway.