



## Legislation Text

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**File #:** O-455-21, **Version:** 1

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Zoning & Planning Committee

**Accepting the City Plan Commission’s recommendation for local landmark designation for the Building known as the Craft Master Building located at 328 N. Westwood, in accordance with Toledo Municipal Code Section 1111.1002; and declaring an emergency.**

**SUMMARY & BACKGROUND:**

This request is for the review of the landmark designation for the Craft Master Building, also known as the ‘Paint by Numbers’ manufacturing site, located at 328 N. Westwood Avenue. The City of Toledo currently has three locally designated historic districts: Old West End, Vistula, and Westmoreland. Six other properties in the City of Toledo have been locally designated in the last five years. The Fiberglass Tower/Levis Square Park, located at 200, 435 North Saint Clair was the first locally designated landmark structure. The subject site is not located in the downtown vicinity so it will be the first locally designated structure outside of the downtown area but it is located approximately two miles from the Westmoreland Historic District.

The documented history of the structure states it was used as a warehouse for manufacturing and producing kitchen appliances, then other small appliances such as the institutional food conveyor systems utilized in hospitals from 1947 to 1951. In 1954 a new owner purchased the building and started manufacturing the Craft Master Paint-by-Number products. These were sold by the Palmer Paint company until they sold the structure to General Mills in 1967. General Mills and subsequent owners produced the Craft Master Paint-by-Number products at the site until they closed their doors in 2001.

The applicant is seeking the designation in order to obtain State Historic Tax Credits. They are also seeking to list the building in the National Register of Historic Places for its historic significance so it will qualify for Federal Tax Credits. The building is considered historically significant since it was constructed circa 1947 and from 1957 to 1972 was when the building additions were constructed. The applicant proposes to continue using the space as industrial by leasing out portions of the building or the entire site.

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;
- 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 in 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;

The building located at 328 N. Westwood Avenue is irregular in plan, brick and block faced, with a flat roof. The building is Moderne with Art Deco detailing on the front façade. The building is a large, 262,300 square feet, office and industrial building that consists of the original office and warehouse section built in 1947 and three additions, a 1957 office and warehouse addition to the south, a 1963 warehouse addition to the east, and a 1972 warehouse addition east of the 1963 addition. A courtyard resides between the 1947/1957 portions and the 1963 portion. The 1947 building portion is brick with stone detailing. The front façade features an architrave of stone which slants near the entry opening.

The entry is a modern storefront system with a center door, sidelites on either side, and transoms above. On either side of the entry on the front façade are two large masonry openings with stone sills. Three-section storefront reside in the openings. Six brick belt bands are featured between the windows. At the window head and top of wall there are soldier course bandings across the façade. The parapet is capped with stone. Concrete steps with original aluminum railing provide access from grade to the entry. The south side of the 1947 portion consists of the same window detailing as the front façade, with three window openings. The north façade features brick with a soldier course banding at the top of the wall.

The 1957 building portions is also brick, on the front (west) façade, matching the existing building portion. A pedestrian entrance with a canopy and concrete steps resides near the interior corner. Two window openings, with two-section storefront, stone sills, and brick soldier headers, reside between the pedestrian entrance and the overhead door. The overhead door opening features a soldier course brick header. Adjacent to the overhead door is an additional pedestrian entrance with concrete steps and canopy. Two openings with stone sills and brick soldier course headers have been partially infilled and feature two small double-hung windows in each opening. The south façade is painted concrete masonry block. Small window openings with the original

steel four-lite windows are present as are three pedestrian entrances, at grade, and a small garage door.

The 1963 portion is the largest portion of the building. It consists of warehouse space with sixteen structural bays. The north façade features painted concrete masonry block. The seventeen window openings feature sixteen-lite steel windows with center operable portions. Four pedestrian entrances, at grade, are featured on the north façade. These entrances were used for the employees who lives in the neighborhood directly north of the building. The south façade also features painted concrete masonry on the western portion. The five window openings feature twelve-light fixed steel windows. An angled loading dock projection, in the center of the 1963 portion, includes four overhead doors and a depressed concrete apron. Beyond the loading docks the façade features brown brick, in running bond pattern with three masonry window openings. The window openings have stone sills and feature nine, three vertical lite windows. Five additional overhead doors, at grade, are present on the south façade as are nine pedestrian entrances, at grade. The east façade features an additional loading dock with three overhead doors and a depressed concrete apron.

The 1972 portion is also a large open warehouse space. It is L-shaped to provide access to the loading docks on the adjacent 1963 portion. The north façade is painted concrete masonry block with sixteen window openings which feature eight-lite fixed steel clerestory windows. The east façade features painted concrete masonry block with no openings. The south façade of the long leg features painted block with no openings. The west façade of the 1972 portion features a loading dock area with five overhead doors and a depressed concrete apron. Three additional overhead doors, one at grade and two a truck bed height, also reside on the west façade. Four clerestory, eight-lite steel windows and two pedestrian entrances at grade are present on the west façade. The south façade of the short leg features painted concrete masonry block, eight-lite fixed steel clerestory windows, and one pedestrian entrance at grade.

The courtyard, accessible and visible from the 1947, 1957, and 1963 portions, features natural vegetation. The office interior was partially demolished by the previous owner. The partitions and finishes indicate the office was renovated in the 1970s. The original vestibule still features the terrazzo flooring.

The warehouse spaces are divided with concrete block partitions and fencing. The floors are concrete, and all warehouse spaces feature ceiling open to the roof structure. The paint mixing room still features the manifold for the mixing equipment.

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 9.7-acre site that is located on the east side of North Westwood Avenue, between Nebraska Avenue to the north and Hill Avenue to the south with Scott Park Campus abutting the site to the east. The closest designated historic landmark structure or historic overlay district is approximately two miles away. It is close to the Scott Park Campus that is owned by the University of Toledo.

2. a description of the general land uses;

The subject property is zoned Limited Industrial (IL) and to the east is the Scott Park campus of University of Toledo, to the north is a residential neighborhood and McKay's Food Seasoning offices and warehouse, and to the south is Brahier Oil Inc. and Erie Tool and Supply retail store.

3. a general description of the building conditions;

The Craft Master Building is a rectangular, brick and concrete block, flat roof structure. It has a unique layout as the original building, constructed in 1947, had additions which were built between 1957 and 1972. The rear loading dock locations are evidence of the rapidly changing building as the additions were built. The building measures 1,170 feet long (east/west) and 330 feet in width (north/south). The building is all slab on grade, single-story, with a height of twenty feet from grade to top of parapet wall in the office portion, and thirty feet from grade to top of parapet wall in the warehouse spaces. The building maintains historic integrity and continues to reflect the original functions.

The office portion is featured at the front of the building and is the original portion of the building. It features brick and stone with a typically office layout interior with columns and partitions. The warehouse/factory portions feature exposed block walls, open floor plans, and defining elements such as concrete floors, exposed steel joists and columns, and loading docks.

The overall condition of the property is average to poor on the exterior and interior. The eastern warehouse is in need of roof and masonry repair which is causing deterioration on the interior. The western portions are in average condition with minor repair needed to the envelope and clean-up from the previous owner.

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

The future use of this structure is for industrial uses. When IBC Incorporated recently acquired The Craft Master Building from the University of Toledo, the space was not preserved nor was it being utilized for anything but surplus storage. IBC Incorporated specializes in the development and management in commercial and industrial properties and plan to restore this site in order to open the building as new tenant space for light industrial uses.

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

The Toledo 20/20 Comprehensive Plan identifies this site for Light Industrial future land uses. The subject site is immediately adjacent to multiple parcels currently in operation with Light Industrial land uses. Single-family homes are mixed among the existing industrial uses located on Westwood and should be considered for down zoning in the future.

The Toledo City Historic District Commission reviewed and voted to support the Landmark Designation for this site at their June 28, 2021 meeting. The property will then be under their review for any exterior modifications once the Plan Commission and City Council approve the request.

Staff supports designating the Craft Master building as a local landmark because of its architectural significance, and the rehabilitation 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. NOW, THEREFORE,

Be it ordained by the Council of the City of Toledo:

SECTION 1. That "Landmark Designation" for the Building located at 328 N. Westwood, in Toledo is

hereby approved.

SECTION 2. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after passage. The reason for the emergency lies in the fact that same has had Public hearings and approval from the Historic District Commission, the Toledo Plan Commission and the City Council Zoning and Planning Committee and is necessary for the immediate preservation and property.

Vote on emergency clause: yeas 12, nays 0.

Passed: August 17, 2021, as an emergency measure: yeas 12, nays 0.

Attest:

Gerald E. Dendinger  
Clerk of Council

Matt Cherry  
President of Council

Approved:

August 17, 2021  
Wade Kapszukiewicz  
Mayor