



Legislation Text

File #: O-506-22, **Version:** 1

Zoning & Planning Committee

Accepting the City Plan Commission’s recommendation for local landmark designation for the Building located at 1301 Adams Street, in accordance with Toledo Municipal Code Section 1111.1002; and declaring an emergency.

SUMMARY & BACKGROUND:

This is a request for Landmark designation for the building at 1301 Adams St. The building was constructed by the Roberts-Toledo Auto Company in 1914 for their Ford automobile dealership. The square plan, 3-story brick building features terracotta details including pilasters and a decorative cornice along the Adams St façade. The applicant is seeking the designation in order to obtain State Historic Tax Credits and 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 located within the Uptown District, which is undergoing approval as a Historic District within the National Register of Historic Places.

The landmark building provides significant examples of architectural styles of the past, specifically auto-oriented commercial/industrial architecture of the early 20th century. More details have been provided by the applicant in “Exhibit A.”

The subject property is a .24 acres site located on the south side of Adams Street within the Uptown District, just west of downtown Toledo.

The property is surrounded by vacant green space to the north, multi-family residential to the south, and vacant lots / parking lots to the east and west.

The overall condition of the property is average considering the extent of time that the building has been vacant. The exterior features intact masonry and terracotta details, but will require new windows. The interior appears structurally sound in general, but will require full build-out with new finishes throughout and structural repairs in the basement.

The Uptown area includes a wide variety of uses and users nearby including multi-family residential, commercial, and industrial uses.

Uptown is a vibrant, eclectic, mixed-use district just west of the central business district. The proposed use of the building will include the following: brewery and pub, food hall, beer garden, gaming, event center, rooftop, and retail.

The Toledo City Historic Commission reviewed and approved this case during their monthly meeting on July 25, 2022. The applicant was provided adequate time to explain the historic significance of this structure

and how it has been identified as a contributing structure.

Staff supports designating the building at 1301 Adams St as a local landmark because of its historic and architectural significance, and the rehabilitation of the structure 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 1301 Adams Street 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 _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by

Council _____

Attest: _____
Clerk of Council