



Legislation Details (With Text)

File #: R-503-21 **Version:** 1 **Name:**

Type: Resolution **Status:** Agenda Ready

File created: 9/15/2021 **In control:** City Council

On agenda: 9/28/2021 **Final action:** 9/28/2021

Title: Declaring the intent to designate the building located at 401 Main Street, Toledo, Ohio a historic landmark; and declaring an emergency.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Audio: Agenda Review 9/21/2021, 3. Audio: City Council 9/28/2021

Date	Ver.	Action By	Action	Result
9/28/2021	1	City Council	Suspension	Pass
9/28/2021	1	City Council	Emergency	Pass
9/28/2021	1	City Council	Passed	Pass

The Clerk Reports

Declaring the intent to designate the building located at 401 Main Street, Toledo, Ohio a historic landmark; and declaring an emergency.

SUMMARY & BACKGROUND:

Architectural Significance of the Building for consideration to become a Designated Landmark.

Building History:

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 4th-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.

Reason for Request: The applicant is seeking landmark designation in order to obtain State Historic Tax Credits for the purpose of rehabilitating the building and supporting the enhancement of Toledo's housing market.

NOW, THEREFORE, Be it resolved by the Council of the City of Toledo:

SECTION 1. That the City Council does hereby declare its intent to designate an historic building as a landmark situated at 401 Main Street, and more fully described as follows:
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.

SECTION 2. That this matter be referred to the Toledo City Plan Commission and the Toledo City Historic District for its review, recommendation and appropriate hearing date.

SECTION 3. That this Resolution hereby is declared to be an emergency measure and shall be in force and effect from and after its adoption. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and for the further reason that this Resolution must be immediately effective so that the historic property will be eligible for the federal and/or state historic tax credit as soon as feasibility possible.

Vote on emergency clause: yeas 12, nays 0.

Passed: September 28, 2021, as an emergency measure: yeas 12, nays 0.

Attest:

Gerald E. Dendinger
Clerk of Council

Matt Cherry
President of Council

Approved:

September 28, 2021
Wade Kapszukiewicz
Mayor