

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: M-18-25

DATE: December 5, 2025

TO: President Vanice S. Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Review of Landmark Designation for the Stanwalt Building at 19 S Superior Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 4, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

| | | |
|-----------|---|--|
| Request | - | Review of Landmark Designation for the Stanwalt Building |
| Address | - | 19 S. Superior Street |
| Applicant | - | Thomas Porter Architects Inc. Chris Mowen 8 N. Saint Clair Street Toledo, OH 43604 |
| Owner | - | IBC Incorporated Gary Marck 300 Phillips Avenue Toledo, OH 43612 |

Site Description

| | | |
|--------------|---|---|
| Zoning | - | CD/ Downtown Commercial |
| Area | - | ±0.08 acres |
| Frontage | - | 30' along Superior |
| Existing Use | - | Vacant Commercial/Residential |
| Proposed Use | - | 1 st Floor Commercial/Upper Floors Residential |

Area Description

| | | |
|-------|---|---|
| North | - | Parking Lot / CD |
| South | - | Companion Case (Currently Warehouse) / CD |
| East | - | Commercial / CD |
| West | - | Parking Lot and Commercial / CD |

Parcel History

Z-4003-24 - Zone Change for 62 Parcels in the Warehouse District from IL to CD (PC approved 7/11/24, CC approved by Ord. 432-24).

Applicable Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STA FF ANALYSIS

This request is for the review of the landmark designation for the Stanwalt Building, located at 19 S. Superior Street. The City of Toledo currently has three (3) locally designated historic districts: Old West End, Vistula, and Westmoreland. Nine (9) other properties in the City of Toledo have been locally designated. Notable Landmark Designated Properties include; Commerce Paper Building (Warehouse District), Masonic Temple (4th and Main) and the Fiberglas Tower/Levis Square Park (Downtown) which was the first locally designated landmark structure in 2012. This site is located in the Warehouse District and is located less than one (1) mile away from the Vistula Historic District. This case will be heard at the November 24th City Historic Meeting. This meeting will take place after publication and a revised report may be issued to address any concerns identified at that meeting.

According to the Landmark Application, IBC Incorporated specializes in the development and management of over five (5) million square feet of property in Toledo. 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 considered historically significant since it was constructed circa 1900 and in Chicago Style Architecture.

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 19 S. Superior sits mid-block and is rectangular in shape, constructed primarily of brick with a flat membrane roof structure with a single chimney located to the north side. It has a symmetrical layout, in the Chicago Architectural style. The building was constructed in 1900 as a salon with boarding rooms above. This area of Toledo was a vice district that consisted of salons, gambling halls, dance halls, wine rooms and boarding houses. According to the 1904 Sanborn maps the building was used as forty-three (43) female boarding houses. In 1954 the building was converted to the Stanwalt Hotel where it operated for more than forty (40) years. As part of the hotel renovation the building lost many of the historic interior features. The three (3) story building measures 30 feet wide and 116 feet deep and has approximately 8,400 square feet.

- 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 .08-acre site that is located mid-block between Washington and Lafayette Streets on the east side of Superior Street within the Warehouse District. The closest designated historic landmark structure or historic overlay district is approximately 1,100 feet from the site and that is the Locally Designated "Commerce Paper Building" with the "Tower on the Maumee" being located 1,500 feet from the subject property.

2. A description of the general land uses;

The subject property including all contiguous property were either zoned or rezoned in 2024 as part of a 62-parcel zoning modification of properties in the Warehouse District from Limited Industrial (IL) to Downtown Commercial (CD), uses in the general area include restaurants, office, retail shops, 5/3rd Field and off-street parking lots.

3. A general description of the building conditions;

The overall condition of the property varies in condition with the structure and masonry in “fair” condition. The window openings on all levels have been boarded up it is unclear if any windows are restorable. The condition of the interior of the building is also unclear as not much information was provided besides that the interior of the building was altered though the years that it was the Stanwalt Hotel. The overall structure appears to stable with no major damage.

Façade Descriptions

West (Front) Elevation

The west facade serves as the primary elevation of the Stanwalt Building. It is constructed of red brick laid in a running bond pattern, extending from grade up to the parapet. Architectural elements include brick dentil detailing below the stone band at the second-floor window sill line, brick arch and tablet detail around the second and third floor windows with dentil detail at the hood of the third-floor windows, and a brick corbel cornice at the top of the wall. A central pedestrian entrance is recessed in the center of the building on the first floor. It is flanked by boarded storefront on either side. The window openings on the second and third floor have the original brick and stone details but are boarded.

South Elevation

The south elevation abuts the adjacent building and is not visible.

East (Rear) Elevation

The rear elevation consists of orange brick in running bond pattern from grade to the top of the wall. There is no ornamentation other than basket arch brick headers on the windows and stone sills. The wall stops at the roof with a box gutter which leads to a downspout on the north side. In the center of the first floor is a larger opening which appeared to be a pedestrian entrance which has been boarded. All window openings, four (4) on each floor, have also been boarded.

North Elevation

The north elevation consists of orange brick in running bond pattern from grade to the top of the stepped parapet wall. There is no ornamentation other than basket arch brick headers on the windows and stone stills. The stepped parapet is finished with sheet metal. No entrances appear on the north elevation. All window openings, four (4) on the first floor and six (6) on the second and third floors have also been boarded. A ghost sign is present near the front of the building on the north elevation as well as across the top of the parapet.

Roof

The building has a flat, membrane roof sloping from the front to the back. It includes one (1) chimney near the north side. At the rear, a box gutter system channels water to a round downspout.

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

The future use of this structure is to replace the roof, restore the windows and exterior doors where feasible and replace where needed, repair and tuckpoint brick. The first (1st) floor will be restored into a single storefront and a residential lobby. All upper floors will be converted into residential apartments with four (4) units per floor for a total of eight (8) units.

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

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies as Downtown Designation. The Downtown Designation is intended to accommodate a broad range of uses to reflect Downtown's role as a commercial, governmental, cultural, and entertainment center. Downtown areas have high-intensity uses with high building coverage and large building placed close together. Mixed-use and pedestrian-oriented developments that discourage the use of automobiles within the Downtown Designation.

City Historic Districts Commission

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 Stanwalt 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;

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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.

Staff supports designating the Stanwalt Building at 19 S. Superior Street 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.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommend approval of M-18-25, Review of Landmark Designation for the Stanwalt Building at 19 S. Superior Street, to Toledo City Council for the following two (2) reasons:

1. The Stanwalt Building is historically significant in Toledo as part of the Warehouse District and the Downtown Core; and
2. The Forward Toledo Comprehensive Land Use Plan identifies the location of the building as Downtown Designation and the proposed use of mixed use commercial and apartments will allow the developers to provide additional commercial and housing opportunities that are in high demand for this part of the city.

Respectfully Submitted,

Lisa Cottrell
Secretary

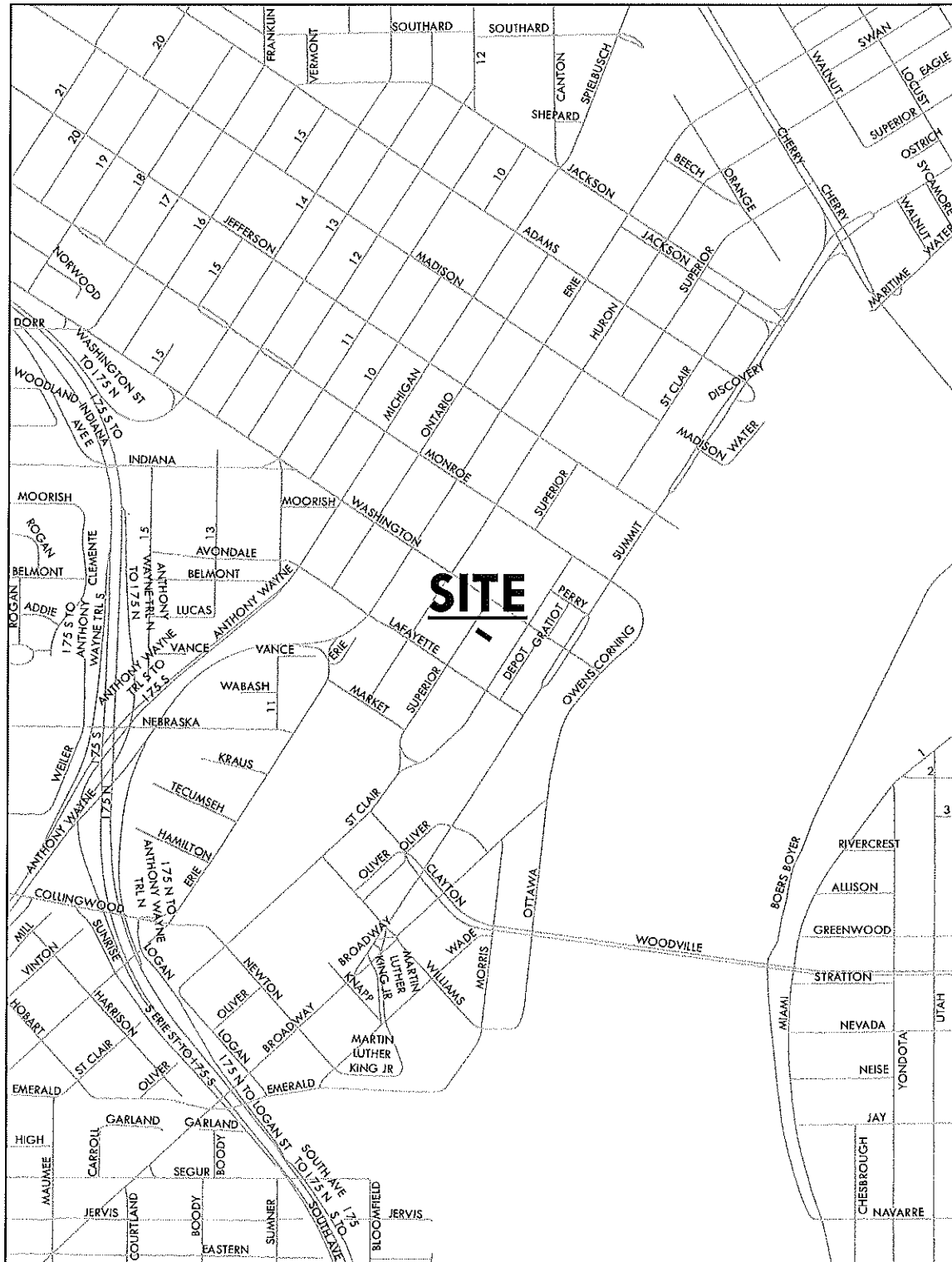
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Six (6) sketches follow

Cc: Thomas Porter Architects Inc., 8 N. Saint Clair Street Toledo, OH 43604

GENERAL LOCATION

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ID 10



ZONING & LAND USE

M-18-25
ID 10



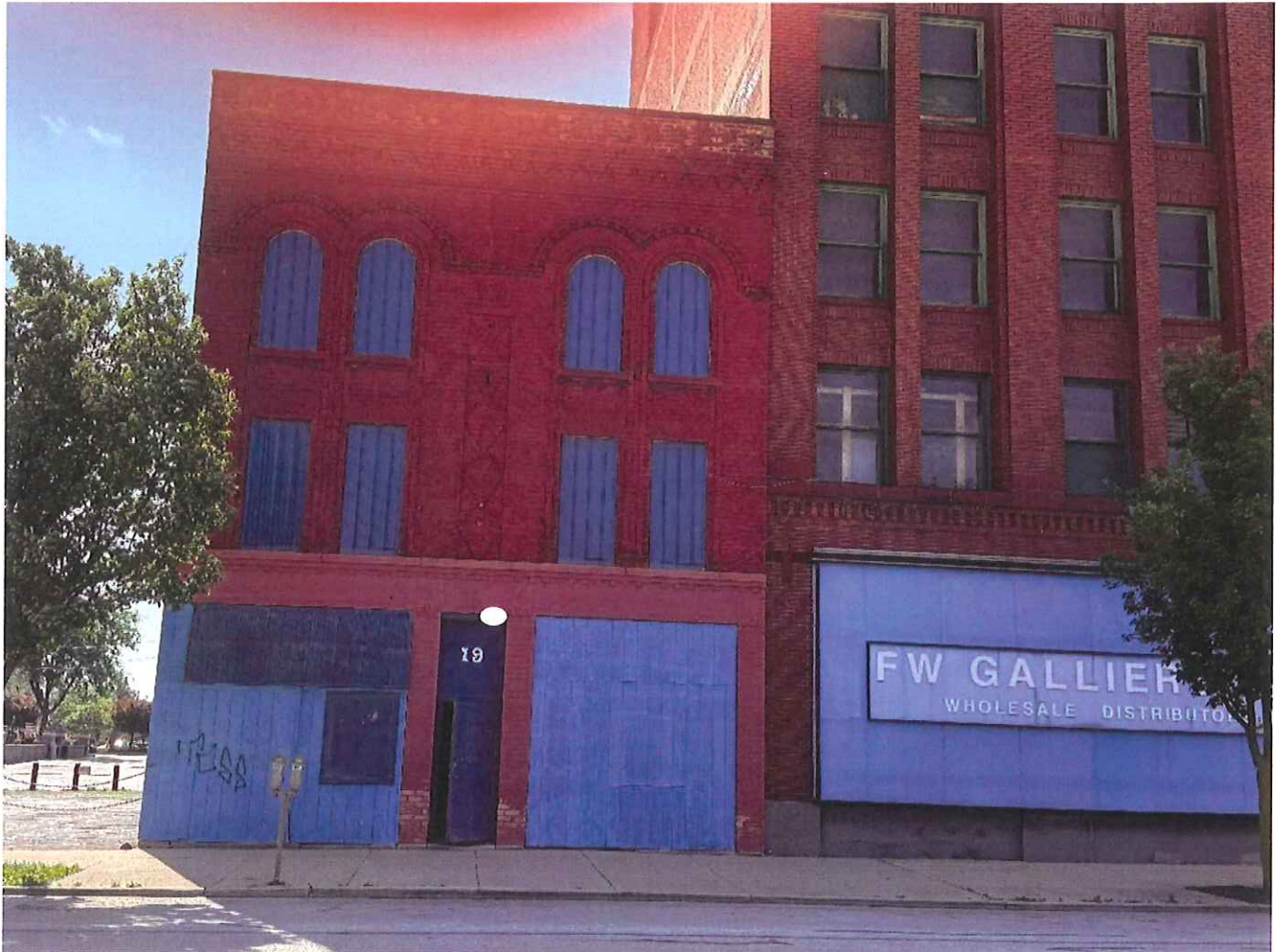
Front of Building (1965)

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Front of Building (Current)

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North and East Elevations

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Photo 4: 2025 Photograph – back elevation. Credit: Thomas Porter Architects



Redevelopment Plan

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REDEVELOPMENT PLAN

IBC Incorporated specializes in the development and management of over five million square feet of property in Toledo, Ohio. The company has specialized in industrial warehousing space and recently has begun expanding into commercial, both retail and residential, opportunities in Toledo.

IBC Inc. recently acquired The Stanwalt Building, at 19 S. Superior Street.

The Stanwalt Building is comprised of a three-story, 8,400 square-foot office/apartment building constructed in 1900. The property is situated between Washington and Lafayette Streets, in the heart of Toledo's warehouse district. There is an adjacent parking lot to the northeast and an abutting building to the southwest. Access to the site is also available from the alley that sits between Superior and Saint Clair Street.

The project will include nominating the property for local historic landmark designation as well as nomination to the National Historic Register. Once on the register, the project is eligible to receive State and Federal Historic Tax Credits for qualified rehabilitation expenses. Other planned funding sources for the project includes CRA Tax Abatement, along with private funding.

The current state of the building varies in condition, though the structure and masonry is in fair condition. The window openings have been boarded on all elevations.

The scope of redevelopment includes roof replacement, complete inspection of the building envelope, restoration of the first-floor storefront, and reinstating windows on all 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 replaced to provide operable and secure openings. On the interior, the first floor will receive a whitebox tenant spaces and a residential lobby. The upper floors will be converted to apartments, four on each floor, for a total of eight apartments.