
APPLICATION FOR LOCAL LANDMARK DESIGNATION REVIEW

APPLICATION #: M-14-26
APPLICANT: Thomas Porter Architects
OWNER: IBC INC.
LOCATION: 4500 N. Detroit Avenue
ZONING: General Industrial (IG)
NEIGHBORHOOD: Industrial North
REPORT DATE: July 31, 2026
HEARING DATE: August 13, 2026
STAFF REVIEWER: Harbert

Historic District and Landmarks Expansion:

The applicant is requesting Local Landmark Designation for the Dura Building located at 4500 N. Detroit Avenue. 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:

SPR-51-15 – New Cell Tower (Admin Approval 12/15/15).

Z-6001-98 – Zone Change from M-2 to C-3 (South and Rear of Site) (PC FWNR 8/13/98, CC Approved 10/13/98).

Existing Conditions:

The Dura Manufacturing Building is a 297,418 square foot warehouse/industrial building that was initially constructed in 1927 with multiple additions taken place from 1942 until 1984. Portions of the site remain used for warehousing purposed. The building is a one (1) story metal sided building with a sawtooth, gable and flat roof design.

The Dura Company, originally known as The Dura Mechanical Hardware Company, was founded as a subsidiary of Milburn Wagon Works in Toledo, Ohio, around 1910. Around 1910, Milburn expanded into automotive manufacturing and focused on specialized mechanical hardware for vehicles, especially window regulators. In the mid-1920s, Dura expanded its product lines, producing Art Deco lighting, clocks, and home accessories. These pieces became collectible icons of industrial design. The company once again expanded in the mid 1930's to producing the "Lazy Susan" rotary bearing device.

Existing Conditions: (continued)

In 1936, Dura was purchased by the Detroit Harvester Company. During World War II, Dura converted portions of its production to wartime manufacturing, reportedly producing bomb cones and other ordnance components. A renewed focus on automotive products resumed after the war. In 1957, the Detroit Harvester Company employed 825 workers. The company continued to file patents for mechanical and electrical innovations, including vehicle lamps, dome lights, and handle assemblies. However, by the early 1970's, the company's employment had dropped to 650 workers and focused on producing window assemblies, hinges, and convertible-top mechanisms until the plant closed in 1980. The site has since been used for smaller manufacturing operations, warehousing, restaurant and club uses.

Proposed Project:

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.

The Dura Manufacturing Building is comprised of a single-story, 297,418 square-feet industrial/warehouse building, the original portion constructed in 1927. The property is situated along the railroad with Lint Ave to the east, Dura Avenue to the South, and Detroit Avenue to the west, in the heart of North Toledo's auto industry area. There is an adjacent parking lot to the southeast, south, west, and northwest and two other buildings on the site.

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.



Google Street View image of the sawtooth roof line from Detroit Avenue.



Photo 2: 1945 Aerial Photograph, 4500 N. Detroit Ave. Image from TLCPL, ohiomemory.org

1945 Aerial image of the subject property.

8 - 4



Photo 3: 2025 Photograph – front elevation. Credit: Thomas Porter Architects



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



Photo 7: 2025 Photograph – southeast elevation. Credit: Thomas Porter Architects



Photo 8: 2025 Photograph – outbuildings. Credit: Thomas Porter Architects

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

The current state of the building varies in condition, though the structure, masonry, and siding are in fair condition. The roof is in rough shape in certain areas.

The scope of redevelopment includes roof replacement, complete inspection of the building envelope, restoration of the windows, and upgrades to the loading docks. 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 to provide operable and secure openings. On the interior, the building will continue to be used for industry and warehousing. The interior scope of work includes refinishing the office floors, carpet replacement, paint offices and some warehouse spaces, upgrade electrical and lighting, upgrade mechanical and sprinkler systems.

- 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 14.5 acres that is located on Detroit Avenue north of Sylvania Avenue. The closest designated historic landmark structure or historic district is the Thurgood Marshall Building approximately 1.2 miles to the southeast.

2. A description of the general land uses;

The subject property is zoned IG General Industrial with the rear and southern portion of the site being CR Regional Commercial. All properties to the north, south and east are zoned IG and the properties with frontage on Detroit Avenue located directly to the west are CR.

Analysis: (continued)

3. A general description of the building conditions;

The Dura Mechanical Hardware Company building is a 297,418 square foot warehouse/industrial building that was initially constructed in 1927 with additions taken place from 1942 until 1984. Portions of the site remain used for warehousing purposes. The building is a one (1) story metal sided building with a sawtooth, gable and flat roof design.

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 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 Dura 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 High Impact Industrial. This land use designation is dedicated to industrial uses that may generate excessive noise, odor, storage demands, and other nuisances that are not generally compatible near residential and commercial uses and require large amounts of land. Typically, these areas are supported by strong transportation access and other necessary infrastructure.

Recommendation:

Staff supports designating the Dura Building at 4500 N Detroit Avenue as a local landmark because of its historic significance in the City of Toledo's manufacturing 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 Dura Building 4500 N. Detroit Avenue.