

The Stanwalt Building
19 S. SUPERIOR STREET, TOLEDO, OHIO
City of Toledo Landmark Application Package



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NARRATIVE DESCRIPTION

Summary Paragraph

The nominated Stanwalt Building, at 19 S. Superior Street, is located within the Warehouse District of Downtown Toledo. It sits in the middle of the block between Washington and Lafayette Streets. To the immediate northeast is a parking lot, to the immediate southwest is an adjacent building. The city sidewalk and Superior Street abut the northwest elevation and an alley is on the southeast side of the building. This section of the city is commercial in nature.

The building is red brick, three stories, rectangular in plan with a flat roof. The building features a front facade with first floor boarded-up storefront and a center door and boarded-up windows on the second and third floors. Brick detailing on the front facade features a stone band at the second floor window sill. The second and third floor windows are encased in rowlock brick frames which arch at the third floor window head with corbel detailing. Between the windows is a diamond brick pattern. The top of the wall features a corbel brick parapet. The southwest elevation of the building abuts an adjacent building. The back elevation sets back from the alley and features brown brick with boarded up doors and window openings on all three floors with stone sills and rowlock brick basket arch headers. The northeast facade features brown brick with ghost advertising on the first structural bay. There are boarded up window openings on all three floors with stone sills and rowlock brick basket arch headers.

Narrative Description

The building located at 19 S. Superior Street is rectangular in plan, field brick with brick detailing, with a flat roof. The building is Commercial Style with detailing on the front façade and unornamented brick on the sides. The building is a three-story, 8,400 square feet, office and apartment building.

The Stanwalt Building is centrally located on a city block between Lafayette and Washington Streets in Toledo's historic Warehouse District. Initially constructed as a saloon and apartments in 1900, it also served as a butter and meat warehouse, signage company warehouse, and automobile parts warehouse. The building is now vacant.

Site Context

The Warehouse District is organized on a grid that runs at a 45-degree angle to true north. For narrative clarity, directional references have been simplified: Northwest is referred to as "West," Northeast as "North," Southeast as "East," and Southwest as "South."

The Stanwalt Building sits mid-block and is bordered by an adjacent building to the south, a parking lot to the north, a city sidewalk to the west (front), and an alley to the east (rear). The eastern alley includes an open area between the building and the alley.

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 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 sills. The stepped parapet is finished with sheet metal. No entrances appear on the north elevation. All window openings, four on the first floor and six 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 membrane roof sloping from the front to the back. It includes one chimney near the north side. At the rear, a box gutter system channels water to a round downspout.

Interior

The interior of the building was altered during the years it was the Stanwalt Hotel, with non-historic demising walls and finishes.

HISTORICAL SUMMARY

The building at 19 S. Superior Street was constructed in 1900 as a saloon with boarding rooms above, a common building type in Toledo's early twentieth-century Tenderloin District. This district, so named after similar vice areas in other American cities, was located south of the central business district, roughly bounded by Washington Street, Swan Creek, and Michigan Street, with its densest concentration along the 400, 500, and 600 blocks of Lafayette Street.

The Tenderloin was Toledo's principal vice district, a neighborhood characterized by its saloons, gambling halls, dance halls, wine rooms, and boarding houses, the latter often functioning as brothels. Like comparable districts in other industrial cities, Toledo's Tenderloin developed organically in an area defined by transience and proximity to transportation infrastructure. The convergence of the Maumee River, Swan Creek, rail lines, and canal routes made the Warehouse District a natural hub for working-class laborers, sailors, railroad men, and travelers seeking inexpensive lodging and entertainment. This same accessibility also drew a wealthier clientele to the Tenderloin's more elaborate saloons and entertainment venues.

By 1904, Sanborn Fire Insurance maps documented as many as forty-three "female boarding" houses within the Tenderloin, revealing the scale of its local economy. The district sustained bartenders, musicians, cooks, cleaners, and tradesmen, creating a small but vibrant commercial ecosystem that revolved around nightlife and vice. City officials, seeking to contain these activities to a single area, assigned a select police force to maintain order within the Tenderloin. Among them was Detective Lewis B. Tracy, a figure remembered for his compassion and even-handedness. Known affectionately as "Papa Tracy" by many of the women who worked there, he not only enforced the law but also helped residents find access to social and health resources.

In February 1918, under pressure from the U.S. War Department, cities across the nation were ordered to close their vice districts to protect the health of soldiers and workers vital to the World War I effort. Toledo's Tenderloin District officially closed on May 1, 1918, forcing the expulsion of over 1,300 women from the area. Several former boarding houses were leased by the city and repurposed as temporary hospitals to combat rampant outbreaks of venereal disease, diphtheria, and scarlet fever. Others were abandoned or gradually adapted for industrial and warehousing uses as the neighborhood transitioned into a manufacturing and commercial district.

Following the closure of the Tenderloin, the building at 19 S. Superior Street underwent several transformations that reflected Toledo's changing urban landscape. By the early 1920s, it housed an automobile repair shop with apartments above. In 1927, it was converted for warehousing, successively storing butter and cheese (1927–1948), meat (1938–1948), marine supplies (1948–1950), and later a signage company (1951–1952).

In 1954, the building was reborn as the Stanwalt Hotel, created by proprietors Stanley Lewen and Walter Hull, who combined their first names to coin the hotel's distinctive name. The Stanwalt Hotel operated for more than forty years, until 1996, serving as a modest lodging house during the post-industrial period of the Warehouse District. Since then, it has seen limited use—partially occupied by F.W. Galliers for storage, but has remained largely vacant.

Today, 19 S. Superior Street stands as one of the few surviving physical remnants of Toledo's historic Tenderloin District, embodying the layered social and economic history of a neighborhood that evolved from vice and entertainment to industry and warehousing, and now toward preservation and reuse.

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PHOTOS



Photo 1: 1964 Photograph, 19-35 S. Superior Street. Image from TLCPL, ohiomemory.org



Photo 2: 1965 Block Card Photo. Image from TLCPL, ohiomemory.org



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



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



Photo 5: 2025 Photograph – northeast elevation. Credit: Thomas Porter Architects

FIGURES

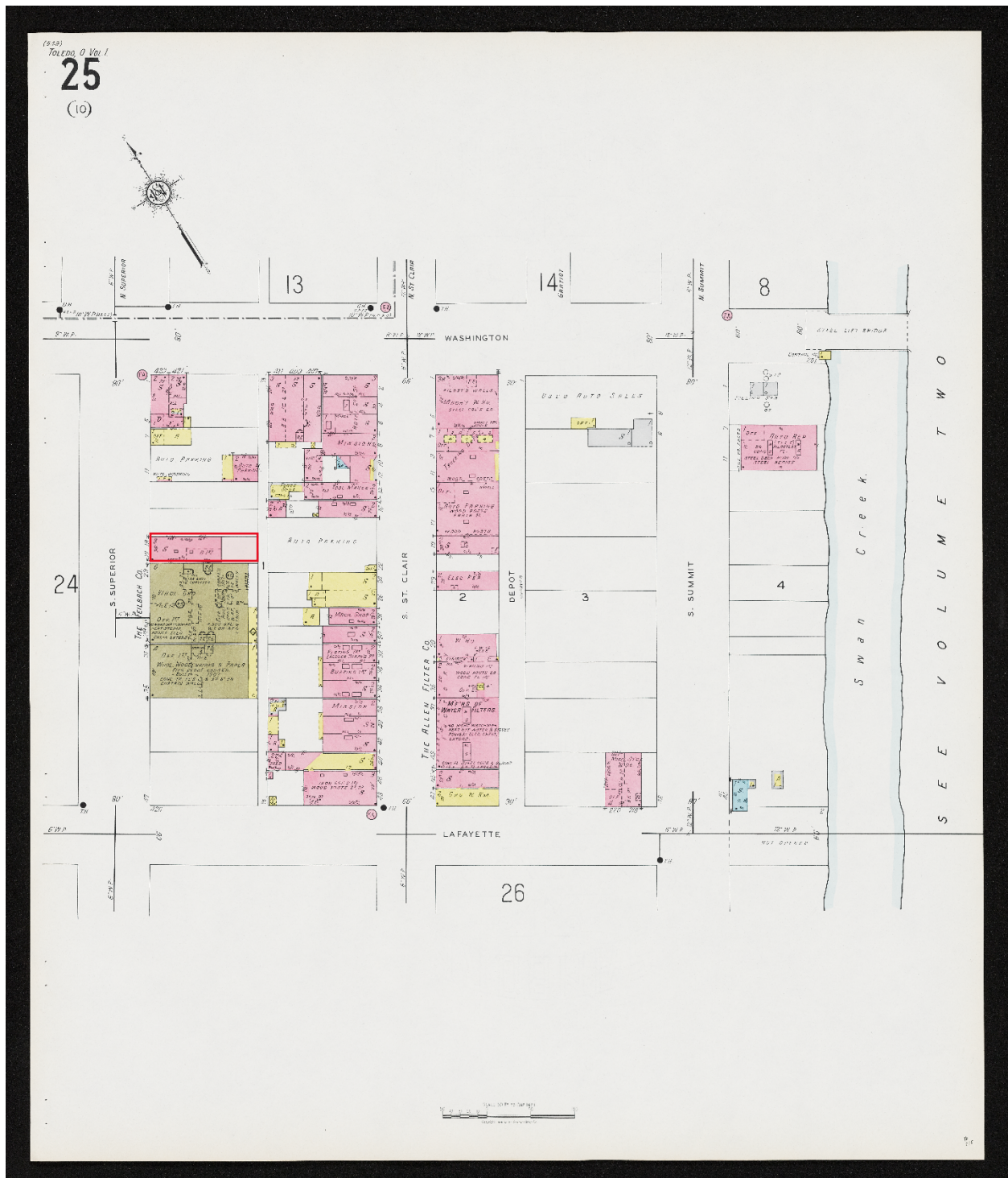


Figure 1: 1936 Sanborn. Source: Kent State University.



Figure 2: Tenderloin Map. Source: Todd Long

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.

NEIGHBORHOOD ORGANIZATIONS

- Toledo Warehouse District Association
<https://www.toledowarehouse.org/>
- Downtown Toledo
<https://www.downtowntoledo.org/>