

The Feilbach Building
25 S. SUPERIOR STREET, TOLEDO, OHIO
City of Toledo Landmark Application Package



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NARRATIVE DESCRIPTION

Summary Paragraph

The nominated Feilbach Building, at 25 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 southwest is a large parking lot, to the immediate northeast 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.

Exterior:

The building is light red brick, six stories, rectangular in plan with a flat roof. The building features a front facade with first floor boarded-up storefront and hung windows on the second through sixth floors. Brick detailing on the front facade features brick pilasters between the hung windows, stone banding, brick corbeling, soldier course headers, and stone window sills. The southwest facade faces a parking lot and features the concrete structure with brick infill and brick elevator tower. The back facade features garage bays and boarded-up windows on the second through sixth floors with stone stills. The northeast facade abuts an adjacent building and only the fourth through sixth floors are visible with the concrete structure with brick infill visible. The building consists of the original portion, built in 1909, which is three structural bays wide and the addition, built in 1912, which is two structural bays wide. The original building features a gambrel shaped parapet and the addition features a flat parapet. Both parapets feature a wide stone banding with brick corbeling below.

Interior:

The building is currently used for clothing warehousing. There are exposed brick walls and concrete floors and ceilings. The concrete structure is exposed throughout the building. In the original portion the structure consists of octagonal columns with concrete beams spanning between. In the addition the concrete columns are round with mushroom cap capitals and no visible beams. The first floor has been divided into office space when the current tenant moved into the building in 1984. The offices feature wood panel partitions, carpet flooring, and acoustical ceiling tile.

Narrative Description

The building located at 25 S. Superior Street is rectangular in plan, brick and terra cotta detailed, with a flat roof. The building is Commercial Style with detailing on the front façade and exposed structure on the other three elevations. The building is a six-story, 69,425 square feet, office and warehouse building.

The Feilbach Building is a six-story brick structure centrally located on a city block between Lafayette and Washington Streets in Toledo's historic Warehouse District. The building consists of two distinct sections: the original 1909 construction at the southern end, comprising three structural bays, and a 1912 addition to the north with two structural bays. Initially constructed as a produce warehouse, the building now functions as a clothing warehouse.

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

eastern alley includes a loading dock with a brick surface that has been partially overlaid with asphalt. A parking lot across Superior Street is being acquired for use by building tenants.

Façade Descriptions

West (Front) Elevation – 1909 and 1912

The west facade serves as the primary elevation of the Feilbach Building and comprises both the original 1909 structure (south end) and the 1912 addition (north end). It is constructed of red brick laid in a running bond pattern, extending from a non-historic EIFS base up to two distinct parapets: a Dutch gable on the 1909 portion and a flat parapet on the 1912 addition. Both parapets are capped with clay tile coping and feature corbelled brick detailing. Architectural elements include brick pilasters at the corners, clay ornamentation at the storefront head line, and a corbelled band beneath the second-floor windows. From the second through fifth floors, sets of windows are organized between pilasters and articulated with square brick columns and decorative clay tablets at the sills. The sixth floor maintains its own window band, consistent with the pattern below. The brick is in good condition, with less than 5% requiring tuck-pointing. Two non-original pedestrian entrances are located within the infilled storefront on the first floor. The northern entrance consists of a double-leaf anodized aluminum full-lite door, while the southern entrance features a painted hollow-metal door accessed by three concrete steps. Both are set within a field of non-historic blue metal panels and vertical tongue-and-groove wood siding that fully spans the original storefront openings. The first-floor storefront windows have been entirely obscured by non-historic infill materials. The upper floors retain painted wood double-hung windows, many of which are boarded or altered. Although various modifications are evident—including brackets, foam, shims, and sealed weight pockets—the original window units are largely intact. A large metal box wall sign is mounted within the boarded-up storefront area and was installed in 1983 for the F.W. Gallier's Company. It spans a portion of the first-floor infill and remains a visual identifier on the front elevation. This is the only installed signage currently on the building's primary facade.

South Elevation – 1909

The south elevation belongs to the original 1909 portion of the building and features orange brick laid in a running bond pattern, set within a concrete structural grid. The elevation terminates with a stepped parapet capped with clay tile. Centrally located on this wall is an elevator penthouse that bears a ghost sign. A stepped far line is visible running at the fifth floor, providing evidence of a former adjacent structure. Remnants of that building's foundation are also present at the southeast corner. There are no entrances, windows, or storefront openings on the south elevation.

East (Rear) Elevation – 1909 and 1912

The rear elevation consists of both the 1909 and 1912 sections and is constructed of orange brick in a running bond pattern, framed by a concrete structural grid. A concrete base is present at grade, and the elevation terminates at the roofline. The first-floor bays have been partially infilled with non-historic painted concrete block, overhead doors, pedestrian doors, and vertical tongue-and-groove painted wood siding. There are three non-original pedestrian doors, all made of painted hollow-metal. The southern entrance is accessed by four concrete steps. Three overhead doors are also present: one insulated panel door on the south end and two painted wood-paneled sectional doors in the center and north bays. From the second through sixth floors, window openings similar to those on the front facade are present but have been entirely boarded, with no remaining historic fabric. Several boarded openings feature exhaust vents, and two openings on the second floor (south bay) have security bars. The first-floor north bay window opening has been filled with painted block, and basement windows are also boarded. A metal shed-style awning is installed above the two wooden overhead doors. It is anchored into the concrete header above the openings and supported by guide stanchions connected

to existing window security bars. Evidence of an earlier awning system is visible through surviving attachment eyes embedded in the concrete, likely used to hold guidewires.

North Elevation – 1912

The north elevation is part of the 1912 addition and is constructed of orange brick laid in a running bond pattern, also framed within a concrete structural grid. It is topped by a stepped parapet with clay tile coping. A centrally aligned elevator penthouse projects slightly from the façade. There are no entrances, windows, or storefront openings on the north elevation. Two ghost signs are visible at the upper western end of the elevation. The most prominent is for the Lucas County Board of Elections. Behind it, a faded advertisement for the "Feilbach Company" can still be partially discerned, referencing the building's original occupant and use.

Roof

The building has a flat, ballasted membrane roof sloping from the front to the back. It includes two elevator penthouses—one on each end—and a chimney located on the south side. Furring strips are visible on the sides of the penthouses. At the rear, a box gutter system channels water to three rectangular downspouts.

Interior

The interior of the building features concrete post-and-beam construction throughout with brick infill on the exterior walls. The character defining features of the interior include the concrete floor throughout, hexagonal columns and cross beams in the 1909 portion, and round bell columns and two-way slab in the 1912 portion. Portions of the first, second, and third floor have been subdivided with stud walls. All levels retain the historic concrete post-and-beam or slab systems indicative of early 20th-century warehouse construction.

HISTORICAL SUMMARY

The building at 25 S. Superior Street was originally built in 1909 for the Feilbach Company.

The Feilbach Company was a cornerstone of Toledo's early commercial and industrial development and played a vital role in the developing Warehouse District - exemplifying the city's commercial growth during the early 20th century. The company was founded by Charles Feilbach, a prominent local businessman and civic leader whose entrepreneurial and philanthropic contributions left a lasting impact on Toledo's economic and social landscape.

Charles Feilbach was born in Sandusky County, Ohio, in 1862. He moved to Toledo at the age of 16 to begin an apprenticeship in harness making. Finding little satisfaction in that trade, he turned to sales and became a traveling salesman for a Toledo grocery house, a role that offered him valuable insights into the wholesale grocery business.

In 1884, drawing on his experience, Charles Feilbach co-founded the Feilbach Company, a wholesale produce business. Initially operating out of a rented space at 524 Monroe Street, the company quickly grew. Charles was named "President" of the company in 1900, guiding its rapid expansion during a period of national industrial growth. By 1900 the company had eight salesmen on the road and trade was done in Ohio, Indiana, and Michigan.

As the company's success continued, so did its need for space. In 1909, the Feilbach Company constructed a dedicated warehouse at 25 S. Superior Street, the nominated building, in Toledo's Warehouse District - a strategically located area serving as a junction between business, commerce, and warehousing activities. The site was chosen for its proximity to the Great Lakes port, canal terminus, and railroad hub, making it an ideal location for the efficient transport and distribution of goods.

The original warehouse was a three-bay, six-story brick structure, exemplifying the scale and ambition of growing produce wholesalers during the industrial boom. By 1912, just three years later, the Feilbach Company had outgrown even this space and expanded the building northward with a two-bay addition, reinforcing its role as a major player in Toledo's thriving produce market.

Beyond his business achievements, Charles Feilbach was deeply engaged in civic life. He served as head of the National Wholesale Grocers' Association, was a member of the Toledo Public School Board, a Director for Toledo's Chamber of Commerce, and was a founding member of the Toledo Rotary Club. His commitment to community betterment was most notably reflected in his advocacy for education and accessibility. Using his connection with the Rotary, Feilbach helped establish a school for children with disabilities in Toledo - the Feilbach School, which opened in 1917 and operated until 1976, when it merged into what is now the Glendale-Feilbach School, continuing his legacy of service. Being a passion of Charles Feilbach's he went on to be president of Toledo Society for Crippled Children, vice president of the Ohio Society for Crippled Children, and director of the International Society for Crippled Children.

Charles Feilbach was also the sole wholesale grocer in Toledo on the Toledo War Industries Commission, along with automotive businessmen, machinery businessmen, retailers, and bankers, to help the government survey the manufacturing companies in Toledo and provide possible production bids for the war effort in 1918 - helping provide insight and access to food for the soldiers and communities across the country and at war.

The Feilbach Company's warehouse stands as a testament to the importance of Toledo's Produce Warehouse District during a transformative era. As the city grew, this district became a

dynamic buffer between the business-centric Central Business District and the city's canal, rail, and shipping infrastructure. The Feilbach building, in particular, is an enduring example of the district's influence on Toledo's early 20th-century commercial expansion and its integration into the national industrial economy.

In 1937, after over five decades in operation, the Feilbach Company ceased operations in the Superior Street warehouse. The building was then purchased by Joseph Robinson, who repurposed it as a warehouse serving Toledo's glass industry. Over the ensuing decades, the structure continued to serve the evolving warehousing needs of the region. It housed a metal products company in the 1960s and 1970s, and served as the warehouse for the Lucas County Board of Elections in the late 1970s and early 1980s.

In 1984, the building entered a new chapter when it was purchased by the F.W. Galliers Company, which converted it into a warehouse for wholesale clothing distribution, a use that continues to the present day. Despite changes in occupancy, the building remains a significant architectural and historical marker of Toledo's industrial and commercial past.

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PHOTOS



Photo 1: 1912 Order Form. Image from TLCPL, ohiomemory.org



Photo 2: 1964 Photograph, 19-35 S. Superior Street. Image from TLCPL, ohiomemory.org



Photo 3: 1965 Block Card Photo. Image from TLCPL, ohiomemory.org



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



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



Photo 6: 2025 Photograph – back elevation. Credit: Thomas Porter Architects



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



Photo 8: 2025 Photograph – first floor. Credit: Thomas Porter Architects



Photo 9: 2025 Photograph – second floor. Credit: Thomas Porter Architects



Photo 10: 2025 Photograph – third floor. Credit: Thomas Porter Architects



Photo 11: 2025 Photograph – fourth floor. Credit: Thomas Porter Architects



Photo 12: 2025 Photograph – fifth floor. Credit: Thomas Porter Architects



Photo 13: 2025 Photograph – sixth floor. Credit: Thomas Porter Architects



Photo 14: 2025 Photograph – roof. Credit: Thomas Porter Architects

FIGURES

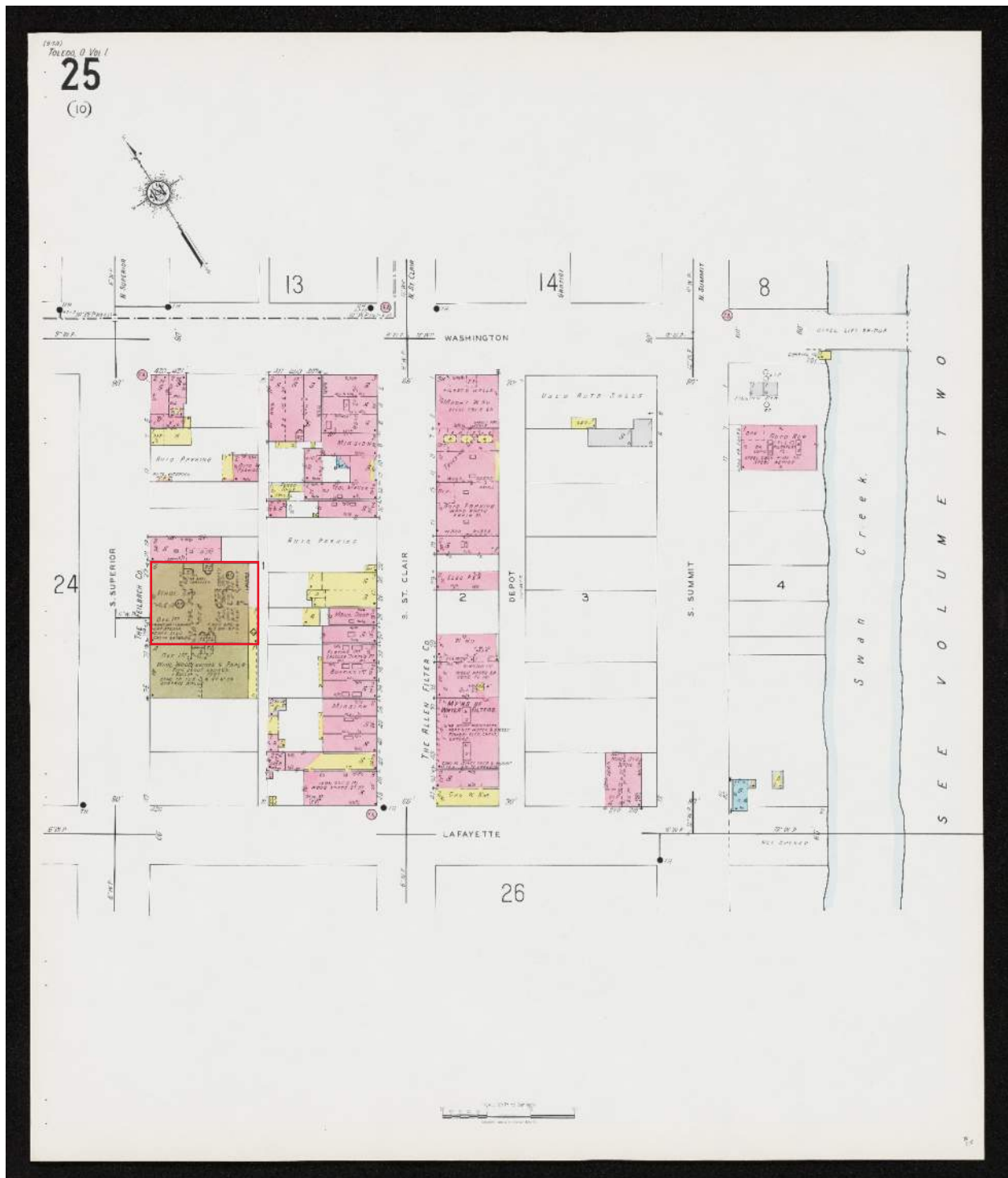


Figure 1: 1936 Sanborn. Source: Kent State University.

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 Feilbach Building, at 25 S. Superior Street, from the Galliers Company who has been using the building as a clothing warehouse.

The Feilbach Building is comprised of a six-story, 69,425 square-foot office/warehouse building constructed between 1909 and 1912. 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 southwest and an abutting building to the northeast. 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 on the first floor and the back of the building have been boarded but the upper windows on the front elevation remain and are restorable. The interior of the building, including the concrete structure and floors, brick walls, and vertical circulation are in good condition.

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

NEIGHBORHOOD ORGANIZATIONS

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