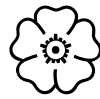


TCHD



***TOLEDO CITY
HISTORIC
DISTRICT
COMMISSION***



**REPORT FOR
November 24, 2025**



Toledo City Historic District Commission

2025 APPLICATION AND MEETING SCHEDULE

Application Deadline	Meeting
Must be received by 4:45 PM. 3 Weeks Prior to Meeting At Toledo-Lucas County Plan Commissions One Government Center, Suite 1620	5:30 PM – 4 th Monday of the Month In-person at One Government Center, first floor conference room located by the restrooms
Monday, January 6, 2025	January 27, 2025
Monday, February 3, 2025	February 24, 2025
Monday, March 3, 2025	March 24, 2025
Monday, April 7, 2025	April 28, 2025
Monday, May 5, 2025	*Tuesday, May 27, 2025
Monday, June 2, 2025	June 23, 2025
Monday, July 7, 2025	July 28, 2025
Monday, August 4, 2025	August 25, 2025
*Tuesday, September 2, 2025	September 22, 2025
Monday, October 6, 2025	October 27, 2025
Monday, November 3, 2025	November 24, 2025
**Monday, November 24, 2025	**December 15, 2025

* Denotes Holiday on that Monday

** Moved up due to Holiday

TOLEDO CITY HISTORIC DISTRICT COMMISSION
MEETING NOTICE & AGENDA for November 24, 2025

DATE: Monday November 24, 2025
TIME: 5:30 p.m.
PLACE: One Government Center, 1st Floor, Large Conference Room
Access is granted through the front door at One Government Center

AGENDA

Roll Call

5:30 p.m.

Meeting Minutes

None

Deferred Applications

None

New Applications

1. M-17-25 - Review of Landmark Designation for Feilbach Building at 25 S Superior
2. M-18-25 - Review of Landmark Designation for Stanwalt Building at 19 S Superior
3. VHD-16-25 - Replace Existing Slate and Asphalt Roofs with Asphalt Shingle at 802 N Huron
4. WHD-15-25 - Install New Shed at 1941 Potomac

Training Session

Chairperson's Report

Secretary's Report

5. M-9-25 - Zoning Study and Map Amendment of the Vistula Neighborhood

Approval of 2026 TCHDC Meeting Schedule

Adjournment

Next Meeting, Monday December 15, 2025 AT ONE GOVERNMENT CENTER, 1ST FLOOR CONFERENCE ROOM.

****Reminder that the application deadline is Monday November 24, 2025.**

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GENERAL INFORMATION

Subject

- Request - Review of Landmark Designation for Feilbach Building
- Address - 25 S Superior
- 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 - .24 acres
- Frontage - 90' along Superior
- Existing Use - Cold Storage
- Proposed Use - Mixed Use Commercial/Residential

Area Description

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

GENERAL INFORMATION (cont'd)

Parcel History

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

Applicable Regulations

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

STAFF ANALYSIS

This request is for the review of the landmark designation for the Feilbach Building, located at 25 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) that 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.

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 1909 and its architectural style.

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

STAFF ANALYSIS (cont'd)

- 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 25 S Superior sits mid-block and is symmetrical in shape, constructed primarily of brick with a flat membrane roof structure with two (2) elevator penthouses. It has a symmetrical layout, in the Chicago Architectural style. The building was constructed in 1909 with an addition in 1912 with a brick infill on the interior walls. Character defining features of the interior include concrete floors throughout, hexagonal columns and cross beams in the earliest portion of the building, round bell columns and two-way slab in the 1912 portion of the building. The six (6) story building measures 90 feet wide and 116 feet deep and has approximately 69,4254 square feet.

STAFF ANALYSIS (cont'd)

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 .9-acre site that is located mid-block between Washington and Lafayette Streets on the east side of Superior 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 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 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 the 1st floor and the back of the building have been boarded up 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 shape. is average on the exterior and interior. The overall structure appears to stable with no major damage.

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 tar 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 5 of 18 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.

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 storefronts that include three (3) commercial tenants and a residential lobby. All upper floors will be converted into residential apartments with eight (8) units per floor for a total of forty (40) units.

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

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.

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 Feilbach 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;
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 ANALYSIS (cont'd)

Staff supports designating the Feilbach Building at 25 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.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Historic District Commission recommend approval of designating the Feilbach Building located at 25 S Superior Street as a local landmark for the following two (2) reasons:

1. The Feilbach Building is historically significant in Toledo, Ohio as part of the Warehouse District and the Downtown Core.
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.

LOCAL LANDMARK DESIGNATION FOR
THE BUILDING LOCATED AT 25 S
SUPERIOR

TOLEDO CITY HISTORIC DISTRICT
COMMISSION
REF: M-17-25
DATE: November 25, 2022
TIME: 5:30 PM

TOLEDO CITY PLAN COMMISSION
DATE: December 4, 2025
TIME: 2:00 PM

TOLEDO CITY COUNCIL ZONING
AND PLANNING COMMITTEE
DATE: January 7, 2026
TIME: 4:00 PM

BH
Seven (7) sketches
follow

ZONING & LAND USE

M-17-25
ID 10



Front of Building (1964)

M-17-25



Front of Building (Current)

M-17-25



South and Rear Elevations

M-17-25



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



Interior Photos

M-17-25



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



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.

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GENERAL INFORMATION

Subject

- Request - Review of Landmark Designation for Stanwalt Building
- Address - 19 S Superior
- 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 - .08 acres
- Frontage - 30' along Superior
- Existing Use - Vacant Commercial/Residential
- Proposed Use - 1st 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

GENERAL INFORMATION (cont'd)

Parcel History

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

Applicable Regulations

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

STAFF 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.

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 its 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

STAFF ANALYSIS (cont'd)

- 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.

STAFF ANALYSIS (cont'd)

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 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 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 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.

STAFF ANALYSIS (cont'd)

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 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.

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

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.

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;
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

STAFF ANALYSIS (cont'd)

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.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Historic District Commission recommend approval of designating the Stanwalt Building located at 19 S Superior Street as a local landmark for the following two (2) reasons:

1. The Stanwalt Building is historically significant in Toledo, Ohio as part of the Warehouse District and the Downtown Core.
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.

LOCAL LANDMARK DESIGNATION FOR
THE BUILDING LOCATED AT 19 S
SUPERIOR

TOLEDO CITY HISTORIC DISTRICT
COMMISSION
REF: M-17-25
DATE: November 25, 2022
TIME: 5:30 PM

TOLEDO CITY PLAN COMMISSION
DATE: December 4, 2025
TIME: 2:00 PM

TOLEDO CITY COUNCIL ZONING
AND PLANNING COMMITTEE
DATE: January 7, 2026
TIME: 4:00 PM

BH
Six (6) sketches follow

ZONING & LAND USE

M-18-25
ID 10



Front of Building (1965)

M-18-25



Front of Building (Current)

M-18-25



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.

North and East Elevations

M-18-25



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



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GENERAL INFORMATION

Subject

- Request - Replace Existing Slate Roof with Asphalt Shingle
- Location - 802 N Huron Street
- Owner - Shonn Monday
802 N Huron Street
Toledo, OH 43604
- Contractor - Big Horn Roofing
Andrew Piercefield
321 E Main Street
Napoleon, OH 43545

Site Description

- Zoning - CM /Mixed Commercial
- Frontage - 200' on Huron
- Depth - 165' on Walnut
- Use - Residential
- Year Built - 1890

Parcel History

- VHD-3-23 - Rehab Side Entrance (Comm Approved 4/24/23)
- VHD-1-22 - Replace Flat Roof on Garage (Admin Approved 1/27/22)
- VHD-8-21 - Repair Molding to Match (Admin Approved 5/13/21)
- VHD-3-11 - Install Glass Block Basement Windows (Comm Approved 5/17/11)
- VHD-16-10 - Front Porch Repairs (Comm Approved 6/15/10)
- VHD-10-05 - Install New Sign (Comm Approved 5/17/05)
- VHD-25-04 - Reroof and Replace Moldings (Admin Approved 11/5/04)
- VHD-19-03 - Reroof Using Like Materials (Admin Approved 6/10/03)
- VHD-20-03 - Fencing, Soffit, Scrolling Grille, Doors (Comm Approved

6/26/03)

- VHD-11-01 - Front Porch Repairs (Admin Approved 3/29/01)
- VHD-26-01 - Cupola Repairs (Comm Approved 10/16/01)

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1100 Certificates of Appropriateness
- U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings, Windows

STAFF ANALYSIS

This request is to remove existing slate and shingle roof materials on separate sections of the house and replace both areas with gray colored asphalt shingles. The house currently has a mixture of roofing materials. The majority of the house is sheeted with asphalt shingle (lower portions of the house), there is also a flat section membrane roof and slat section located toward the top of the structure. The proposed gray dimensional shingle mimics the appearance of slate. Slate roofs are extremely heavy, hard to find replacement shingles and expensive to maintain. The weight of the slate has been found to posed structural issues to other historical homes within the City Historic Districts. Therefore, based on the house having a large portion of asphalt shingle roofing already present and the protentional for structural issues, staff supports replacing the slate with the proposed gray dimensional shingle. However, based on the limited availability of replacement slate tile, staff recommends that the slate be carefully removed and stored/salvaged for repurposed to historic property in the future.

The applicant is seeking a Certificate of Appropriateness (C.O.A) because as stated in TMC§11 11.1101 "no contractor, owner or other person may make any environmental changes to any property designated as a historic landmark or within a designated historic district unless a valid written C.O.A has been issued by the respective Historic District Commission in accordance with the procedures of TMC§1111.1100".

The U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

REF: VHD-16-25
DATE: November 24, 2025

The building site is located in a designated historic district and consists of a historic building or buildings, structures, and associated landscape features and their relationship within a designed or legally-defined parcel of land. A site may be significant in its own right or because of its association with the historic building or buildings. The U.S. Secretary of Interior's Standards and Guidelines for the Treatment of Historic Properties recommends identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walls, paths, or roads. Retaining the historic relationship between buildings and the landscape is also recommended. The Standards and Guidelines does not recommend altering buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Historic District Commission approve VHD-16-25, a request to replace the existing slate and shingle roof with an asphalt shingle roof material on the property located at 802 N Huron Street, for the following one (1) reason:

1. The proposed roof material does not detract from the historic nature of the historic nature of the Vistula Historic District.

REF: VHD-16-25
DATE: November 24, 2025

Exhibit "A"
Front of Property



Exhibit "B"
Application



CITY OF TOLEDO HISTORIC DISTRICT COMMISSIONS
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SUPPLEMENTAL INFORMATION

3. DESCRIPTION OF PROPOSED WORK

Please use the space below to provide additional details regarding proposed work.

Property Address: _____
802 North Huron Street Remove existing shingles {Two different types 17 sq. slate
and 18 sq. shingle} and replace with Owens Corning Dimensional Slate Gray. 35
Square

4. SITE DETAILS

Please use the space below to illustrate site details, or attach in a separate document.

* A building permit is required for the activity detailed. Please contact the Division of Building Inspection at 419-245-1220 for more information.

REF: VHD-16-25
DATE: November 24, 2025

Exhibit "C"
Aerial View of House Roof



GENERAL INFORMATION

Subject

Request - Install a New Shed
Location - 1941 Potomac Drive
Owner - Robin Redmond
1941 Potomac Drive
Toledo, OH 43607

Site Description

Zoning - RD9/ Single Family Residential
Frontage - 58' on Potomac Drive
Use - Residential
Year Built - 1930

Parcel History

WHD-13-23 – New No-Dig Gate Across Driveway (Comm Approved 9/25/23)
WHD -11-07 – Install New Fence on Side of the Building (Admin Approved 6/28/07)

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1100 Certificates of Appropriateness
- U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings, Windows.

STAFF ANALYSIS

This request is to install a new ten (10') foot by eight (8') foot compost resin shed at 1941 Potomac Drive. The house was built in 1930 as a single-family dwelling. The site currently does not have a shed. The proposed shed is a composite resin in a gray color pallet with full length skylights on each gable end (see Exhibit "B"). The applicant has indicated that without a garage on the property the shed is essential to the storage of materials and equipment. The shed is proposed on the northwest corner of the property in the rear yard. As a note, the shed if approved will need to be setback a minimum of three (3') feet from both the side and rear property lines. Based on the historic nature of the Westmoreland Historic District, a composite resin shed may not harmonize with other structures including other permitted accessory structures in the district. As a result, staff recommends that the applicant use more appropriate materials such as a stick framed shed with wood, cement board or cedar shake siding.

REF: WHD-15-25
DATE: November 24, 2025

The applicant is seeking a Certificate of Appropriateness (C.O.A) because as stated in TMC§11.1101 "no contractor, owner or other person may make any environmental changes to any property designated as a historic landmark or within a designated historic district unless a valid written C.O.A has been issued by the respective Historic District Commission in accordance with the procedures of TMC§11.1100".

The U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

The building site is located in a designated historic district and consists of a historic building or buildings, structures, and associated landscape features and their relationship within a designed or legally-defined parcel of land. A site may be significant in its own right or because of its association with the historic building or buildings. The U.S. Secretary of Interior's Standards and Guidelines for the Treatment of Historic Properties recommends identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walls, paths, or roads. Retaining the historic relationship between buildings and the landscape is also recommended. The Standards and Guidelines does not recommend altering buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Based on the historic nature of the Westmoreland Historic District, a composite resin shed may not harmonize with other structures including other permitted accessory structures in the district. Staff recommends that the applicant use an alternate material such as a stick framed shed with wood, cement board or cedar shake siding.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Historic District Commission disapprove WHD-15-25, a request to install a ten (10') foot by eight (8') foot composite resin shed. However, staff does recommend approval of a stick framed shed with wood, cement board or cedar shake siding located at 1941 Potomac Drive for the following reason:

1. A stick framed shed would not detract from the historic nature of the single-family dwelling or the historic nature of the Westmoreland Historic District.

BH
Attachments follow

REF: WHD-15-25
DATE: November 24, 2025

Exhibit "A"
Front of House

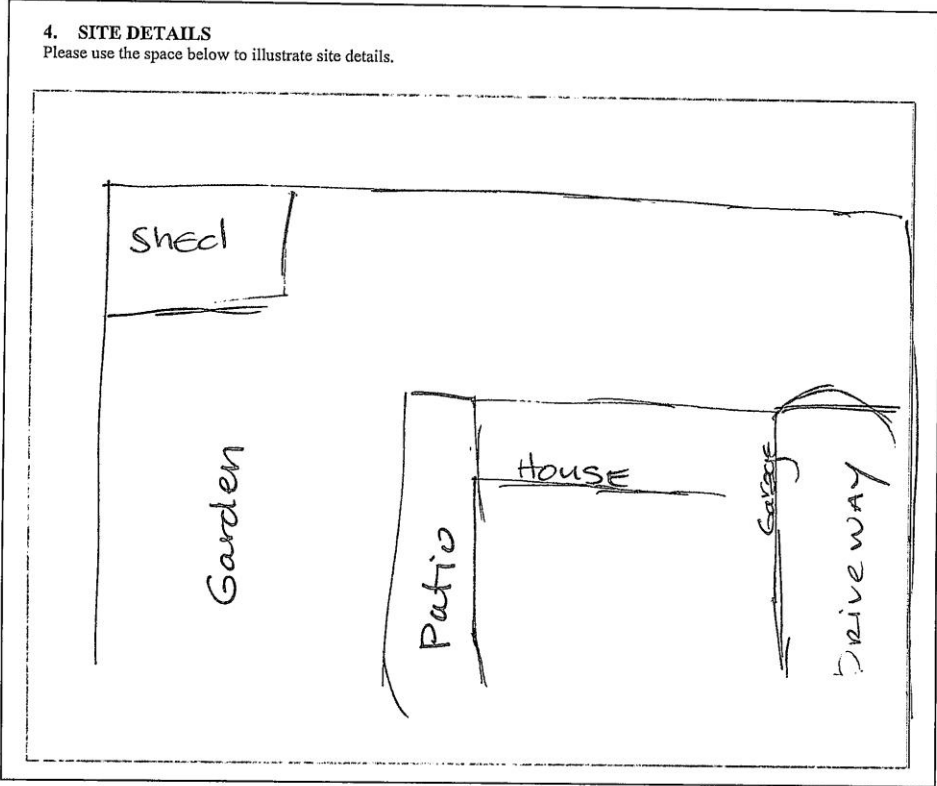


Exhibit "B"
Application



CITY OF TOLEDO HISTORIC DISTRICT COMMISSIONS
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SUPPLEMENTAL INFORMATION

3. DESCRIPTION OF PROPOSED WORK
Please use the space below to provide additional details regarding proposed work.
Property Address: _____
8x10 shed in the furthest SW corner
of the Backyard + concrete pad OR pavers



* A building permit is required for the activity detailed. Please contact the Division of Building Inspection at 419-245-1220 for more information.

REF: WHD-15-25
DATE: November 24, 2025

Exhibit "C"
Rear Yard



REF: WHD-15-25
DATE: November 24, 2025

Exhibit "D"
Shed Design



REF: WHD-15-25
DATE: November 24, 2025

Exhibit "E"
Siding Material



REF: WHD-15-25
DATE: November 24, 2025

Exhibit "F"
Interior Construction



GENERAL INFORMATION

Subject

- Request - Zoning Study and Map Amendment of the Vistula Neighborhood
- Applicant - Toledo City Council
One Government Center, Suite 2100
Toledo, OH 43604

STAFF ANALYSIS

The Toledo City Council adopted Resolution 297-25 on July 15, 2025 which requested that the Toledo City Plan Commission conduct a study of zoning classifications in the Vistula neighborhood. The resolution identified a study area from Superior Street to the Maumee River spanning from Cherry Street to I-280 and all properties fronting on Lagrange Street from Superior Street to the Greenbelt Parkway. The study area’s current zoning is a mix of mostly industrial along Summit Street and mostly auto-oriented regional commercial along Lagrange Street, with some scattered pockets of residential and other commercial zones throughout. As stated in the resolution, the Vistula Neighborhood’s proximity to downtown, Glass City Metropark, and the Glass City Riverwalk situate the neighborhood in a unique position to redevelop its traditionally industrial areas into a more attractive hub for residents. The intent of this study is to rezone parcels within the study area to help attract more residents to the Vistula neighborhood and to ensure that existing and new residents have access to a diverse array of amenities, especially waterfront access.

Vistula Neighborhood Master Plan

The Vistula Neighborhood Master Plan was created in October 2020 and passed in March 2021 as an amendment to the now replaced Toledo 20/20 Comprehensive Plan. The Plan identifies desired future land uses, a vision, and a conceptual framework for the Vistula Neighborhood. As an amendment to the 20/20 Plan, these desired future land uses use the same categories as the 20/20 Plan’s future land use map. While future land uses identified in the Forward Toledo Plan are more current, the Vistula Plan’s future land uses were tailored with more localized neighborhood input. The Vistula Plan’s future land use map is shown in Exhibit “A”. The most prominently identified future land use in the study area is Urban Village, which is defined as “A specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development (TND), such as pedestrian orientation, zero building setbacks, mixed uses, and distinct architectural character.” Other identified future land uses in the study area are Parks & Open Space, Neighborhood Commercial, Utilities, and Public & Civic.

STAFF ANALYSIS (cont'd)

Vistula Neighborhood Master Plan (cont'd)

The Vistula Plan's conceptual framework and vision explores building out areas of "Lower Town" – the area between Superior Street and the Maumee River – with a mix of residential, commercial, and recreational uses oriented to the riverfront. It also emphasizes bringing back Lagrange Street as the neighborhood center of services that it historically was. Lastly for this study, the plan envisions a "Vistula Central Park" or "Lagrange Park" at the site of the former Lagrange School. The Vistula Plan recommends zoning changes that support these visions.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan is Toledo's latest citywide comprehensive land use plan adopted in September 2024. The Forward Toledo Plan outlines thirty-three (33) goals organized into five (5) themes: Build, Move, Place, Play, and Sustain. Several Forward Toledo goals were identified as important factors for the rationale behind this study. Those goals are: Promote Housing Variety, Historic Impacts on Neighborhoods, Building Preservation, Walkable Neighborhoods, Strengthen Neighborhoods, Address Housing Affordability, Park Access, and Water Belt.

The Forward Toledo Plan includes a future land use map, which alongside the Plan's goals acts as a strategic guide for informing future zoning updates. The Forward Toledo Plan's identified future land uses within the study area are mapped in Exhibit "B". The most predominantly identified future land use is Neighborhood Mixed-Use, which is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas. Areas identified for Neighborhood Mixed-Use are core components of neighborhoods and provide the highest density of commercial and housing opportunities. Other identified future land uses are Park Land, Industrial, Neighborhood Residential, and Downtown.

Resolution 297-25

Resolution 297-25, which initiated this study, was passed by the Toledo City Council on July 17, 2025. The resolution included a map with recommended portions of the study area be rezoned to primarily mixed-use commercial between Superior Street and the Maumee River, Neighborhood Commercial along Lagrange Street, Parks & Open Space at the former Lagrange School site, and General Industrial along the Greenbelt Parkway. This map of recommended zones is attached as Exhibit "C".

It should be noted that the study area identified by Resolution 297-25 was expanded slightly for properties near the Lagrange Street corridor to ensure all nearby CR-zoned or commercially-used parcels were included in the study. This was to ensure a cohesive zoning pattern through this portion of the Lagrange Street corridor.

STAFF ANALYSIS (cont'd)

Methodology

After reviewing the relevant plans and resolution above, Plan Staff investigated parcels within the study area one-by-one. A combination of Lucas County Auditor's data, Google Maps, and physical site visits were used to determine a parcel's current land use. Once a current land use was determined, Staff weighed the land use against identified future land uses from the Vistula and Forward Toledo Plans to determine an appropriate zoning classification for the property. Goals, visions, and frameworks from the Vistula and Forward Toledo Plans were used as guidance through this weighing process. A map of proposed zoning classifications resulting from this study is attached as Exhibit "E". A map of current zoning classifications in the study area is attached as Exhibit "D" for comparison.

Lagrange Street Corridor Proposed Zoning

As stated before, most properties along the Lagrange Street corridor are currently zoned for auto-oriented CR Regional Commercial. This zoning designation imposes suburban-style setbacks and permits auto-oriented uses such as drive-thru restaurants, which are not consistent with the Vistula or Forward Toledo Plans. Therefore, most properties along Lagrange Street are proposed for CN Neighborhood Commercial zoning, with a few CM Mixed Commercial-Residential zones interspersed. The CN zoning district is intended to accommodate pedestrian oriented small-scale retail and service businesses that serve nearby residential areas. The CM zoning district is intended to accommodate mixed-use, pedestrian-oriented development. While both permit pedestrian-oriented commercial development, they differ in the types of residential developments they permit. The CN designation permits single- and two-dwelling homes but restricts multi-dwelling apartments. The CM designation instead prohibits single- and two-dwelling homes while being more permissive of multi-dwelling apartments. This difference was considered to ensure existing residential uses within the corridor remain permitted by right.

In keeping with the Vistula Plan's vision and the Forward Toledo Plan's future land use, the site of the former Lagrange School is proposed for Parks and Open Space zoning. Parcels which are currently used for warehousing, auto repair, or pest control are proposed for IL Light Industrial or CS Storefront Commercial zoning to ensure their existing uses remain permitted. These uses as currently arranged were determined to not be detrimental to the envisioned Lagrange Street Corridor.

Superior Street to Summit Street Proposed Zoning

Properties between Superior Street and Summit Street within the study area are currently zoned with a mixture of auto-oriented CR Regional Commercial, RM36 Multi-Family Residential, IL Limited Industrial, CO Office Commercial, and a few pockets of CM Mixed Commercial-Residential. Most parcels within this area are proposed for CM zoning, with some existing single-two-, and multi-dwelling structures being proposed for CN Neighborhood Commercial, RM36, or RD6 Duplex Residential zoning instead.

STAFF ANALYSIS (cont'd)

Summit Street to Maumee River Proposed Zoning

Properties between Summit Street and the Maumee River within the study area are currently zoned for primarily IG General Industrial and IL Limited Industrial with a few parcels zoned CM Mixed Commercial-Residential, CN Neighborhood Commercial, and CO Office Commercial interspersed. The southern-most parcels within this area are currently zoned CD Downtown Commercial due to their proximity to the downtown area. Most parcels between Summit Street and the Maumee River are proposed for CM zoning, with some areas identified for industrial or parks in the Forward Toledo Plan being proposed for IL, IG, or POS Parks & Open Space zoning. Parcels which are currently zoned CD are proposed to remain as such, with a small expansion of CD zoning to ensure zoning boundaries match parcel lines.

Summary

The goals and visions of the Vistula and Forward Toledo Plans were considered throughout this study. The proposed zone changes will create a permissive environment which allows investment in Vistula in ways that reflect these goals and visions. Architectural and design restrictions imposed by the Vistula Historic District, Summit Street Corridor Redevelopment Urban Neighborhood Overlay District, and Downtown Overlay District will remain in place and will further help to ensure any development is in line with Vistula's vision.

Neighborhood Meeting

A neighborhood meeting was held on November 12th, 2025 at Salem Lutheran Church. There were about ten (10) people in attendance. The proposed changes were explained to attendees and questions were asked then answered. Staff heard no opposition to the proposed zone changes.

Staff recommends approval of the zoning map amendment because the zone changes are consistent with the Forward Toledo and Vistula Master Plans and they are compatible with existing land uses within the general vicinity of the study area.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission recommend approval of M-9-25, a zoning study and map amendment of the Vistula neighborhood, to Toledo City Council for the following three (3) reasons:

1. The zone changes are consistent with the Forward Toledo Comprehensive Plan and stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The zone changes are consistent with the Vistula Master Plan; and
3. The zone changes are compatible with exiting land uses within the general vicinity of the study area (**TMC§1111.0606(B)**).

REF: M-9-25... November 24, 2025

ZONING MAP AMENDMENT
TOLEDO CITY PLAN COMMISSION
REF: M-9-25
DATE: December 4, 2025
TIME: 2:00 P.M.

ZONING AND PLANNING COMMITTEE OF
CITY COUNCIL
DATE: January 7, 2025
TIME: 4:00 P.M.

AS

Exhibit A

Vistula Master Plan

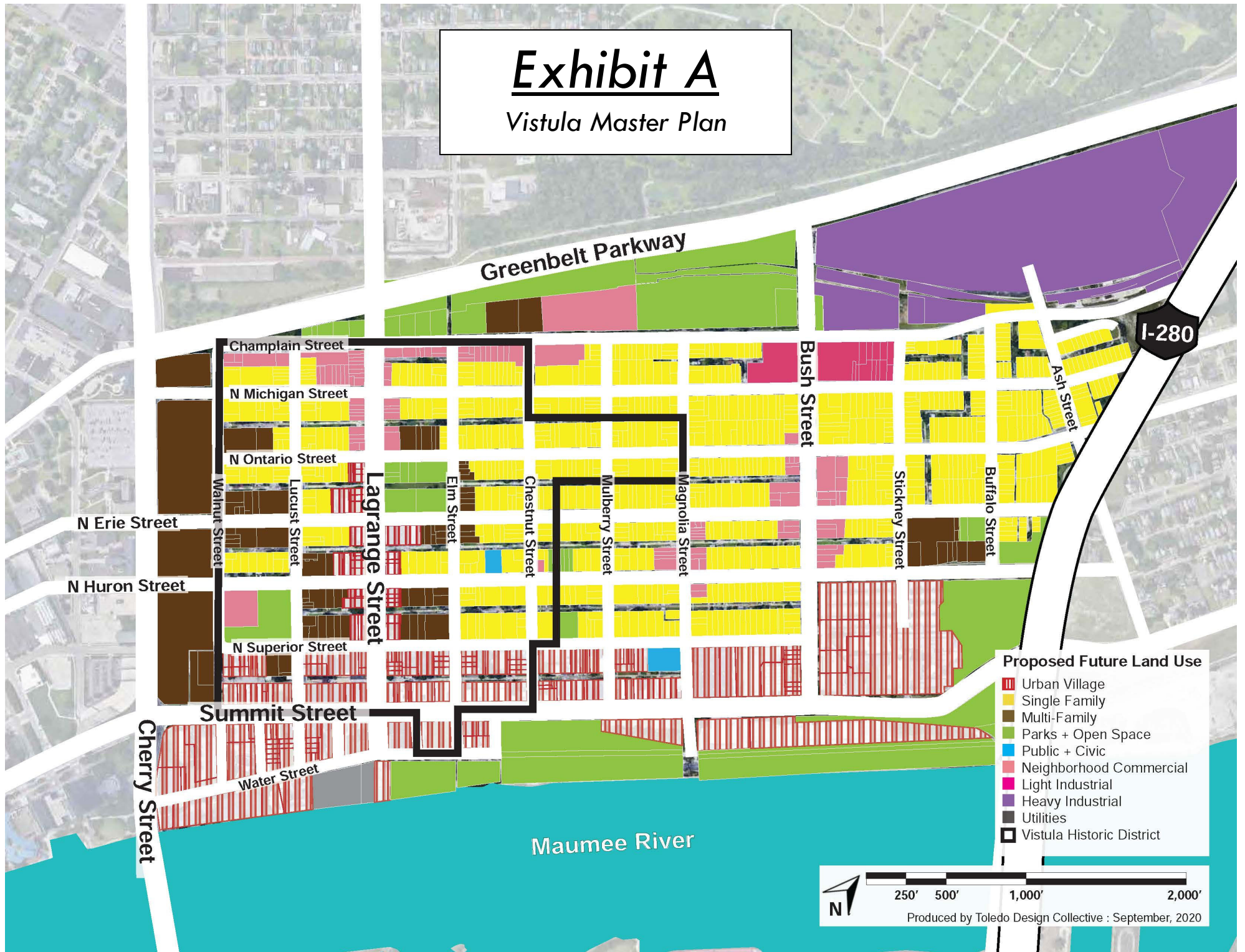



Exhibit B

City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission

Legend

 Study Area

Forward Toledo Future Land Use Description

-  Downtown
-  Neighborhood Mixed-Use
-  High Impact Industrial
-  Low Impact Industrial
-  Neighborhood Residential
-  Park Land

0 500 1,000 Feet

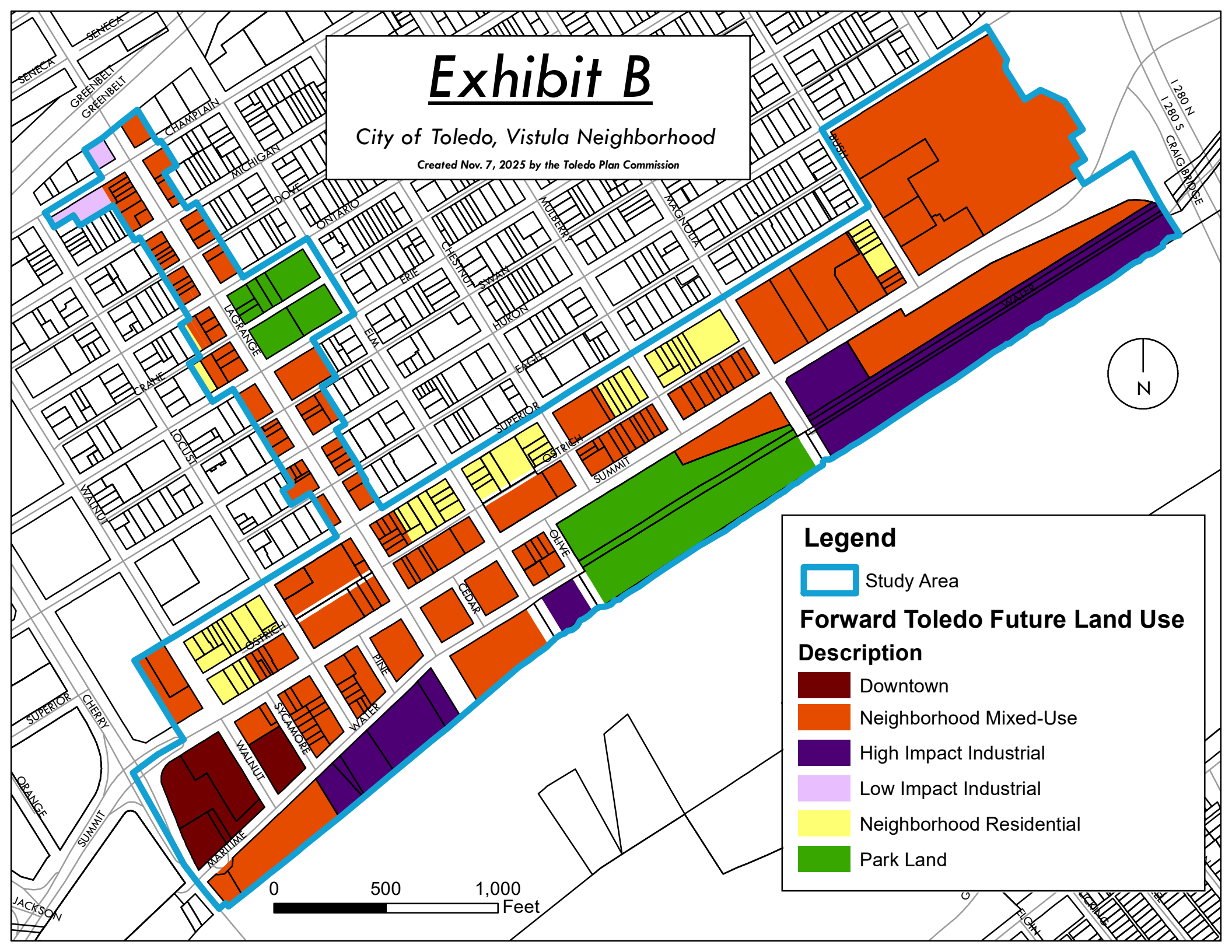
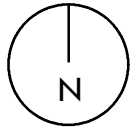
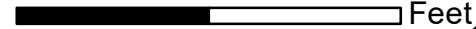


Exhibit C

R-297-25 Recommendations

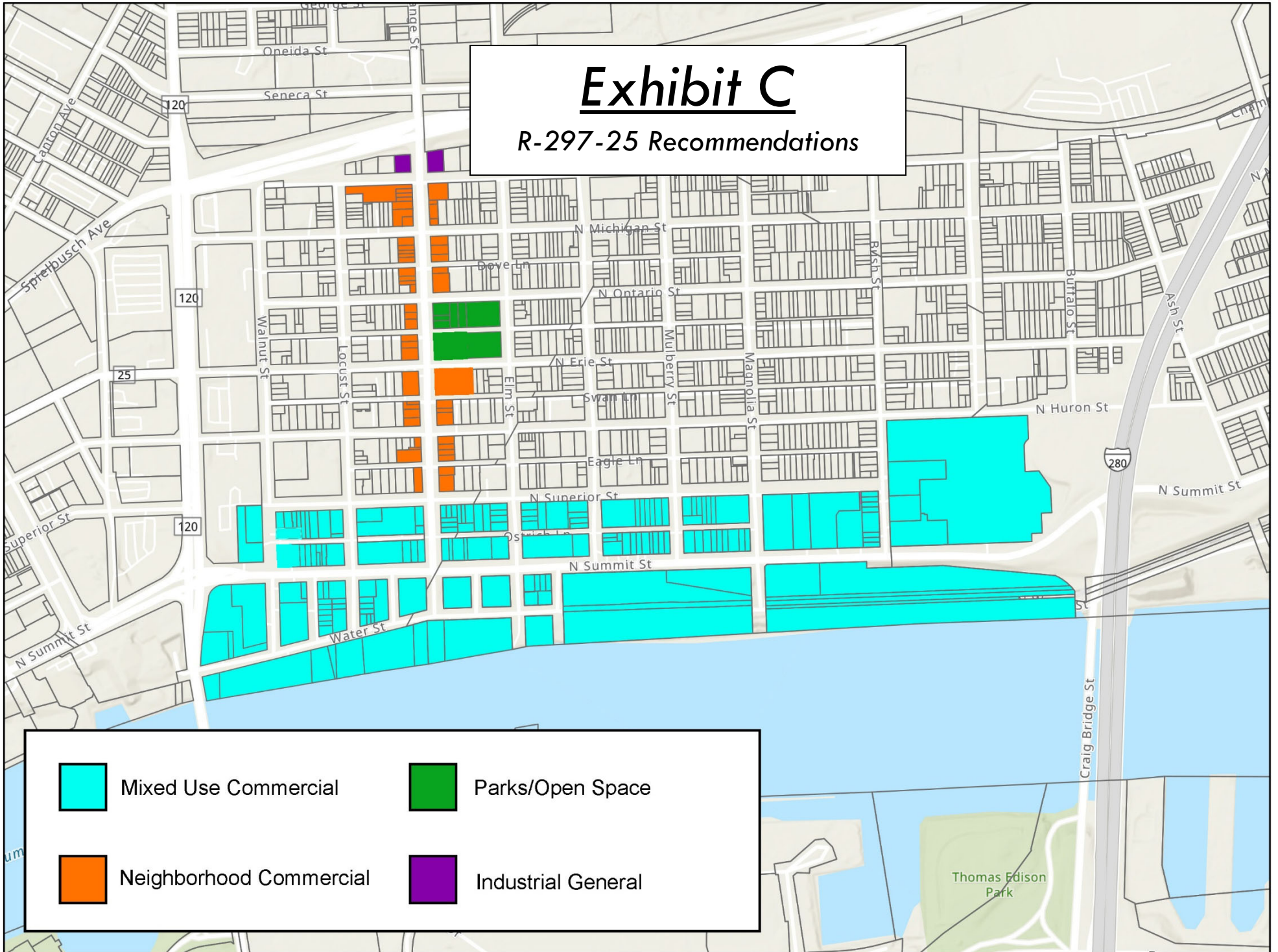



Exhibit D

City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission

Legend

 Study Area

Current Zoning

Description

-  Downtown Commercial
-  Regional Commercial
-  Office Commercial
-  Mixed Commercial-Residential
-  Neighborhood Commercial
-  General Industrial
-  Limited Industrial
-  Single-Dwelling Residential - 6,000 Sq. Ft
-  Duplex Residential - 6,000 Sq. Ft
-  Multi-Dwelling Residential - 36 Units Per Acre

0 500 1,000 Feet

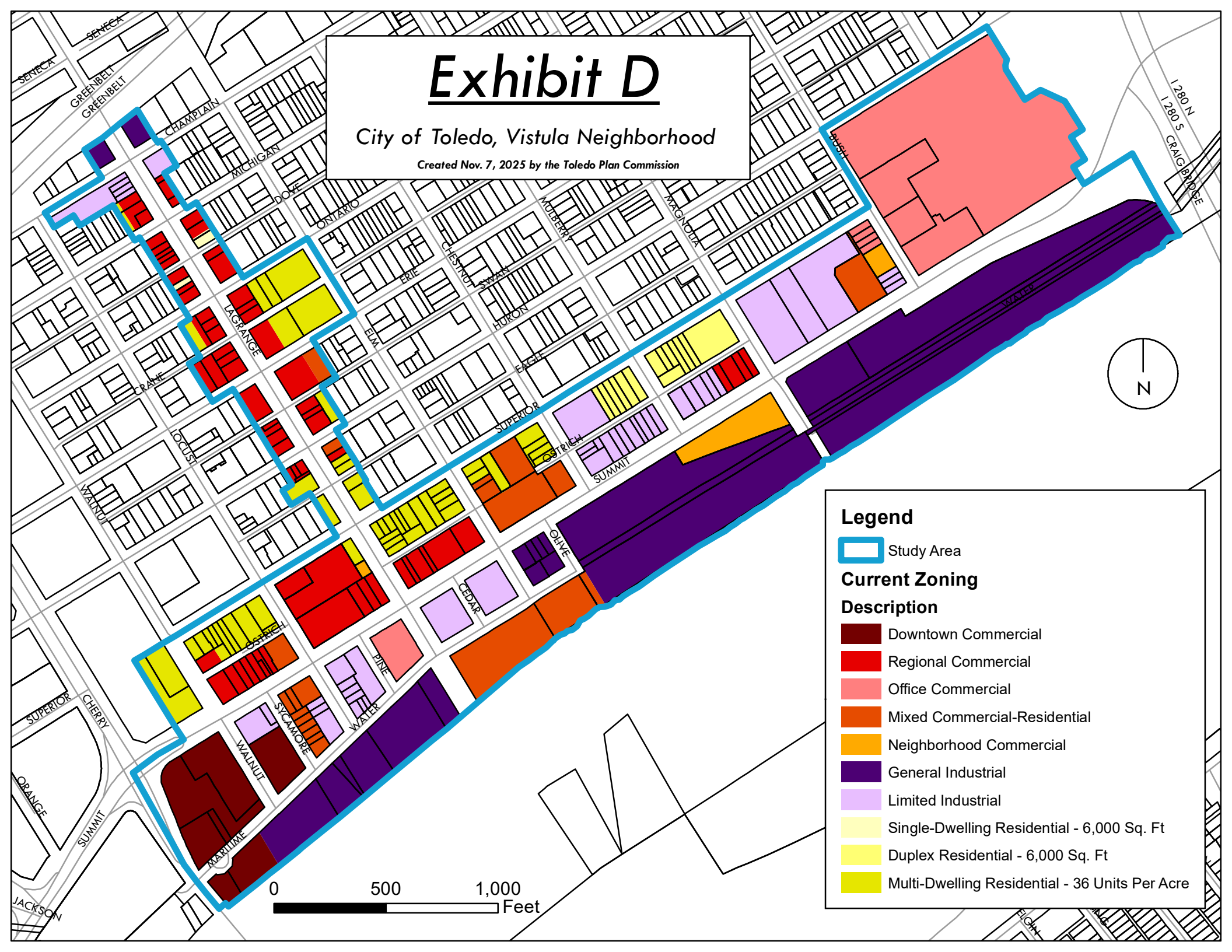
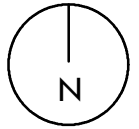


Exhibit E

City of Toledo, Vistula Neighborhood

Created Nov. 7, 2025 by the Toledo Plan Commission

Legend

 Study Area

Proposed Zoning

Description

-  Downtown Commercial
-  Mixed Commercial-Residential
-  Neighborhood Commercial
-  Storefront Commercial
-  General Industrial
-  Light Industrial
-  Duplex Residential - 6,000 Sq. Ft
-  Multi-Dwelling Residential - 36 Units Per Acre
-  Parks and Open Space

0 500 1,000 Feet

