



ConnectToledo

DOWNTOWN DEVELOPMENT CORPORATION

CONNECTOLEDO

DOWNTOWN TOLEDO CENTRAL BUSINESS HISTORIC DISTRICT

FEBRUARY 5, 2021





AGENDA

PURPOSE

PROJECT TEAM

WHAT IS A HISTORIC DISTRICT?

WHY EXPAND THE DISTRICT?

HOW WILL THIS IMPACT ME?

WHAT IS THE PROCESS?

Q & A



PURPOSE

UNDERSTAND **HOW** ANY **WHY** EFFORTS ARE
BEING MADE TO EXPAND THE DOWNTOWN
TOLEDO NATIONAL HISTORIC DISTRICT AND
HOW IT WILL IMPACT PROPERTY OWNERS



MATT RUBIN, MBA

PRINCIPAL, RANGLES COMPANY

- Consultant, downtown developer and property owner
- Partnered with Toledo Revival to list 443 10th Street as Local Landmark and on National Register & Broer-Freeman building on National Register
- Awarded 3 Historic Preservation Pipeline Grants and \$250k in State Historic Tax Credits





ERIN CLAUSSEN, MA

PRINCIPAL, TOLEDO REVIVAL

- M.A in Anthropology, Historical Archaeology from Western Michigan University
- Fifteen years experience in Heritage Management
- Founder and Principal, Toledo Revival
- Founder of city-wide, non-profit historic preservation group, Preserve! Toledo
- Board Member, Heritage Ohio



CHRIS MOWEN, AIA

ARCHITECT, THOMAS PORTER

- Moved to Toledo in 2017
- Registered Architect with Thomas Porter Architects
- Bowling Green Boomtown Historic District Resident
- Leadership in Energy and Environmental Design, Green Associate
- Historic Architecture buff for 25 years

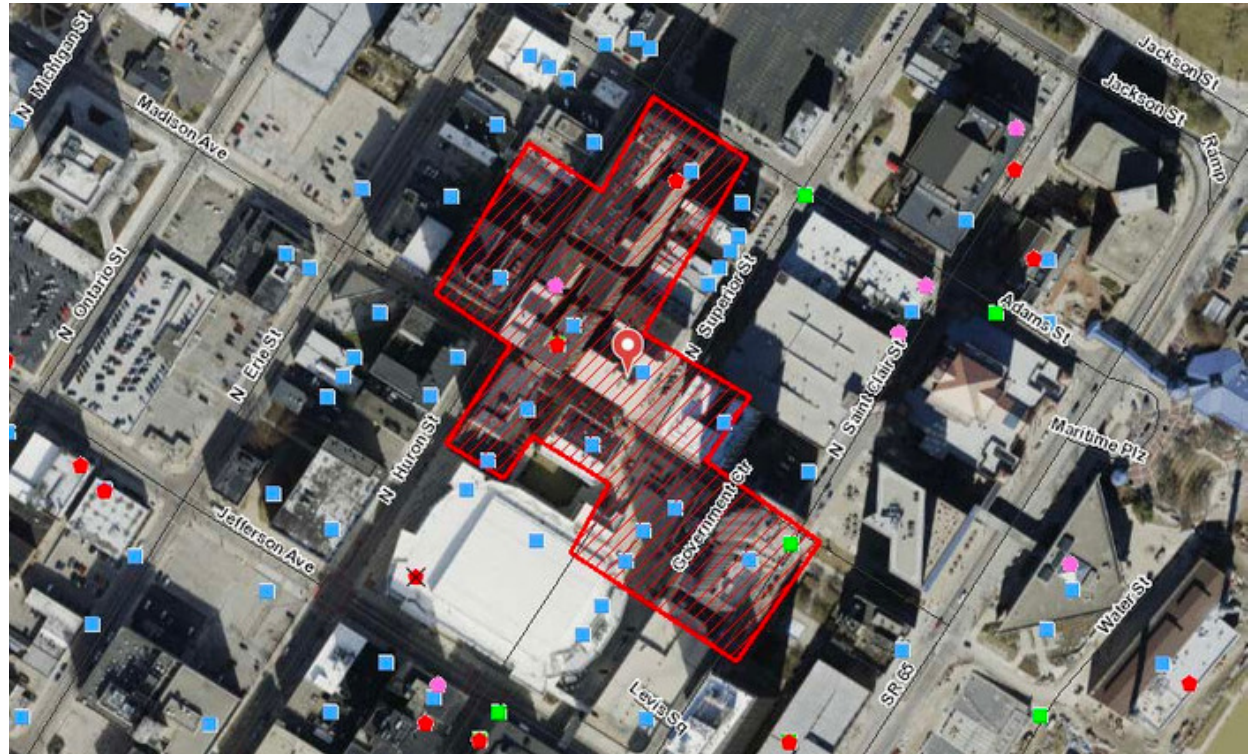


WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?

- Official list of historic places in the US deemed worthy of preservation
- Maintained by the National Park Service
- Individual properties or Districts containing multiple properties can be nominated
- Public and searchable database
- Provides preservation incentives

WHAT IS THE CURRENT DOWNTOWN HISTORIC DISTRICT?

Madison Avenue Historic District



WHAT IS THE PROPOSED HISTORIC DISTRICT?

Downtown Toledo Central Business Historic District



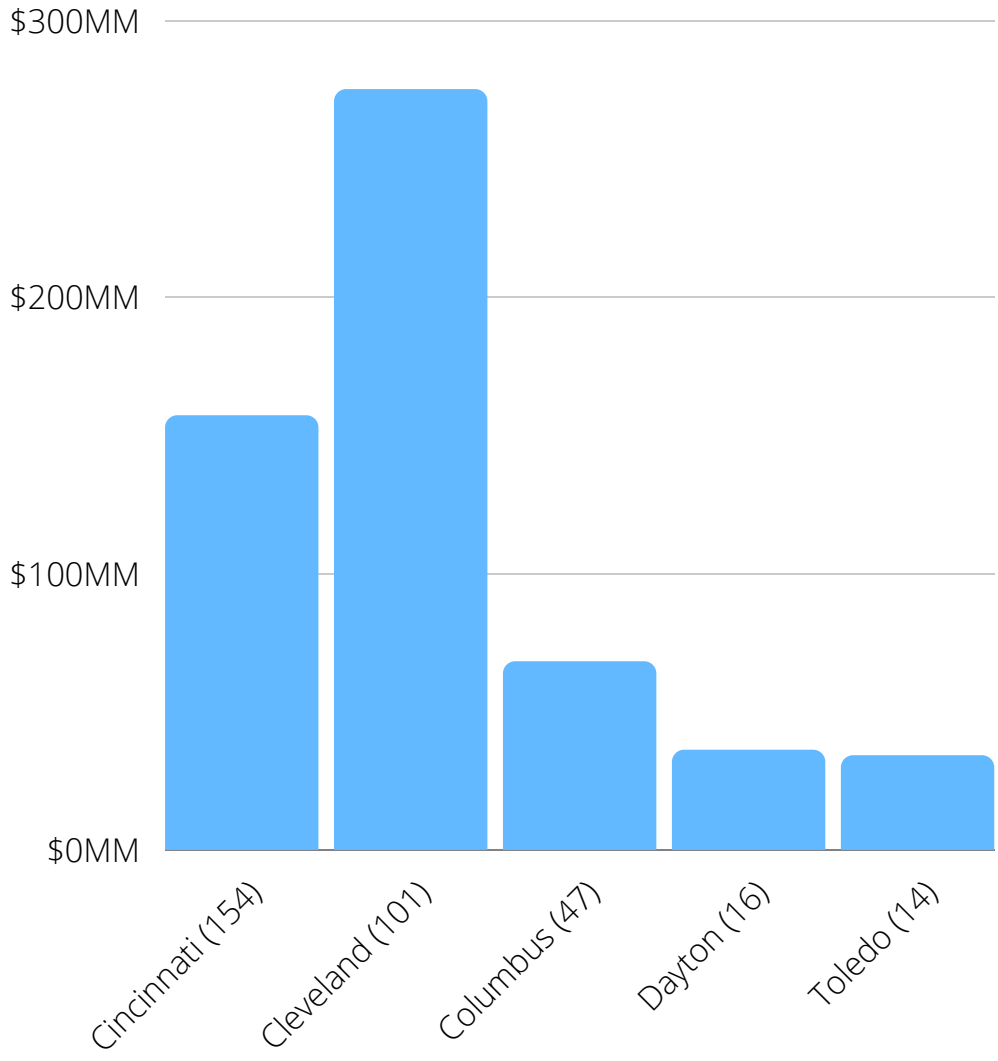


WHY EXPAND THE HISTORIC DISTRICT?

- Historic Preservation - formal recognition and documentation of downtown Toledo's important historical resources
- Economic Impact - more opportunities for owners and developers to invest in downtown using Federal and State Historic Tax Credits

WHY EXPAND THE HISTORIC DISTRICT?

Ohio Historic Tax Credit Awards by City





HOW WILL THIS IMPACT PROPERTY OWNERS?

- Property owners can do anything they wish with their property, provided that no Federal license, permit or funding is involved
- No obligation to open properties to the public, to restore them, or even maintain them
- Does not impose any additional regulations to existing zoning or overlays
- Does make owners **eligible** to apply for Federal and State Historic Tax Credits



WHAT IS THE PROCESS?



QUESTIONNAIRE/PIPELINE GRANT

Initial form submitted to Ohio Historic Preservation office to introduce the Historic District expansion. Questionnaire was approved and a \$12,000 grant was awarded to ConneCToledo



DOCUMENTATION AND NOMINATION

Narrative description of the history and evolution of Toledo's urban core. Researching and providing descriptions of each individual property within the district.



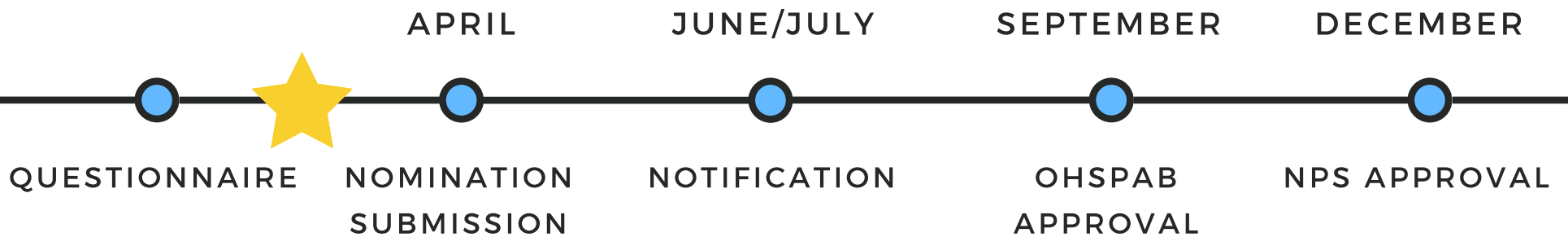
NOTIFICATION AND APPROVALS

A legal notice will be published and public meeting will be held. Ohio Historic Site Advisory Board (OHSAB) approves and submits to National Parks Service for final approval



TIMELINE - 2021

DOWNTOWN TOLEDO CENTRAL BUSINESS HISTORIC DISTRICT LISTING





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QUESTIONS/COMMENTS

