

4779

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Landers Brothers Company Building

Other names/site number: Andrus Building

Name of related multiple property listing:
n/a

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 443 10th Street

City or town: Toledo State: Ohio County: Lucas

Not For Publication: n/a Vicinity: n/a

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<p><u>Barbara Pawa</u> DSHPO for Inventory & Registration <u>Nov. 1, 2019</u></p> <p>Signature of certifying official/Title: _____ Date</p> <p><u>State Historic Preservation Office, Ohio History Connection</u></p> <p>State or Federal agency/bureau or Tribal Government</p>
<p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p>
<p>_____ Signature of commenting official: _____ Date</p> <p>_____ Title : _____ State or Federal agency/bureau or Tribal Government</p>


Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

12/23/19
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian: Italianate

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Landers Brothers Company Building is located on the west side of 10th Street between Jackson Street, to the north, and Adams Street, to the south, in downtown Toledo (see location maps, Fig. 5 and 6). The architect and builder are unknown. Its construction date is between 1895 and 1904. The building has two elevations fronting public streets: 10th Street at the east and Jackson Street at the north. This section of the city was historically mixed use with commercial, industrial, and public buildings (the county courthouse is 2 blocks east). Many of the buildings from the late 1800s and early 1900s, which once surrounded 443 10th Street, were demolished as a part of urban renewal efforts to create an automobile-centric downtown. These lots continue to serve as surface parking lots.

The Landers Brothers Company Building is a three-story brick building with a flat roof and a full basement; the building is approximately 47 feet tall. The building is 100 feet in length and 50 feet in width. Overall, the condition of the property is fair to good on the interior and exterior. This building is one of the only remaining with ties to the early automotive industry in downtown Toledo. The exterior of the building retains its original façade elements and materials. Original windows were removed in approximately the 1980s. The building's interior is largely in the original early 1900s configuration, with open floor plans reflecting a fluid space for manufacturing.

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

Narrative Description

Overview of the Building and Site

The Landers Brothers Company Building was built approximately 1895-1904. Original permits and drawings were not retained by the city of Toledo nor the earlier owners and/or tenants. The architect and builder are not known. The existing building largely retains the original floorplan. Automobile industry-related tenants occupied the building in the first half of the 1900s, making The Landers Brothers Company Building one of the last surviving automotive parts manufacturing buildings from this era in downtown Toledo. It retains the majority of its character-defining features and has not been significantly altered.

From the mid-to-late 1800s, this area of downtown was largely dwellings (Fig. 1). By the early 1900s, the area was characterized as predominantly commercial and industrial (Fig. 2, 3, 4). The Landers Brothers Company Building is representative of the area's shift from residential to commercial and industrial.

The building's exterior retains the architectural materials and façade elements from the original 1895-1904 construction, with slight modifications dating from approximately 1940 (elevator) or later. The building is composed of three above ground levels and a basement. See photo key for existing plans, Fig. 7A-D.

Approximate Building Dimensions:

1. First Floor Plan = 4750 (+405 sq ft lean-to)
2. Second Floor Plan = 4750
3. Third Floor Plan = 4750

Total Building Area: approximately 14,250 square feet

Interior Building Heights (floor to ceiling)

First Floor = 12' 6"

Second Floor = 11' 8"

Third Floor = 14' 6"

Exterior Building Height = 47'

Site and Building Development History

Site

The Landers Brothers Company Building is located in downtown Toledo. Toledo's topography and geology are characterized by an even terrain with a slight slope toward the Maumee River that was created by the glacial mass that shaped the upper Midwest region approximately 25,000

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

years ago. Prior to the establishment of Toledo in 1833, the area had dense vegetation and was generally poorly drained, earning it the moniker “The Great Black Swamp” The region was utilized by indigenous peoples including the Wyandot, Ojibwe, Potawatomie, and Odawa. Non-native settlers established Toledo in 1833, with the center of settlement established close to the Maumee River, the driver of local commerce.

Prior to the construction of the Landers Brothers Company Building, the property had a single-family dwelling as noted in the 1895 Sanborn Fire Insurance Map, Fig. 1. The family dwelling was removed or demolished from the property by the approximate date of construction 1895-1904. The surrounding area was also evolving from primarily residential to include commercial/industrial at this time. The Landers Brothers Company Building site has remained minimally changed since its construction in 1895-1904. However, the immediate neighborhood has continued to evolve. Changes in technology caused manufacturers to call for sprawling campuses on the periphery of the city in place of smaller industrial buildings in its core. This coupled with shifts in the composition of Toledo’s economy and changes in city zoning laws brought an end to downtown manufacturing. From the 1950s on this, coupled with the adoption of urban renewal sentiments, opened up older industrial buildings and older buildings of all types in the area to either conversion to office and commercial uses, or demolition for the creation of parking lots and contemporary buildings. Within the three blocks bounded by Michigan and 12th Streets and Adams and Jackson Streets from the early 1900s to the middle of the century, early residential and commercial properties that were demolished were largely replaced by surface parking lots that remain such to present. One exception sits at the northeast corner of Adams and 10th. Built as a hall and office building circa 1933, the three-story building survives as a law office. At the northwest corner of 10th and Adams, a terra cotta-adorned two-story car dealership, built circa 1954, also survives and was most recently a law office. The area was home to a number of fraternal organizations through the first half on the 20th century, including the Landers Brothers Building itself, which housed an IOOF (International Order of Odd Fellows) Temple from 1924 to 1934. Within the adjacent block, three late 19th/early 20th century buildings, known as “Fraternity Row,” which fronted Michigan Street, across from the Lucas County Courthouse and included the original downtown Toledo YMCA location and the Elks Club Building, were demolished in the early 1950s to make way for the new Lucas County Family Court Center complex, part of which still serves this function today, with the rest vacant. To the south of the Family Court Center on Michigan five small, two to three-story, row-type, early 20th century commercial buildings survive, which replaced earlier dwellings (Figs. 1-4). Opposite the Landers Brothers Company Building across Jackson Street, within a triangular parcel, late 19th/early 20th manufacturing buildings were replaced in the mid-1980s with a two to three story law office building complex surrounded by green space with some surface parking.

In sum, the setting of the Landers Brothers Company Building evolved continually through the first decades of the twentieth century, shifting from largely residential, to commercial and industrial. Building use today is primarily associated with the area’s proximity to the Lucas County Courthouse, namely law offices and other court buildings. The vicinity also saw an early-

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

on marked dedication to the accommodation of the automobile through demolition and the retention of this vacant land as surface parking.

Exterior

The front, main elevation contains a roughly symmetrical first floor storefront consisting of two bays defined by a central masonry pier and masonry piers to either outside (photo 1). Each half of the storefront between the masonry piers is divided into three sections by two decorative cast iron columns. Some rust is present on the columns. At the south half of the elevation, the three sections contain windows with the southern-most window opening currently boarded over. At the north half of the elevation, the northern two sections contain window openings which are also partially boarded over, while the southern-most section contains a recessed entry consisting of modern aluminum and glass entry door with sidelight and glass transom. Remaining storefront windows appear to be single-pane replacement windows. Evidenced by a well-worn limestone step at the entry, it appears only one entrance has ever been present at the storefront. The second and third levels are eight bays wide, with the third level window openings being emphasized by rowlock arches. A brick dentiled stringcourse is also below the second story window sills. Two rows of brick dentilation patterns are above the third story windows. All windows were replaced with glass blocks in or before the 1960s. The window lintels and sills are stone. There is tile coping at the roofline.

The north elevation faces Jackson and has the same cornice design, stone detailing, and fenestration pattern, including arched windows on the third level (photo 2). It is thirteen bays deep at the second and third levels; ground level windows are in a non-consistent pattern. One entrance featuring a modern steel double door is present at the western-most end.

The west elevation features two bays, each originally containing three window openings at each of the three floors (photo 3). The northern-most windows at each floor have been infilled. Window openings on this elevation have segmentally-arched tops and stone sills. An elevator overrun is present on the roof near the rear of the building and is visible when viewing the building from the south or west elevations.

The south elevation features a corbelled belt course between both the first and second and second and third floors (photo 4). There are four windows present at the second floor. They are segmental arched with the top arches of the western-most two breaking in the belt course, while the easternmost two break below it. There is a fire escape at the eastern half of the elevation, with access doors at the second and third floors. A concrete block lean-to, constructed between 1935 and 1951 is situated within the west half of this elevation. One entrance with a modern steel door is present at the western-most end.

Interior

At the interior, the basement spans the entire building and serves a utilitarian function, housing mechanical equipment for the building (photos 5-9). The eastern-most roughly two-thirds is partitioned into a north half and a south half. Brick piers support columns, which in turn support

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

longitudinal steel support beams for each floor. The western-most third is divided into smaller utility and storage rooms. Exterior walls are masonry. The basement lacks any decorative elements.

The first floor consists of a reception area at the eastern end of the building (photos 10, 12), inside the main entrance. One office is located at the north end of this space (photo 11). Additional offices and restrooms are located off a corridor along the north wall of the building (photos 13, 14). A large open room is located off the corridor to the south (photo 15). This room provides access to the storage lean-to at the south elevation (photo 17), as well as one of two stairwells to the basement. The southern basement stairs are wood (photo 5). The main stairwell, which extends from the basement to the third floor, elevator, and adjoining L-shaped room are located at the west end of the first floor (photos 18-20). The stairwell is partially enclosed with wood paneling, characteristic of the latter half of the twentieth century, between the first and second floors (photo 21). Newel posts and rails that are exposed between the first and second and second and third floors exhibit Art Deco detailing (photos 22, 23, 30). The stairwell was moved to this location sometime in the early twentieth century, when the elevator was moved from the south wall of the building to its present location near the west end, thus explaining the Art Deco influence.

Floors: The existing floor surface is a combination of carpeting, VCT, and asbestos tile with multiple layers present in places.

Walls: Existing walls are plaster around the perimeter, with gypsum and press-board paneling (in some places over top of plaster). Plaster walls at the west end of the building are heavily water-damaged.

Ceiling: The ceiling is dropped acoustic tile lay-in ceiling. Original tongue and groove wood beadboard ceilings are present above the drop ceiling at the eastern-most three quarters of the first floor (photo 16).

Columns: Three Doric cast iron columns, supporting a steel beam which is boxed in with the same original tongue and groove beadboard as the rest of the ceiling, are located along the centerline of the floor. Two of the columns are boxed in (photo 16).

The second floor consists of one large open space at the roughly eastern two-thirds (photo 28). The western third of the floor is partitioned off and includes the stairwell, elevator (photos 22, 23), restrooms, and two other smaller rooms (photos 24, 25, 26, 27).

Floors: Floors are carpet.

Walls: Existing walls are plaster around the perimeter, with gypsum and press-board paneling (in some places over top of plaster). Plaster walls at the west end of the building are heavily water-damaged. The beadboard throughout the building is believed to be original.

Ceiling: The ceiling is drop acoustic tile lay-in ceiling with lath and plaster over bead board above. Lath and plaster is applied directly to bead board (photo 29). All modifications to this area are from approximately the 1980s.

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

Columns: Four cast iron columns supporting a steel beam, which is boxed in with the same original tongue and groove beadboard as the rest of the ceiling, are located along the centerline of the floor (photo 28).

The third floor consists of one large open space at the roughly eastern two-thirds (photo 36, 37), while the western third of the floor is partitioned off (photo 32) and includes the stairwell (photo 30), elevator (photo 31), restrooms (photos 33, 34), and one smaller room (photo 35). There is a small room that appears to have been a blueprint equipment room, with a long exhaust hood still present at the southeast corner of the floor (photo 38).

Floors: Floors in the open area are tongue and groove maple. Due to water infiltration from the roof, floors are severely buckled, especially around the perimeter of the space. Floors at the western end of the third floor are carpet and VCT.

Walls: Existing walls are plaster around the perimeter, with gypsum and press-board paneling (in some places over top of plaster). Plaster walls at the west end of the building are heavily water-damaged.

Ceiling: The ceiling is dropped acoustic tile lay-in ceiling with a lathe and plaster ceiling above, applied directly to roof joists. Across the third floor, the original ceiling height is higher in the eastern section of the building, corresponding with the slope of the roof. The lathe and plaster plane has many voids for MEP system penetrations and ceiling-mounted equipment.

Column: One chamfered wood column and no cast iron columns are located at the third floor.

Historic Integrity

The exterior of the building retains a historic integrity with original window openings, building materials, and roofline. While the original windows have been replaced, the openings have retained their original shape. The interior of the building retains its historic integrity as well; the second and third levels are open plan, with few modifications and the modifications that exist do not degrade the integrity (for example: drop ceilings, with original ceiling still in existence). The three-story stairwell has original railings and newel posts with minimal ornamental detailing characteristic of the early 20th century. The first level has been modified since its original construction to accommodate offices, but it still retains original door openings, the original commercial storefront, and other details contributing to overall historic integrity. The basement appears to be in original condition with exposed foundation and concrete floors. The minimal modifications to the building reflect its uses since original construction: for manufacturing into the 1980s, before conversion to its current use of offices and storage. It survives as one of the few remaining early 20th century industrial buildings in the vicinity, though as discussed, the neighborhood immediately surrounding was constantly evolving through the first decades of the 20th century constituting the Landers Brothers Company Building's period of significance. Later 19th century residential and commercial buildings gave way to surface automobile parking along with early 20th century commercial and industrial buildings, which in turn gave way to even more surface parking and some mid-20th century construction, with overall use of buildings in the vicinity now primarily associated with the area's proximity to the Lucas County Courthouse, namely law offices and other court buildings.

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

The Landers Brothers Company Building stands as representative of the time period during which industry contributed to the fabric of the neighborhood.

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

Areas of Significance

(Enter categories from instructions.)

Industry

Period of Significance

1904-1940

Significant Dates

c.1904

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Landers Brothers Company Building is locally significant under Criterion A for the following reasons: 1. It is representative of Toledo's automotive industrial past 2. Manufacturing tenants M.I. Wilcox from 1918-1921 was a parts manufacturer of awnings for Willys-Overland, an automobile manufacturing company that would become an international brand (Jeep). The evolving slate of automobile parts manufactured at 443 10th Street, and their strong ties to eventual makers of Jeeps for military and then civilian purposes, directly reflects Toledo's distinctive role in the rise of the auto nationally and globally. The period of significance, 1904-1940, reflects the peak period of automobile component production in the Landers Brothers Company Building.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Toledo Automobile-Related Manufacturing

Early 20th century automobile sales skyrocketed with reductions in cost made possible by advancements in manufacturing, namely the modern assembly line, as pioneered by Henry Ford, allowing for their mass-production. Detroit, Michigan, which is approximately 60-miles from Toledo, became known as the Motor City, because it was the headquarters of Ford's manufacturing empire. With Toledo's large Lake Erie shipping port and its proximity to the mecca of the automobile industry, the rise of automobile and auto parts manufacturing in the city was inevitable.

At this time, automobile sales, manufacturing, and service businesses were specialty operations located in or near city centers. Automobile parts were initially manufactured in disparate factories often located within repurposed commercial buildings, compared to today's highly-customized, streamlined operations on sprawling campuses at the periphery of urban areas.

Early automobile parts manufacturers in Toledo included The Schillinger Bros., Auburndale Hardware, and G W Heartley. These businesses specialized in floors, awning hardware, and axle box presses respectively, but many other manufacturing companies were more generalized.

Toledo's automobile industry was not limited to parts manufacturing. The American Bicycle Company (ABC)'s production of a steam-powered truck was Toledo's foray into making vehicles. The ABC would become known as the International Motor Car Company in 1902, and their "Pope-Toledo" vehicle soon was winning races globally. The International Motor Car Company and the Ohio Electric Car Company, were two other prominent automobile product designers and manufacturers (in the industry they are "original equipment manufacturers" (OEMs). The most prominent, however, was Willys-Overland Motor Company. Willys-Overland

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

Motor Company had its beginnings when John Willys purchased the Indianapolis-based Overland Motor Car Company in 1908, eventually renaming it the Willys-Overland Motor Company in 1912. Willys moved manufacturing to Toledo by 1915, after purchasing the facilities of the by-then bankrupt Pope Motor Car Company. It would go on to be the primary producer of Jeeps for first military and then civilian use. Willys-Overland transitioned to be Kaiser-Jeep in 1964, and became Jeep Corp. in 1969. By 1983, the two Jeep manufacturing facilities in Toledo employed 5,400 individuals. Businesses in operation at 443 10th Street manufactured parts for both Toledo automobile companies such as Willys-Overland, as well as OEMs in nearby Detroit.

Chart 1 provides a sampling of other automobile-related manufacturers in Toledo in 1909 and their addresses. Eight of the ten operations below were located within downtown or within a mile of the city’s center. This snapshot reflects the emergence of the automobile industry in the heart of the city. Only two of these buildings remain standing today, those occupied by the Nagel W G Electric Co. and Heartley GW. The former home of Nagel Electric Company is a two-story, brick, Italianate building, typical of later 19th century commercial buildings. This building is situated at the southern end of downtown Toledo in an area known as the Warehouse District. The former location of the GW Heartley enterprise was also located in a two-story, brick, Italianate building at the northern end of downtown, adjacent to the area known as Vistula.

Name	Category	Address
Hummel & Hildebrand	Automobile Floors	427 Hamilton
The Schillinger Bros. Co.	Automobile Floors	215 City Park
Buick Motor Co	Automobile Manufacturers	702-704 Madison Av
Toledo Electric Vehicle Co	Automobile Manufacturers	2474 Collingwood Av
Atwood Automobile Co	Automobile Supplies	401 St Clair
Motor Supply Co.	Automobile Supplies	436 Summit
Nagel W G Electric Co	Automobile Supplies	28-32 St Clair
Union Supply Co	Automobile Supplies	231-33 Superior
Auburndale Hardware	Awning Hardware	3203-3205 Monroe
Heartley G W	Axle Box Presses	900-908 Summit

Chart 1: Source: 1909 Toledo City Directories

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

Founded by Frank and Robert Stranahan in Boston in 1908, Champion Spark Plugs would join the list of Toledo-area auto parts manufacturers in 1910, making the move to be closer to Willys-Overland and the Detroit-based OEMs. They initially located in an existing building at 609 Jefferson in downtown Toledo above the Holmes Snowflake Laundry, joining other manufacturers in the city's center, though only for a short time until 1912 as their business rapidly expanded, exemplary of an almost ubiquitous trend that is encapsulated in the Landers Brothers Company Building history below. As the automobile industry in Toledo grew, both original equipment manufacturing and automobile part manufacturing transitioned away from non-specialized spaces in downtown to sprawling campuses to accommodate the evolution of manufacturing techniques (larger buildings for mass production to keep up with demand, in-house production of components for OEMs, etc). These expanded, specialized facilities came to be primarily located on the northwestern edge of the city near Willys-Overland.

Landers Brothers Company Building

The Polk Directory and Sanborn Fire Insurance Maps illustrate how the Landers Brothers Co. Building came to be utilized as an incubator space of sorts by a series of integral players in Toledo's early contribution to the automotive industry. Constructed sometime between 1895 and 1904, the building at 443 10th Street's first known occupant was The Landers Brothers Company, who took up residence in 1904 and may well have commissioned its construction. (No earlier references to the occupation of the building have been found.) Earlier that same year, according to his biography in *Toledo and Lucas County Ohio, 1623-1923, Volume 2*, Ralph Abner Landers had come to Toledo to open a new factory. Founded by George S. Landers in 1888 in Massachusetts, 443 10th Street was the first home of the company's second manufacturing operation, the first being located in Boston. The 1905 Sanborn Map places a "carriage furnishing supplies" business on the first floor of the building while the second and third floors were vacant. According to the Polk Directory, this business was the Landers Brothers Company. The Landers Brothers Company manufactured and imported a variety of dry goods including those for automobile components such as covers, celluloid sheet, rubber cloth, cushion cloth, and oil carpet. Given the date of the company's founding and their description on the 1905 Sanborn Map as a "carriage furnishing supplies" business, they no doubt bridged the transition from the era of horse-drawn transportation to the era of the automobile as a provider of these types of goods. They distributed products nationally, advertising in a variety of publications.

By 1906 the Landers Brothers Company had moved to a new location at 238-242 Ontario St. The next occupant of the building, from 1905 to 1913, was Wauseon Block. They were the sole listing for the address during this period according to city directories, therefore Wauseon Block is believed to have been a business versus simply a name for the building. No reference to Wauseon Block, as a producer of brick, concrete, or wood building products nor in relation to engine manufacture however, could be found in primary sources to clarify if Wauseon Block was not or was an auto-related business.

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

The following occupant of the Landers Brothers Co. Building definitively resumed the slate of parts manufacturers to operate in the space. As demand for their products grew rapidly, Electric Auto Lite had moved into their second location at 443 10th St by 1913. The company only remained here for approximately a year and a half, before demand once again outstripped capacity, and they were on to even bigger facilities. In 1914, most likely during the time that Electric Auto-Lite was housed at 443 10th St., the company was acquired by John Willys of Willys-Overland. Electric Auto-Lite's presence at 443 10th St. marks the beginning of the building's clear association with Willys-Overland and its part in Willys-Overland's attempt to achieve vertical integration or at the least supply-chain control, an aspiration that Willys-Overland shared with other American automotive giants. Electric Auto-Lite had been founded by C.O. Mininger in 1911 in a one-room space on Michigan Street in Toledo. It was among the first manufacturers of electric vs. gas lights for automobiles. In 1922, C.O. Mininger bought back his company from Willys-Overland. Mininger's return to power, coupled with his anti-union stance, would set the company and Toledo up for infamy with the 1934 Toledo Auto-Lite Strike, also known as the "Battle of Toledo," during which American Federation of Labor (AFL) workers clashed with police and the Ohio National Guard, leaving two dead and hundreds injured.

Tillotson Manufacturing Company followed Electric Auto Lite at 443 10th St. Founded in 1914, Tillotson Manufacturing Company produced carburetors. They utilized the facilities at 443 10th Street from 1915-1917, and it is likely they were even placed in the building at the behest of Willys, after Electric Auto-Lite's move. At the same time, they also came to occupy facilities directly across Jackson St. from 443 10th St., at 1008-1014 Jackson St. The Tillotson Manufacturing Company was formed by Harry Tillotson after he developed a prototype vehicle in 1912, which did not lead to a full original equipment manufacturing outfit. Tillotson instead focused his business on manufacturing carburetors. From early on, Tillotson had close ties to Willys-Overland. Experimentation with Overland car components led to the creation of the Tillotson carburetor. The Tillotson carburetor would be utilized in Overland vehicles, and it improved their performance and fuel economy, which was responsible for the Overland automobile becoming known as a long-distance performance racing vehicle. Tillotson Manufacturing was a shareholder in Willys-Overland from at least 1921-1926. Tillotson also supplied Stephens Motor Works (Salient Six), Indian Motorcycle (Scout 101), Formal tractors, Whizzer motorbikes, and Harley Davidson. The Tillotson carburetor would eventually go into Ford Model As. Tillotson continues to be a global auto parts supplier to this day, although they are no longer based in Toledo.

The M.I. Wilcox Company manufactured awnings at 443 10th Street from 1918-1921, then used the building for auto repairs from 1922 to 1923, followed by production of automobile tops from 1924-1925. A multi-generation Toledo business, the M.I. Wilcox Company started when early Toledo settler, William Brown, opened a store to supply ships traveling on Lake Erie. The store was purchased by Minot Wilcox and his brother-in-law S.S. Reed in 1854 and was originally named Reed & Wilcox. The company's name evolved to Wilcox Brothers and then the M.I. Wilcox Company. M.I. Wilcox was also a supplier to Willys-Overland.

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

Minot Wilcox also helped found Toledo Lodge No. 402 of the Independent Order of Odd Fellows (I. O. O. F.). Wilcox passed away prior to the company manufacturing at 443 10th Street, but the company continued to be tied to the Independent Order of Odd Fellows. Between 1924 and 1934, the building housed both manufacturing facilities and an I.O.O.F. Temple. The I.O.O.F. utilized the third floor as their gathering space. The shared space reflects the ties of Toledo's pillars of industry, specifically the auto industry, to the civic fabric of the City.

The I.O.O.F. remained on the third floor when Chapman Manufacturing Company moved into the building in 1926, replacing M.I. Wilcox. In 1934, the Toledo Lodge No. 402 I.O.O.F. moved out of the building (the Toledo Lodge No. 402 would later merge with the Vikings and then the Tataguni with all archives being lost during the multiple mergers). Chapman Manufacturing Company also produced auto tops here from 1926-1940.

After 1940, the building was utilized by the Toledo Equipment Company for gasoline station equipment manufacturing among other uses. This marks the shift from *the building's primary early use, the manufacture of automobile components*, and as such, is a logical end point for the period of significance. The period of significance, 1904 -1940, reflects the peak period of automobile component production in the Landers Brothers Company Building.

The Toledo Equipment Company operated in the building until 1945. The Drelaco Company owned the building from 1945 to 1983 when it was sold to David C Dimmer, following the dissolution of the Drelaco Company. By the 1980s, the it was utilized as office and mixed-use space. An advertisement in the April 1984 Infoworld promotes Computer Results Corporation's data-base development business in operation at 445 10th Street. It has been known as the Andrus Building since 1987, when James C Andrus purchased the property. J. C. Andrus & Associates Inc. was a family owned surveying company started in 1966. The building currently sits vacant. The current owner of the property has initiated a rehabilitation project that will involve removal of non-original/non-contributing materials and elements that had been added to the building after the period of significance in order to restore the building's original features and character.

Summary of Significance:

The Landers Brothers Company Building is eligible for listing on the National Register of Historic Places based on Criteria A. The building is significant in terms of the history of industrial commerce and manufacturing in Toledo, Ohio, and its ties to the national rise of the automobile industry and eventually to the automobile industry's contributions to the U.S. involvement in World War II in the form of the Jeep. The building has retained a high level of integrity both in terms of its original layout and architectural features. While the architect and builder are unknown, this is a vernacular building that by virtue of its original open floor plans at the upper levels is representative of a specific story in Toledo's and the nation's industrial and civic history. Of Toledo's contemporaneous, early automotive-related manufacturers (See Chart 1), two other buildings have been identified: the Nagel Electric Company and the GW Heartley Company. Both of these companies were located in late 19th century Italianate commercial

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

buildings. By contrast, the Landers Brothers Company Building illustrates the c.1900 shift to industrial buildings designed specifically for the growing production of automobile-related parts.

The nominated building can be thought of as an incubator space for Toledo's early, fledgling automobile-related enterprises. Several local companies got their starts in this building, but were only there for a short period of time and then moved to larger facilities as they grew. This building repeatedly demonstrates this local pattern. A number of these companies would go on to do global commerce, such as M.I. Wilcox and Tillotson Manufacturing Company. The Landers Brothers Company Building, with a period of significance between 1904 and 1940, is a capsule representation of the rise of Toledo's auto industry during the first decades of the 20th century.

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

(1907) The Automobile Trade Directory, Volume 5. New York, NY: Chilton Class Journal Company.

(1915) Automobile Trade Journal, Volume 19. Philadelphia, PA: Chilton Company.

(1990) Flink, James J., The Automobile Age. Cambridge: MIT Press.

(2016) Floyd, Barbara J., Legendary Locals of Toledo. Charleston: Arcadia Publishing.

(1923) Killitis, John Milton, Toledo and Lucas County, Ohio 1623-1923, Vol. 2, S.J. Clarke.

(1913) The Carriage Monthly, Vol. 48 No. 1. "Sudden Death of George S. Landers."

Harvard Business School, Baker Library Historic Collections – Lehman Brothers Collection.
The Electric Auto Lite Company,
< https://www.library.hbs.edu/hc/lehman/company.html?company=the_electric_auto_lite_company. > (March 13, 2018)

(2012) Historic Woodlawn Cemetery. "Robert A. and Frank D. Stranahan".

<https://web.archive.org/web/20120323233216/http://www.historic-woodlawn.com/attic/stranahan.html>. Accessed August 16, 2019.

(1916) The House Furnishing Review, Vol. XLIV No.1. "Landers Brothers Sanitary Polishing, Wiping, and Rubber Cloth" pg. 67.

(1984) Info World, Vol. 6 No. 17. "Key Entry Data-Base Development" Computer Results Corporation Advertisement, pg. 83.

(1906) Motor, Volume 6. New York, NY: New Publication Company.

(1904-1940) Toledo Directory Co. R.L. Polk & Co's Toledo City Directory. Toledo, OH: R.L Polk & Co.

(1917) The Rotarian, Vol. X No. 5. The Landers Brothers Company Advertisement. Pg. 529

(1895) Sanborn Map Company. Toledo, Lucas County, Ohio. Sanborn Map Company. "Sanborn Fire Insurance Maps". < <http://digital-collections.columbuslibrary.org>> (March 13, 2018).

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

(1904) Sanborn Map Company. Toledo, Lucas County, Ohio. Sanborn Map Company. "Sanborn Fire Insurance Maps". < <http://digital-collections.columbuslibrary.org>> (March 13, 2018).

(1936) Sanborn Map Company. Toledo, Lucas County, Ohio. Sanborn Map Company.. "Sanborn Fire Insurance Maps". < <http://digital-collections.columbuslibrary.org>> (March 13, 2018).

(1951) Sanborn Map Company. Toledo, Lucas County, Ohio. Sanborn Map Company, 1951. "Sanborn Fire Insurance Maps". < <http://digital-collections.columbuslibrary.org>> (March 13, 2018).

(1909) Schwarzkopf, E.E. 1909 Year Book (Motor Cyclopaedia). New York, NY: Automobile Topics Incorporated.

“About Us.” Tillotson, tillotson.ie/about-us/. (March 13, 2018)

(2016) The Toledo Blade. “From Willys to Fiat: Jeep’s History in Toledo. (March 18, 2019).

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

10. Geographical Data

Acreeage of Property .1122, less than one

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 41. 656595 | Longitude: -83.538770 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 288620 | Northing: 4614526 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated boundary includes lot 1501 of the Vistula Division, being fifty feet of frontage on Tenth Street and one hundred feet in depth, as defined by the Lucas County Auditor. The lot includes two parcels: Parcel ID #1549767, which includes the three-story building, and Parcel ID #1549774, which includes the small lean-to addition on south side of building and the associated parking lot.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire building and parcel of land historically associated with the building during the Period of Significance.

11. Form Prepared By

name/title: Erin Claussen and Sarah Marsom
organization: Toledo Revival
street & number: 3204 River Rd.
city or town: Toledo state: OH zip
code: 43614
e-mail toledorevival@gmail.com
telephone: 419-902-4808
date: 04/22/2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Landers Brothers Company Building

City or Vicinity: Toledo

County: Lucas

State: Ohio

Photographer: Erin Claussen

Date Photographed: April 30, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

See Fig. 7 A-D

Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #1 Exterior, facade, looking west
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #2 Exterior, looking south
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #3 Exterior, looking east
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #4 Exterior, looking north
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #5 Basement, stairs, looking west
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #6 Basement, room, looking northwest
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #7 Basement, utilities, looking northwest
Landers Brothers Company Building, 443, 10th Street Toledo, Lucas County, Ohio, April 13, 2018

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

Photo #8 Basement, doorway, looking southeast
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #9 Basement, stairs, looking north
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #10 First Floor, windows, looking southeast
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #11 First Floor, doorway, looking northeast
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #12 First floor, room, looking south
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #13 First floor, hallway, looking west
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #14 First Floor, windows, looking northeast
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #15 First Floor, room, looking southwest
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #16 First floor, column, looking upward/west
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #17 First Floor, door, looking south
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #18 First floor, room, looking southwest
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #19 First Floor, doorway, looking east
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #20 First floor, hallway, looking north
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #21 First Floor, stairwell, looking north
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #22 Stairwell, looking south
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #23 Second floor, stairwell, looking northeast

Landers Brothers Company Building

Name of Property

Lucas, OH

County and State

Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #24 Second floor, hallway, looking west
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #25 Second floor, bathroom, looking north
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #26 Second floor, room, looking northeast
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #27 Second floor, hallway, looking west
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #28 Second floor, room, looking west
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #29 Second floor, ceiling, looking east/upward
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #30 Third floor, stairwell, looking north
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #31 Third floor, elevator doors, looking southwest
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #32 Third floor, hallway, looking east
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #33 Third floor, bathroom stalls, looking northeast
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #34 Third floor, utilities, looking northwest
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #35 Third floor, room, looking southeast
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #36 Third Floor, room, looking southeast
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #37 Third Floor, room, looking west
Landers Brothers Company Building, 443 10th Street Toledo, Lucas County, Ohio, April 13, 2018 Photo #38 Third Floor, room, looking east

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

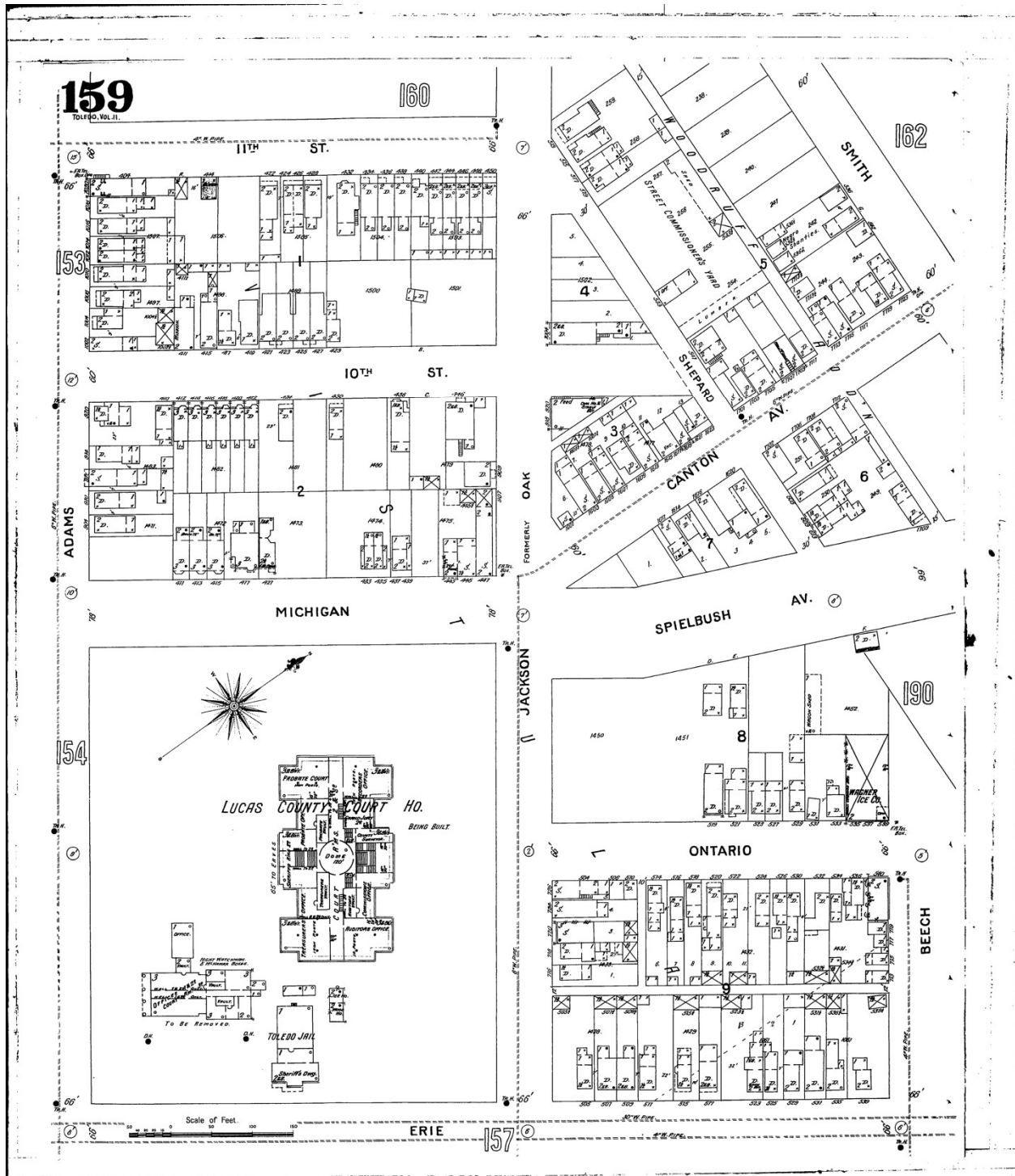


Figure 1. 1895 Sanborn

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

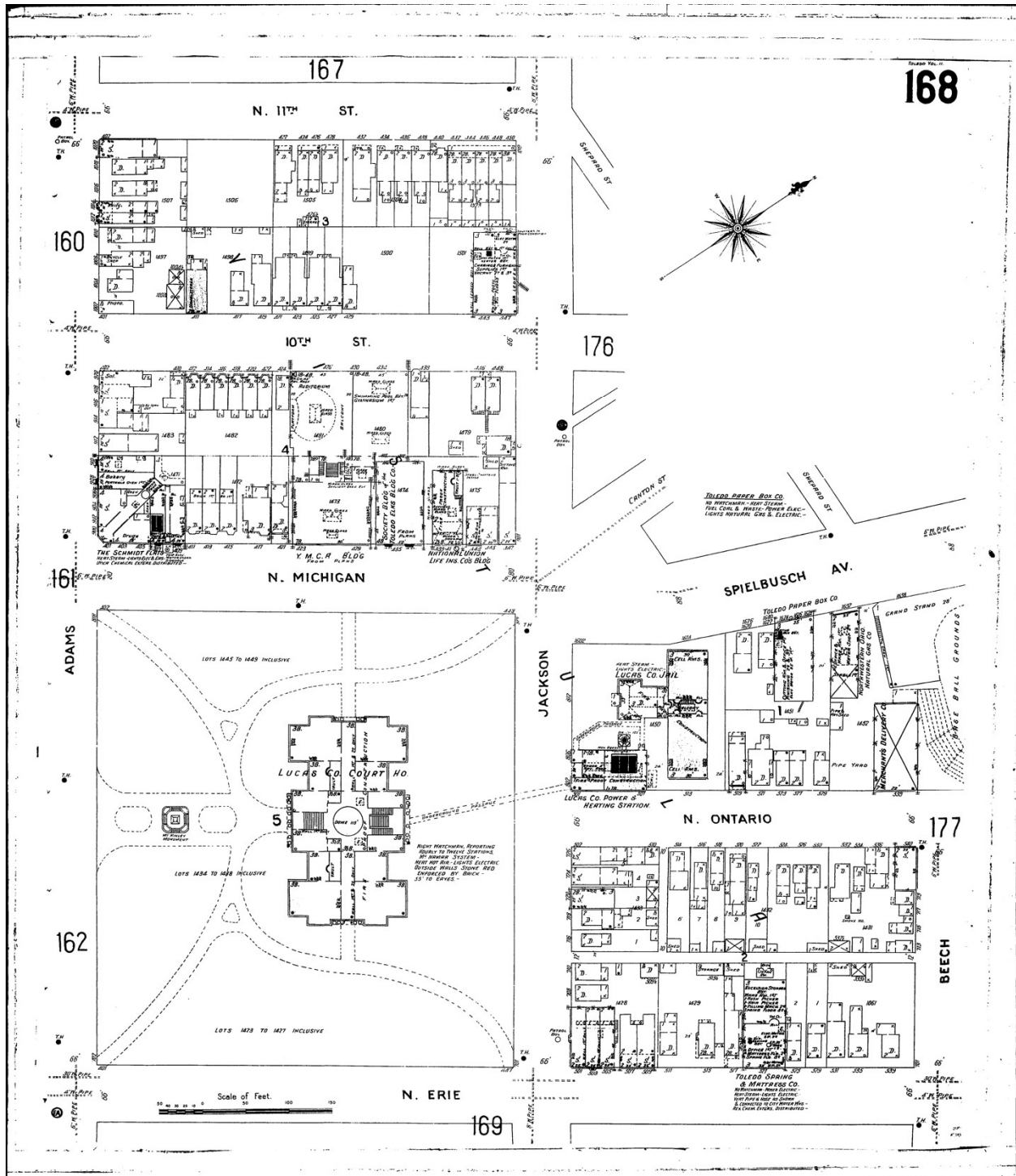


Figure 2. 1905 Sanborn

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

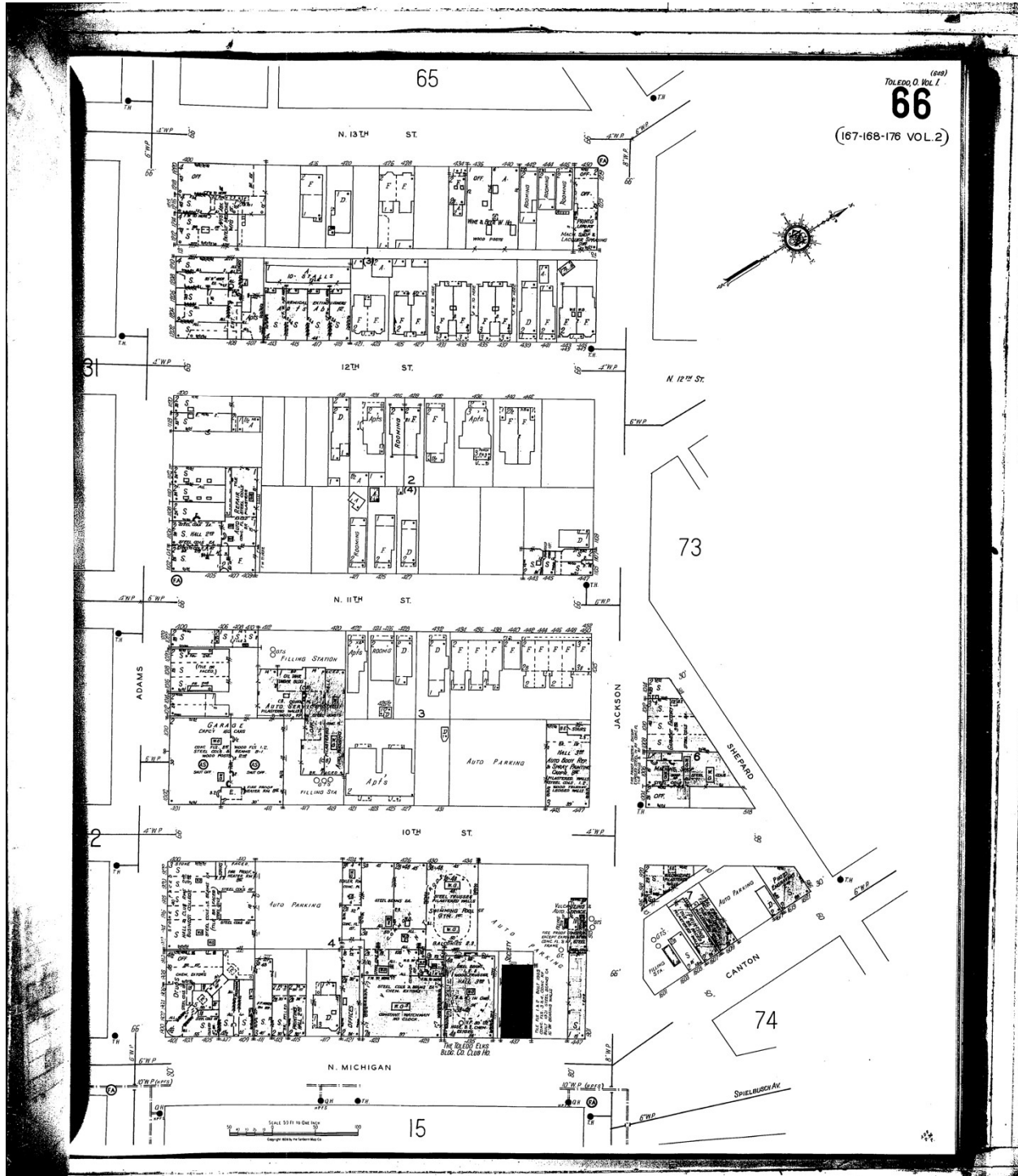


Figure 3. 1936 Sanborn

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

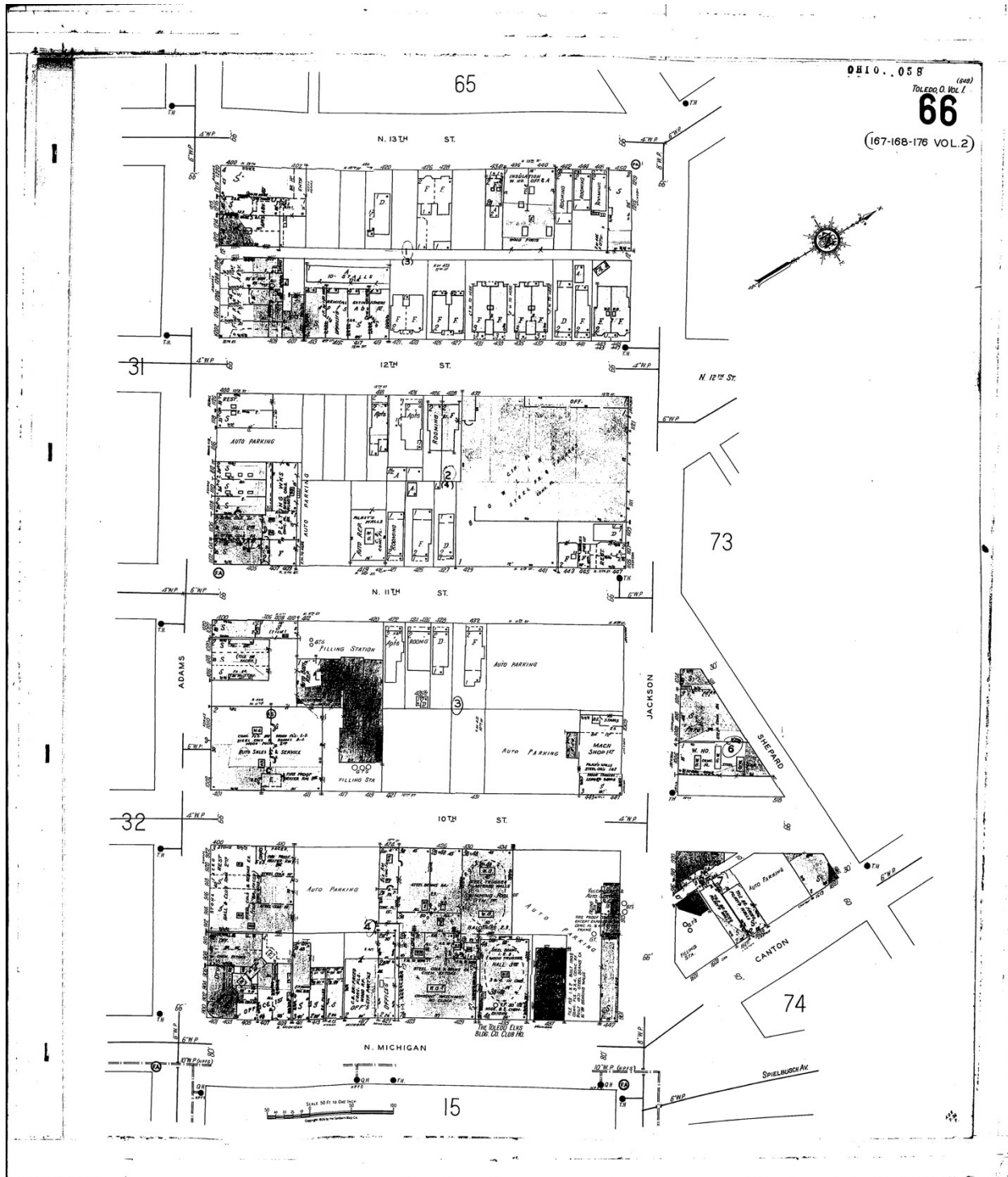


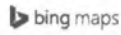
Figure 4. 1951 Sanborn

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

My Places - Bing Maps

11/1/18, 12:49 PM



443 10th St, Toledo, OH 43604
Location: 41.65659, -83.53877

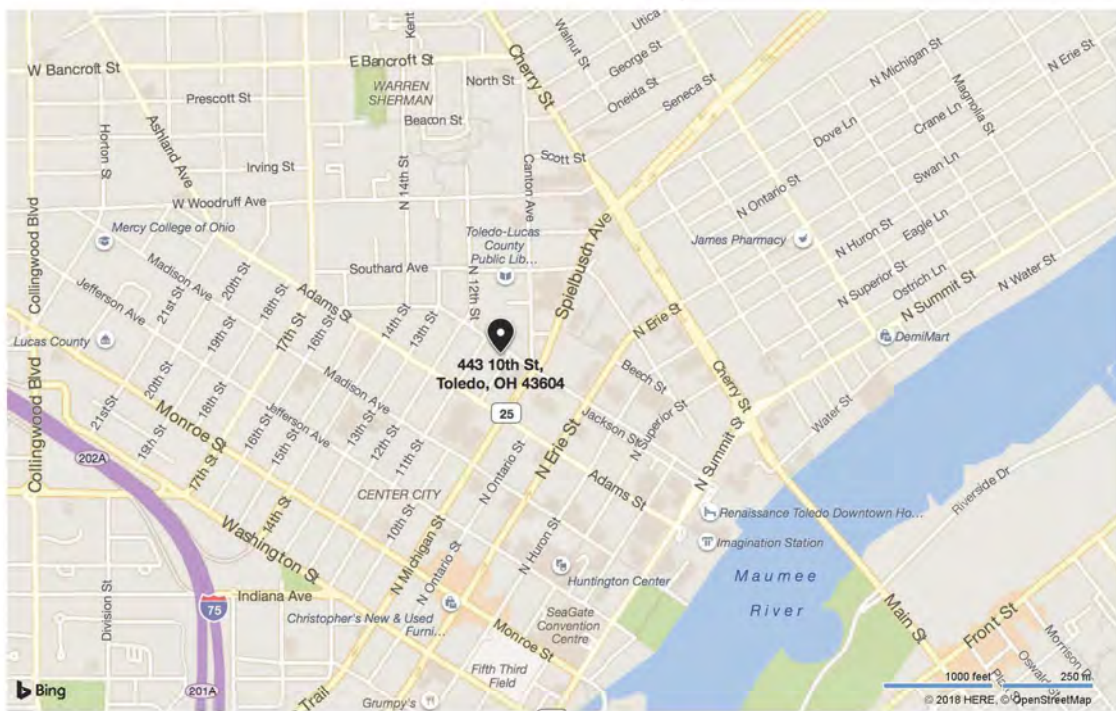


Figure 5. Small Scale Map

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

Bing Maps - Directions, trip planning, traffic cameras & more

11/1/18, 12:53 PM



443 10th St, Toledo, OH 43604
Location: 41.65659, -83.53877

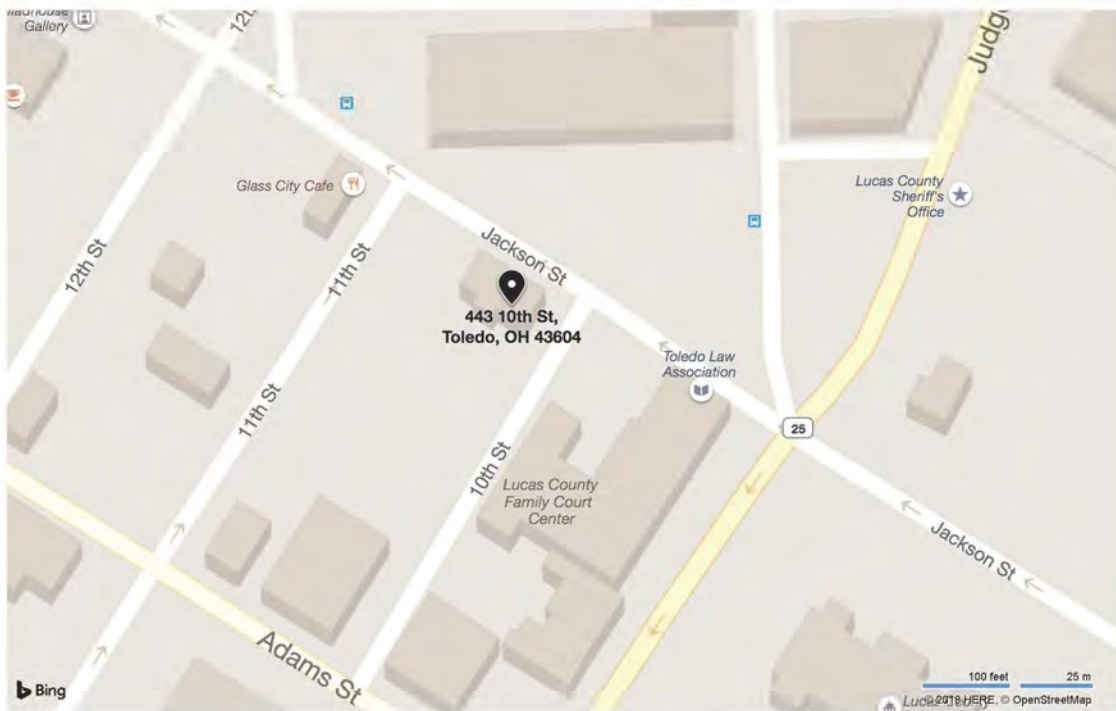


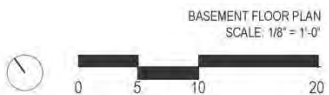
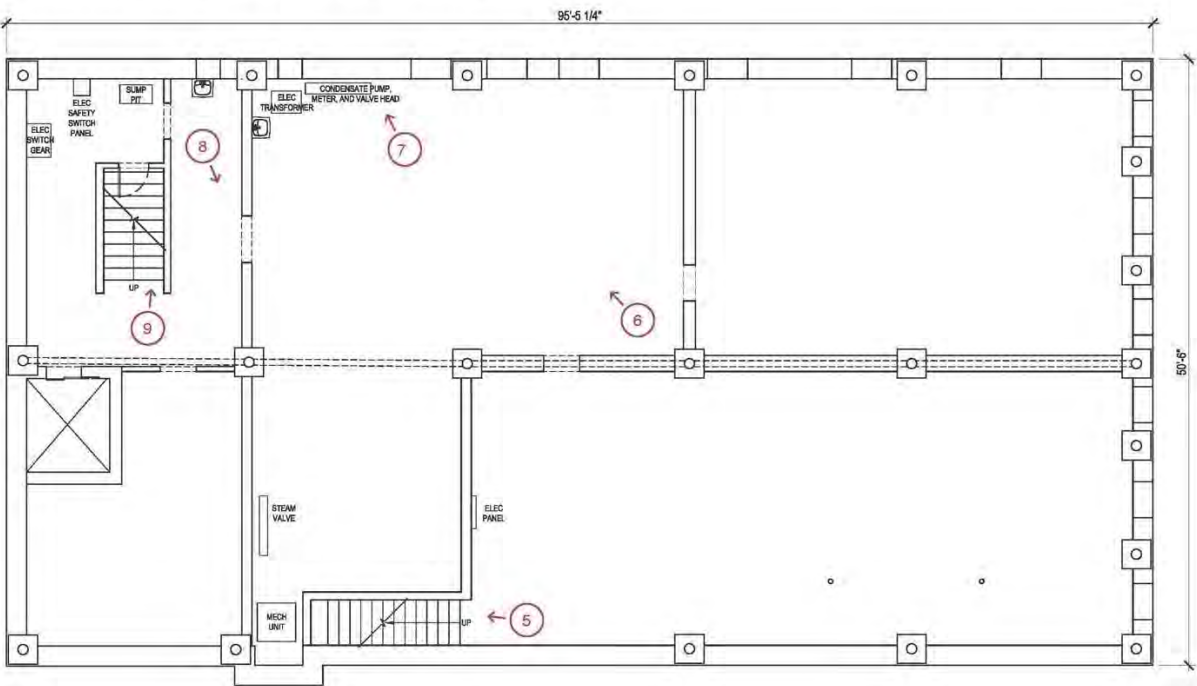
Figure 6. Large Scale Map

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State



MACPHERSON ARCHITECTS INC / 2MA



4.12.2018
1 OF 4

EXISTING BUILDING PLANS
445 10TH STREET

Figure 7A. Photo Key - Basement

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State

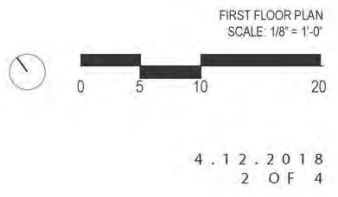
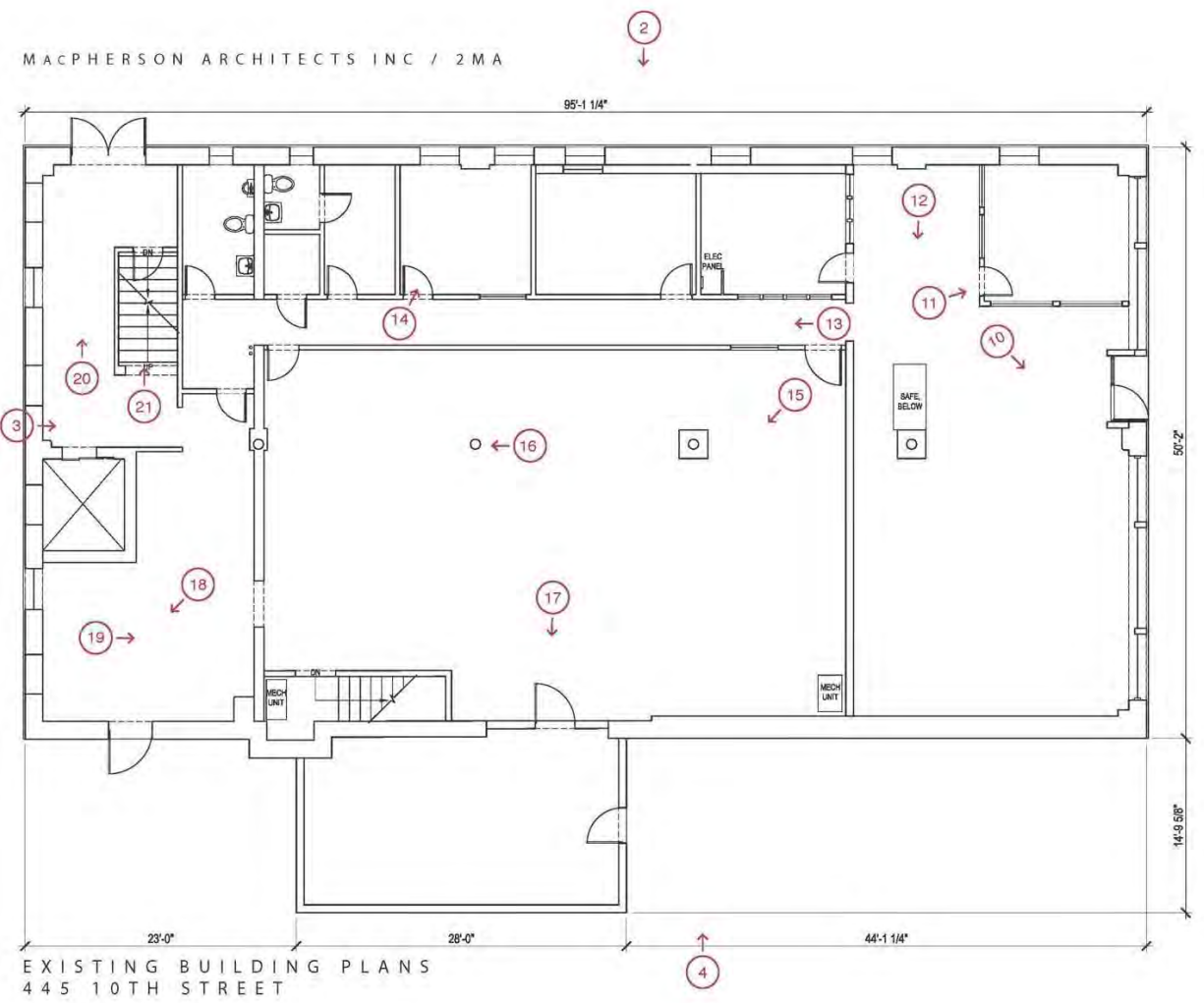


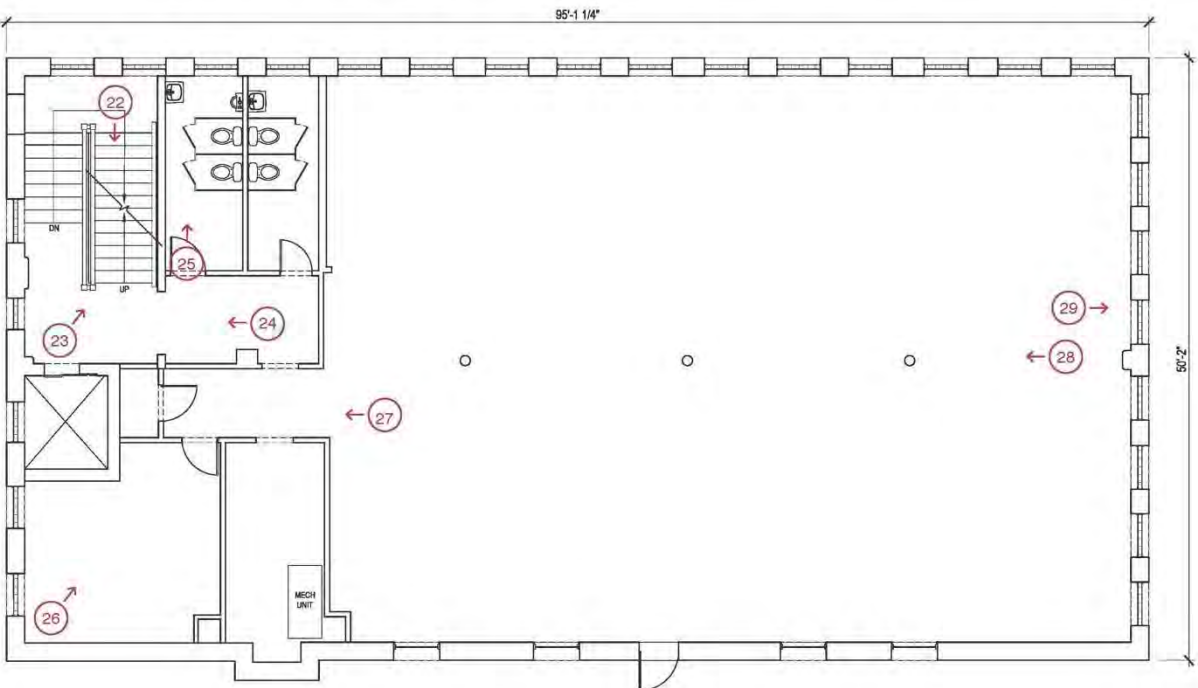
Figure 7B. Photo Key – First Floor

Landers Brothers Company Building
Name of Property

Lucas, OH
County and State



MACPHERSON ARCHITECTS INC / 2MA



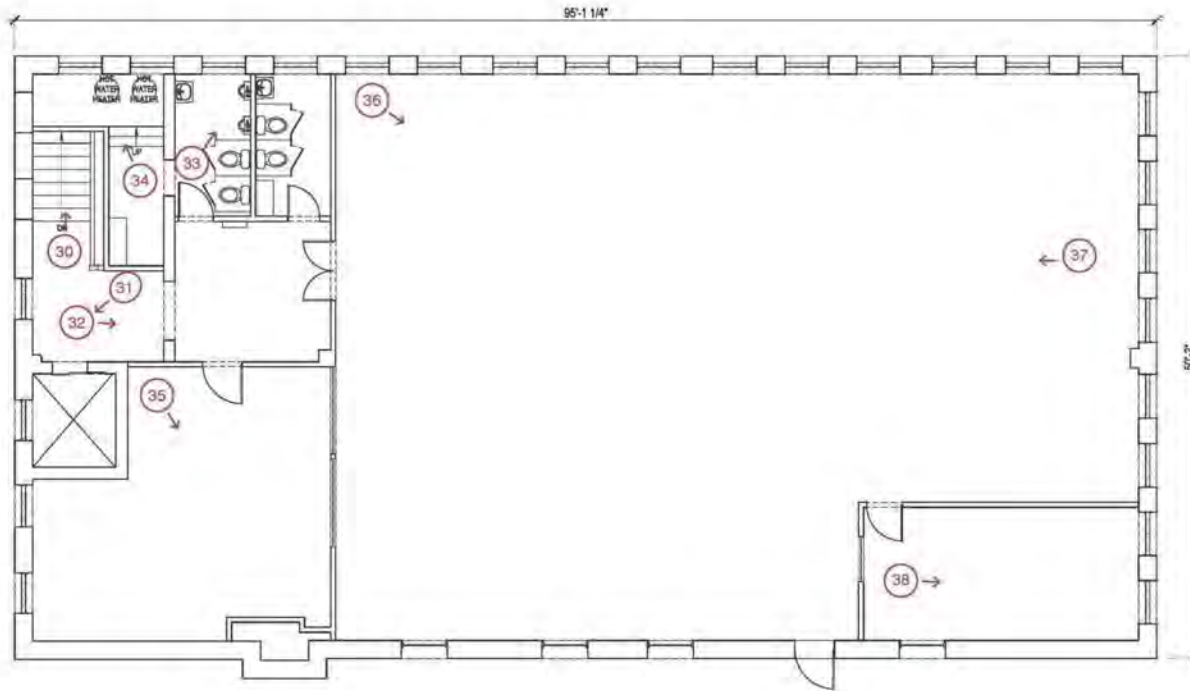
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



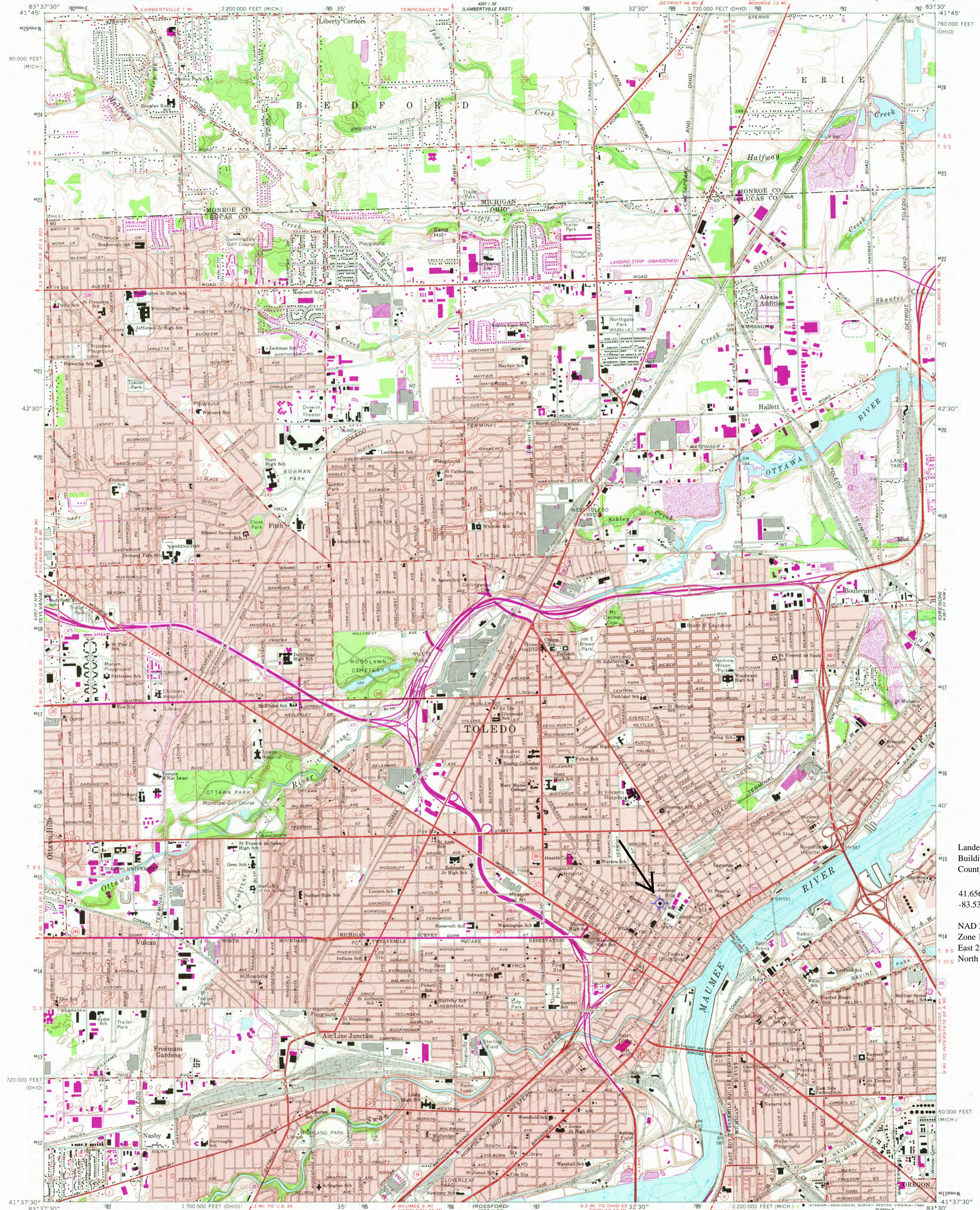
4.12.2018
3 OF 4

EXISTING BUILDING PLANS
445 10TH STREET

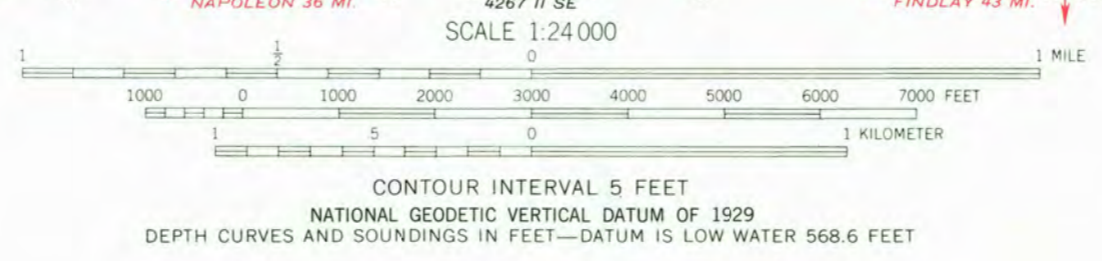
Figure 7C. Photo Key – Second Floor



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

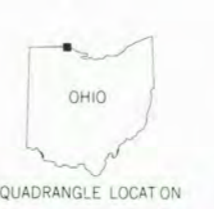


Mapped, edited, and published by the Geological Survey
Revised in cooperation with State of Ohio agencies
Control by USGS and NOS/NOAA
Topography by planimetric surveys 1934. Revised 1965
Selected hydrographic data compiled from U. S. Lake Survey chart 374
(1965). This information is not intended for navigational purposes
Polyconic projection. 10,000-foot grid based on Ohio coordinate
system, north zone, and Michigan coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 17, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 1 meter south and
6 meters west as shown by dashed corner ticks
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information not checked
Red tint indicates areas in which only landmark buildings are shown
Land lines within the Michigan Survey based on the Michigan meridian



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route



TOLEDO, OHIO-MICH.
N4137.5-W8330.7.5
1965
PHOTOREVISED 1980
DMA 4267 II NE-SERIES V852

Revisions shown in purple compiled in cooperation with State of
Ohio agencies from aerial photographs taken 1977 and other
source data. This information not field checked. Map edited 1980

FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Landers Brothers Company
Building, Toledo, Lucas
County, Ohio
41.656595
-83.538770
NAD 27
Zone 17
East 288620
North 4614526

RETURN TO:
USGS AND HISTORICAL MAP ARCHIVES

Nov 28 1980
2050







40% off

QLS 6155



16200

16200

ADULT



16201

EZX 8603







16217



16300

354083
16300



16301

16301



16304

16304

GBV 7196



16309

ADT

ADT



16312

16312







16321

16321



16400

16400

KENNETH
E. BROWN
K5674
1988
4478



16405





1640





16209

16209



16217



16217





1622





16308

16308



16312

16312

16308



S

16313

ADT

HNA 9423

BLACK

FORTE

3497







16320







16401

KIA
KIA-REPOB
BOSS GRL





16404

16404

PRIVATE DOG



RECTV

6407

6407



7

16408

16408

No Trespassing
Private Property
Penalty \$500

BEWARE OF
DOG