

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE:	Ohio
COUNTY:	Lucas
FOR NPS USE ONLY	
ENTRY DATE	JUL 23 1973

**1. NAME**

COMMON:  
Fort Industry Square

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
(see continuation sheet)

CITY OR TOWN: Toledo CONGRESSIONAL DISTRICT: 9  
Thomas Ludlow Ashley

STATE: Ohio CODE: 039 COUNTY: Lucas CODE: 095

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Comments

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
Multiple private

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC:  
Lucas County Courthouse

STREET AND NUMBER:  
Adams at Erie Streets

CITY OR TOWN: Toledo STATE: Ohio CODE: 039

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:



STATE: Lucas

COUNTY: Ohio

ENTRY NUMBER: JUL 23 1973

DATE: FOR NPS USE ONLY

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Bounded by Jefferson, Summit, Monroe and Water Streets, the wedge-shaped block of early commercial brick buildings was built between 1862 and 1897. Fort Industry Square, a collection of Victorian facades facing downtown Toledo, is typical of many commercial blocks found throughout the midwest.

All eleven buildings are four storied, though of varying heights and widths. On the northwest corner, its two halves differentiated by paint color, is the largest of the buildings. Above the ground level there are recessed three-story ranks of windows. The second and third stories have flat arched windows, while the fourth story has unusual ocular windows. The cornice has heavy, curved brackets between each rank of windows. On the ground level there are two storefronts. The corner one has been remodeled with classical detail while the second has original cast iron columns.

Along the rest of the block, on the Summit Street side, all of the ground level storefronts have been "modernized". The buildings, all different, provide a variety of Victorian design. Toward the center of the block is a Renaissance design with heavy molding and ornamental detail. The tall, arched windows on the top three stories of this building have stone hoodmolds. Further toward the southeast end of the block is a narrow building with pedimented roofline, a three-part arched window on the fourth story and three single arched windows on the third story.

The Fort Industry block is presently designated for clearance and re-development as a parking lot by the Toledo Urban Redevelopment Association. They have agreed, however, to amend their plans based on reuse of the block by local private developers. Plans have been developed proposing an old town development to restore the block, removing most of the 20th century alterations. The buildings will be leased to commercial proprietors for use as restaurants, entertainment and retail shops. The upper levels will also be used for offices and studios. Designation as a National Register property would provide added impetus for the project.

SEE INSTRUCTIONS



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	
Ohio	
COUNTY	
Lucas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
JUL 29	1973

(Number all entries)

Fort Industry Square

2. Location

Beginning at the intersection of the midpoints of Jefferson Ave and Summit Street, southwest to the intersection of Summit Street and Monroe Street, southeast to the intersection of Monroe Street and Water Street, northeast to the intersection of Water Street and Jefferson Ave, northwest to the point of beginning.



**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |                                       |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |                                       |

SPECIFIC DATE(S) (If Applicable and Known) **1862-1897**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____                                    |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____                                    |
| <input checked="" type="checkbox"/> Commerce     | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  | _____                                    |
| <input type="checkbox"/> Conservation            |   |  | _____                                    |

STATEMENT OF SIGNIFICANCE

Fort Industry Square, in the center of Toledo's early territorial, civic and commercial history, stands on the exact location of the stockade and blockhouse of Fort Industry which was built to enforce the Treaty of Greenville (1795). Toledo's first harbor and shipbuilding started in 1820 at the foot of the site, and, with the advent of the Erie Canal, the area by the waterfront became the focal point for shipping and commerce.

Nearly every type of business maintained operations in this early commercial district. Breckenridge & Co., hardware dealers, M. C. O'Brien, wine & liquor importers, the Empire Transportation Co., F. Hubbard & Co., hide & leather dealers, and Herman Brothers Millinery, are examples of businesses located in the Fort Industry block in 1888.

Today, a candy company, real estate firm, pawn shop, restaurant, and electrical supply firm are among the firms located in the block.

Fort Industry Square, fronting on both Summit and Water Streets, will provide places and activities of interest for Toledoans and visitors to the central business district when it is restored. The buildings, examples of Victorian business architecture, are significant in Toledo's early commercial history.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Brett, Michael, Toledo, Renewal of the Core, An Urban Design, Toledo, Ohio, 1968.  
 Knapp, H.S., History of the Maumee Valley, Toledo, Blade Mammoth, 1972.  
 Miller, J.A., Toledo, Ohio, Its Commercial Progress and Importance, Toledo, Enterprise Review, 1888.

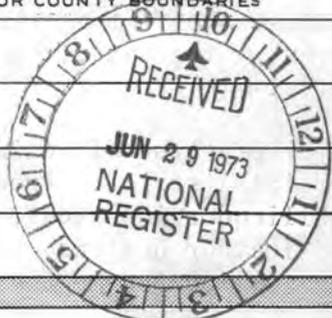
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		41° 38' 55"	83° 32' 07"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 2.5 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



HB  
 217  
 E 288563  
 N 4613660

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:  
 Gretchen Klimoski

ORGANIZATION: Ohio Historical Society      DATE: June, 1973

STREET AND NUMBER:  
 1982 Velma Avenue

CITY OR TOWN: Columbus      STATE: Ohio      CODE: 039

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: Daniel R. [Signature]

Title: Ohio Historic Preserv. Officer

Date: 25 June 1973

I hereby certify that this property is included in the National Register.

[Signature]  
 Director, Office of Archeology and Historic Preservation

Date: 7/23/73

ATTEST:  
[Signature]  
 Keeper of The National Register

Date: 7/19/73



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

*(Type all entries - attach to or enclose with photograph)*

1. NAME

COMMON

Fort Industry Square

AND/OR HISTORIC

NUMERIC CODE *(Assigned by NPS)*

JUL 23 1973

2. LOCATION

STATE

Ohio

COUNTY

Lucas

TOWN

Toledo

STREET AND NUMBER

(see continuation sheet)

3. PHOTO REFERENCE

PHOTO CREDIT

R.A. Fessler

DATE

June 1973

NEGATIVE FILED AT

Maumee Valley Historical  
Society

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View looking northeast on Summit Street.





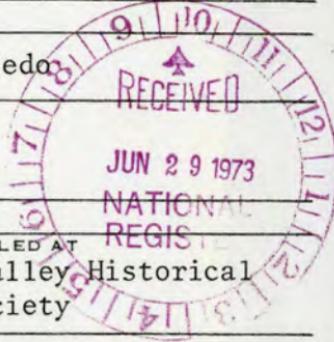
UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

*(Type all entries - attach to or enclose with photograph)*

<b>1. NAME</b>		
COMMON	AND/OR HISTORIC	NUMERIC CODE <i>(Assigned by NPS)</i>
Fort Industry Square		
<b>2. LOCATION</b>		
STATE	COUNTY	TOWN
Ohio	Lucas	Toledo
STREET AND NUMBER		
(see continuation sheet)		
<b>3. PHOTO REFERENCE</b>		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
R.A. Fessler	June 1973	Maumee Valley Historical Society
<b>4. IDENTIFICATION</b>		
DESCRIBE VIEW, DIRECTION, ETC.		

JUL 23 1973



View looking south on Water Street toward Fort Industry Square.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

*(Type all entries - attach to or enclose with photograph)*

<b>1. NAME</b>		
COMMON	AND/OR HISTORIC	NUMERIC CODE <i>(Assigned by NPS)</i>
Fort Industry Square		JUL 23 1973
<b>2. LOCATION</b>		
STATE	COUNTY	TOWN
Ohio	Lucas	Toledo
STREET AND NUMBER		
(see continuation sheet)		
<b>3. PHOTO REFERENCE</b>		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
R.A. Fessler	June 1973	Maumee Valley Historical Society
<b>4. IDENTIFICATION</b>		
DESCRIBE VIEW, DIRECTION, ETC.		

View looking northwest from Jefferson at Maumee River toward Fort Industry Square.



**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

<b>1. NAME</b>		
<b>COMMON</b> Fort Industry Square	<b>AND/OR HISTORIC</b>	<b>NUMERIC CODE (Assigned by NPS)</b>  JUL 23 1973
<b>2. LOCATION</b>		
<b>STATE</b> Ohio	<b>COUNTY</b> Lucas	<b>TOWN</b> Toledo
<b>STREET AND NUMBER</b>		

(see continuation sheet)

<b>3. MAP REFERENCE</b>		
<b>SOURCE</b> U.S.G.S. 7-1/2' Series Toledo, Ohio - Michigan Quad.	<b>DATE</b> 1965	<b>SCALE</b> 1: 24000

REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW.



## Missing Core Documentation

**Property Name**

Fort Industry Square

**County, State**

Lucas County, OH

**Reference Number**

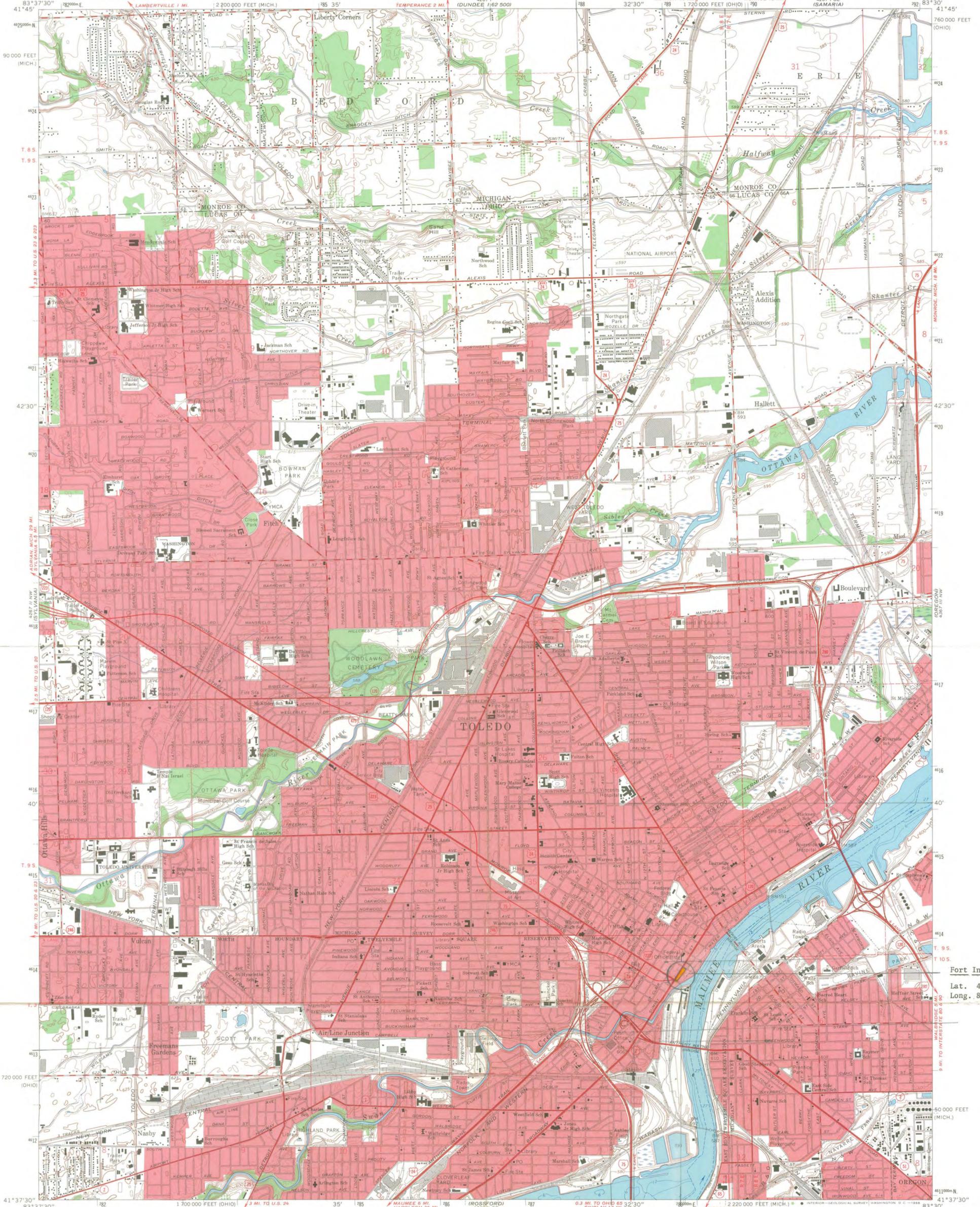
73001501

The following Core Documentation is missing from this entry:

Nomination Form

Photographs (1)

USGS Map



HB  
Z-17  
E28860  
M463660

Fort Industry Square  
Lat. 41° 38' 00"  
Long. 83° 32' 07"

Mapped, edited, and published by the Geological Survey  
Revised in cooperation with State of Ohio agencies  
Control by USGS and USC&GS  
Topography by planetable 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. 1927 North American datum  
10,000-foot grids 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  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
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 ———



FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

TOLEDO, OHIO-MICH.  
N4137.5-W8330.7.5

1965  
AMS 4267 II NE-SERIES V852

# National Register of Historic Places

## Note to the record

Additional Documentation: 2019

1157 1051

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fort Industry Square Historic District (Amendment)
Name of Property
Lucas County, Ohio
County and State
NR Reference Number



State/Federal Agency Certification

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

I hereby certify that this  X  additional documentation   move   removal  
  name change (additional documentation)   other

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.

Barbara Power DSHPO for Inventory & Registration 4/16/2019  
 Signature of Certifying Official/Title: Date of Action  
 State Historic Preservation Office, Ohio History Connection

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
- additional documentation accepted
- other (explain:)

Lisa Deane 6/17/19  
 Signature of the Keeper Date of Action

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
<b>Signature of commenting official:</b>	<b>Date</b>
<hr/>	
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

**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

\_\_\_\_\_  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

Fort Industry Square Historic District (Additional Documentation)  
 Name of Property

Lucas, Ohio  
 County and State

**Category of Property**

(Check only **one** box.)

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

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>1</u>	objects
<u>1</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 10

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- Commerce/Trade - Business
- Financial Institution
- Specialty Store
- Restaurant
- Domestic - Hotel
- Warehouse
-

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State

**Current Functions**

(Enter categories from instructions.)

Vacant/Not in Use  
Commerce/Trade - business  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Late Victorian  
Italianate  
Modern Movement  
Moderne  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: brick, timber, glass, aluminum, concrete, sandstone, limestone

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State

### **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**

#### **AMENDMENT OVERVIEW**

The original Fort Industry Square Historic District National Register nomination (listed 7/23/73, NR #73001501) included a city block of Toledo, of just over one acre in size, roughly bounded by Jefferson Avenue, North Summit Street, Monroe Street and Water Street. The district is a block west of the Maumee River, and was once part of a large commercial area on both sides of Summit Street extending several blocks to the north and south. The Fort Industry Square Historic District nomination included eleven buildings, and none of the buildings were designated as contributing or non-contributing. The buildings in the district are all commercial buildings, used as both wholesale and retail establishments when first constructed.

The Fort Industry Square Historic District National Register nomination of 1973 named the Period of Significance as 1862-1897 and named the Areas of Significance for the district as “Architectural” and “Commerce.” Later, during the period of development spanning 1897-1940, the existing buildings on the Fort Industry Square block of North Summit Street underwent many renovations to their storefronts. Most properties in the district renovated their storefronts during the 1920s, 30s and 40s in order to modernize with the times. By 1973, when the National Register of Historic Place nomination was written, it stated that “...on the Summit Street side, all of the ground level storefronts have been ‘modernized’.”<sup>1</sup> Except for historic alterations to 118-124 and 152 North Summit none of these earlier twentieth-century modernizations remain today as all of the properties were renovated again in 1978-1981.

There are two renovations that remain in the historic district that are from the expanded period of significance (1897-1940). Most significant is the consolidation of four 1870s-era buildings under one broad façade at 118-124 North Summit Street in the mid-1930s. The combined properties are unified in a Moderne-style limestone façade. Another significant renovation in the expanded period of significance was the new northern and southern entrances at 152 North Summit Street for a bank during the 1920s. Although the both of these properties have been again renovated over the years, they retain historic integrity in their overall character as Toledo’s Summit Street late nineteenth-century and early twentieth-century commercial structures.

---

<sup>1</sup> Klimoski, Gretchen, Fort Industry Square Historic District, National Register Nomination, listed 7/23/73.

Fort Industry Square Historic District (Additional Documentation)

Name of Property

Lucas, Ohio  
County and State

This amendment provides additional documentation for the Fort Industry Square Historic District nomination listed in the National Register in 1973. This form provides the following types of additional documentation.

1. It provides descriptive and historical information for a building in the district located at 118-124 North Summit Street. The 1973 National Register nomination form did not distinguish between contributing and non-contributing properties in the Fort Industry Square Historic District. This amendment provides information documenting the building at 118-124 Summit Street as contributing to the district's historic character.
2. It provides additional documentation of the district's historic significance expanding the Period of Significance to 1940. When the original nomination was prepared the Period of Significance was defined as 1862-1897 because a major period of development that resulted in most of the district's largest buildings ended at about the turn-of-the-nineteenth-century. This amendment expands the district's period of significance to 1940 to reflect the continued development and renovations that occurred in the Fort Industry Square district after 1897 and especially from the early twentieth-century.
3. The amendment describes major additions and changes to the buildings in the district that have occurred between 1897 and 1940 that remain in place today. Changes within the historic district occurring since the district was listed in the National Register are described below.

The boundaries of the existing historic district are not being changed, but the contributing and non-contributing building counts are being created to reflect inclusion of the building at 118-124 North Summit Street, renovated in the mid-1930s. The end date of 1940 marks the end of substantial development in the district. Two non-contributing buildings were constructed in the district in the 1984-85 timeframe. One non-contributing object was added to the district in the 1978-87 timeframe.

	<u>Original NRN</u>	<u>Amended NRN</u>
Period of Significance:	1862-1897	1862-1940
Previously Listed Contributing Buildings:	11	----
New Contributing Building:	----	1
Non-Contributing Objects:	----	1

---

## **Narrative Description**

### **SECTION 7 – DESCRIPTION OF ADDITIONAL RESOURCES**

During the expanded period of significance (1897-1940), there are two properties that were significantly renovated in that time frame and now include historic physical characteristics that

Fort Industry Square Historic District (Additional Documentation)

Lucas, Ohio  
County and State

Name of Property

need to be described in detail. The first property is the Holmes Building at 118-124 North Summit and the other is 144-152 North Summit. The other contributing buildings in the Fort Industry Square District do not include character-defining features from the expanded period of significance.

The comprehensive 1978-85 Fort Industry Square renovation project included every property on the entire block of the historic district. At that time, the project renovated each of the buildings' storefronts, installed new mechanical systems, replaced windows, doors, roofs, and much of each building's interior was upgraded to contemporary standards. At that time, a corridor was created on both the Water Street side and the Summit Street side to connect all of the Fort Industry Square properties together with the other properties on the block. Architectural elements from other historic Toledo buildings were installed inside the buildings at Fort Industry Square for decorative effect. Except for the changes to the storefronts, the exterior appearances of the buildings have not changed significantly since nomination was listed. Building alterations occurring during the expanded period of significance are described below.

### **Historic Integrity**

The overall integrity of the Fort Industry Square Historic District is very good because the historic properties, constructed between 1862 and the mid-1930s, retain the majority of their character-defining features. The storefront-level renovations of 1978-85 comprise a fractional percentage of the overall character of the buildings today. Original character-defining features such as the cornices, decorative brickwork, keystones, brick facing, cast stone lintels and sills are mostly all in place. A few properties retain original storefront elements such as cast-iron columns and pilasters. These details, along with the historic massing and scale of the historic buildings, and their relationship to one another within the block conveys their significance as a concentration of commercial properties reflecting the development of downtown Toledo from mid-nineteenth century to the early twentieth century.

### **New Contributing Property**

118-124 North Summit Street

#### **Holmes Building**

Pre-1888 addresses: 62, 64, 66 and 68 North Summit Street

Built: 1869 – 1880s

Alterations: mid 1930s

#### **Contributing**

The building at 118-124 North Summit Street (the Holmes Building) is a three-story limestone, masonry and steel-frame construction commercial building. The rear elevation (Water Street), the building is four stories due to the slope of the land towards the river. An addition on the roof was constructed in 1981, increasing the height of the property to five stories when viewed from the rear façade (Water Street). For the purpose of this document the property will be referred to as having its main facade - North Summit Street - to the west, Jefferson Avenue to the north, Monroe Street to the south, and Water Street to the east.

Fort Industry Square Historic District (Additional Documentation)

Lucas, Ohio  
County and State

Name of Property

118-124 North Summit Street is in the center of the Fort Industry Square historic district. The rear (east) elevation faces Water Street, historically providing loading access at the back of the building. The building fills the lot line and is adjacent to commercial structures to the north and the south. The adjacent property to the south is 116 North Summit Street and 128 North Summit Street is the adjacent property to the north. The grade of the property slopes eastward towards the Maumee River and creates a basement lower-level on the Water Street elevation.

The Holmes Building, at 118-124 North Summit Street, is different from other properties in the Fort Industry Square Historic District because it is the result of a renovation in about 1936 which combined four existing historic buildings (118, 120, 122 and 124 North Summit Street) into one building. The facades of the historic 1869-1870s era buildings were removed, and a new facade was created. Today, the Holmes Building measures approximately eighty feet along North Summit Street.

The North Summit Street facade was designed in the Moderne style in approximately 1936 and is arranged in four bays of grouped windows. The grouped windows on the second and third floors were installed in the 1981 renovation of the building. There are four vertical windows with a horizontal transom above, in each group. The west facade (Summit Street) is clad in limestone ashlar blocks. A projecting limestone sill is beneath each window group. At the roofline, there are two raised panels containing the name "HOLMES" inscribed in a plaque at the north and south sides of the facade (at 118 Summit and at 124 Summit Street). There is projecting coping of limestone at the roofline.

The building's first-floor level on North Summit Street is faced with limestone ashlar cladding. A wide projecting water table between the first-floor storefront level and second floor is also of limestone. The storefront windows have rounded corners at the top edges and this makes them unusual from the other storefronts on the block. The storefronts are comprised of dark brown aluminum with large plate glass display windows, and three horizontal transom windows above. The entry doors are of glass and aluminum with a horizontal transom window above. A bulkhead of cast stone is at the base of the building. There are recessed storefront entrances at each of the four bays. The storefront entrances are tiled with dark brown ceramic tile.

The rear (east) elevation faces Water Street and the former loading docks and shipping district. The change in grade from Summit Street to Water Street creates a taller rear side, four stories tall, with the addition creating a fifth story. The building's brick has been painted dark red, and the windows were replaced in the 1981 renovation. The common brick is laid in a running bond pattern. There are tall, narrow windows in twelve bays. Segmental brick arches above the windows have been painted white, as are the sills. The new brown aluminum windows are a single pane with a false mullion replicating double-hung windows. There are two entrances on the Water Street elevation. The middle entry door is accessed by stepping down three stairs to the basement level. It is a deeply recessed entry with new glass and dark brown aluminum double doors that lead to the former tenant space. The northern door is a glass and brown aluminum single entry door at the northern side of the building (formerly 124 North Summit Street) and it is flush with the brick elevation. At each side of the entry are short brick knee walls that are in poor condition. There is cast-stone coping at the roof level, and a black wrought-iron

Fort Industry Square Historic District (Additional Documentation)

Lucas, Ohio  
County and State

Name of Property

fence runs across the rear on the coping. The fence runs from the adjacent property to the south to the adjacent property to the north.

At the center of the Water Street elevation, a fire escape (dating from 1983) covering three window bays runs from the fourth to second floors. At the first-floor level, the fire escape ladder extends to the south over two windows. A wood enclosure for a trash dumpster is adjacent to the entrance at 124 North Summit Street. There are three drain pipes running down the rear (Water Street) elevation from the roofline into the ground-level grade. There are round brown metal anchor bolts at each floor in various locations. The building has a flat roof at both the addition and the original roof. A skylight is in the center of the addition roof, installed in the renovation of 1981.

In 1981, the building had an addition installed on the roof, creating a set-back fourth-floor level (when viewed from the North Summit Street side). The addition is set back from the west front of the building (North Summit Street) by eleven feet, and it is set back from the east elevation (Water Street) by twelve feet. The addition runs from north to south to the adjacent walls of the buildings to the north and south. The addition has sliding doors accessing the east side of the historic building roof, now a roof deck. The addition connects through to the building to the south at 116 North Summit Street and to the building at 126 North Summit Street. The addition has a flat roof and is constructed of steel frame and siding. There are single-pane windows on each side of the addition, and the roofline and front of the addition on the west side reflects the same design and materials as the historic building below.

### **Previously Listed Contributing Property with alterations during expanded POS**

144-152 North Summit Street  
Renovation of 1920s

#### **Contributing Building**

The building at 144-152 North Summit Street is a four-story red brick, timber and cast iron construction commercial building. (For the purpose of this document the property will be referred to as having its main facade - North Summit Street - to the west, Jefferson Avenue to the north, and Water Street to the east.)

144-152 North Summit Street's prominent three street elevations are the anchor of the block comprising the Fort Industry Square Historic District. The Summit Street facade is 72 feet in length. The rear (east) elevation faces Water Street, providing loading access at the back of the building. The building fills the lot line and is adjacent to a commercial structure to the south. On the north, there is a strip of grass at the curb of Jefferson Street to the property line.

Sometime in the 1920s, after a change in tenants, the northern storefront (beneath the five most northern bays of the facade) was renovated by a bank. The renovation incorporated Renaissance Revival style detailing at two entrance door surrounds. There is an entrance door surround at the north and at the center of the building's front. Each sandstone entrance surround includes an entablature held by two bracketed cornices, metal anthemion above, and a transom window surrounded by stone with a large foliated crest centered over the top of the entrance. The crest in

Fort Industry Square Historic District (Additional Documentation)

Lucas, Ohio  
County and State

Name of Property

each door surround holds a relief of a beehive, symbolizing thrift and industry. This significant renovation is one of the character-defining features of the building at 144-152 North Summit Street.

The building at 144-152 North Summit Street was renovated in 1979 and a new storefront-level brick façade was installed. Three long vertical arched windows are between brick piers. The sandstone bank entrances were left intact although new dark brown aluminum transom windows and glass double doors were installed. The building at 144-152 North Summit Street remains a contributing property to the Fort Industry Square historic district.

**Non-Contributing Properties and Object**

106-108 North Summit Street

**Non-Contributing Building**

Built: 1984

Architects: Associated Planners, Inc., Toledo

When the Fort Industry Square Historic District was nominated to the National Register of Historic Places in 1973, the site of a historic building at 106-108 North Summit Street had been cleared and was vacant property. In 1984, a new four-story building at 106-108 North Summit Street was constructed. The new building (60' x 100') was constructed in the scale and massing of the other historic buildings on the block as was directed by the National Park Service, Technical Preservation Services Division, Architectural Historian, H. Ward Jandl.<sup>2</sup> Built of structural steel, concrete block masonry and pre-cast concrete, the new building incorporated the historic limestone façade of the former Brand Building (1874) which was originally located several blocks away in downtown Toledo at 120-124 St. Clair Street. The building is a non-contributing structure, due to its age of construction.

104 North Summit Street

**Non-Contributing Building**

Built: 1985

Architects: Associated Planners Inc., Toledo

In 1985 a four-story steel-frame building was designed to fill the last, narrow 25-foot wide space at the southern-most lot at 104 North Summit Street at the northeast corner of Monroe Street. The building is faced in dark red brick with punched window openings at the first, second, third and fourth floors. The building has a pedestrian bridge at the second-story level connecting it to the SeaGate Convention Center building across the street. This is a non-contributing structure, due to its age of construction.

---

<sup>2</sup> Drake, Jeffrey L., Fort Industry Square, letter and meeting minutes to Charles Fisher, Heritage Conservation Service, U. S. Department of Interior, March 16, 1981.

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State

**Clock – Non-Contributing Object**

On the North Summit Street sidewalk directly in front of 144 Summit Street is a freestanding cast-iron sidewalk clock. The twenty-foot tall clock has a rectangular base, fluted column and four-sided face. At the top of the clock is a cast-iron round-ball finial. The sidewalk clock was built in 1913 by E. Howard & Company of Boston, Massachusetts. The clock was originally installed on the sidewalk in front of a downtown Toledo jewelry store, and over the years, the clock was moved to different locations. The clock was restored and re-erected at Fort Industry Square in June 1978. The clock is a non-contributing object since it was moved into the historic district outside the period of significance and was not historically part of the Fort Industry Square historic district.

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
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

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Commerce

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1862-1940

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1862

1897

1936

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Miller, Charles C.

\_\_\_\_\_  
\_\_\_\_\_

Fort Industry Square Historic District (Additional Documentation)

Name of Property

Lucas, Ohio  
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 original Fort Industry Square Historic District National Register nomination (NR #73001501) was listed on July 23, 1973. The historic district was nominated under Areas of Significance of Architecture and Commerce, reflecting commercial development of downtown Toledo during the second half of the nineteenth century. The historic district was nominated as a significant concentration of historic commercial buildings located a block west of the Maumee River, near Toledo's first harbor and later site of the canal, becoming an important area for shipping and commerce. The original nomination listed 1862-1897 as the Period of Significance and included a city block of Toledo, of just over one acre in size, roughly bounded by Jefferson Avenue, North Summit Street, Monroe Street and Water Street. The Fort Industry Square Historic District included eleven buildings, and none of the buildings were designated as contributing or non-contributing. The buildings in the district are all commercial buildings, used as both wholesale and retail establishments when first constructed.

The amendment for the Fort Industry Square expands the Period of Significance to 1940, reflecting additional growth of the district during the early twentieth century, represented through significant changes and additions to the buildings in the district. Additionally, the amendment reexamined the boundaries of the original district and evaluated the properties in the district as contributing and non-contributing.

The 100 block of North Summit Street, now known as Fort Industry Square, is significant to the commercial development of Toledo in the years before and immediately after the Civil War. Additionally, during the period of development spanning 1897-1940, the buildings on the 100 block of North Summit Street underwent many renovations. Several properties in the district renovated their storefronts during the 1920s-1940. Most notable was the consolidation of four existing 1870s-era buildings under one broad façade at 118-124 North Summit Street in the mid-1930s. The E. P. Farrell Furniture Manufacturing and Upholstery Company was the main tenant at the time of the renovation. The new façade represents the investment in downtown Toledo's retail center and the forward design of the late Moderne style.

---

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

## **ADDITIONAL HISTORY AND SIGNIFICANCE:**

### **Toledo Economic History in the Twentieth Century**

In the 1890s Toledo's greatest architectural era started with the construction of skyscrapers, grand theaters, department stores and a new luxury hotel downtown. The innovations of steel-framed and reinforced concrete construction were revolutionizing architecture, and new buildings were replacing structures from the antebellum era. Toledo was one of the only cities in

Fort Industry Square Historic District (Additional Documentation)

Lucas, Ohio  
County and State

Name of Property

the Midwest whose economy grew throughout the economic depression of 1893-1898. A bicycle craze set Toledo's wheel and metal shops humming with activity, and with the opening of Libbey-Owens Glass Company, Ford Plate Glass Company, and iron and steel manufacturers in the city, Toledo outpaced most other midsized cities in industrial and population growth as the nineteenth century drew to a close. In the years leading up to World War I, manufacturing evolved from bicycles to automobiles and from cutting elegant glass punch bowls to blowing most of the nation's bottles and light bulbs. Commercial trade changed from oil speculating to supplying machinery and hardware to the oil drillers. By the 1920s, Toledo's rate of growth in manufacturing employment led the United States.<sup>3</sup> By the mid-1920s, Toledo had enjoyed three decades of booming growth and was the third largest city in Ohio.

Architecturally, Toledo continued to grow in the twentieth-century. By 1926 there were seventy-nine major subdivisions and hundreds of additional lots for single-family homes in development. It is estimated that by the end of the decade, enough lots were platted to house a population of over one million, four times Toledo's actual population. The downtown developed, grew and became ever more popular despite wars, epidemics, strikes and even the Great Depression. The older buildings such as the Boody House hotel were demolished and replaced by several large metropolitan hostelryes, notably the Commodore Perry hotel (1927) which included five-hundred rooms along with its bars, restaurants, and ballrooms. A new post office and federal building were constructed in the 1920s and the twenty-seven story Ohio Bank Building (1930) was considered "the most splendid achievement of Toledo."<sup>4</sup>

During the Depression Toledo used the federal Works Progress Administration program to replace its old library with a streamlined Art Deco edifice across from the courthouse. Noted for its glass Virtolite interior murals and wall surfaces, it is a landmark Art Deco structure. The Art Deco Lowes Esquire movie theater was among the largest of Toledo's movie houses and presented films in a contemporary setting. Summit Street retailers renovated existing buildings for twentieth century contemporary establishments as represented in the storefront and façade changes to buildings along Summit in the Fort Industry Square Historic District. Also in the 1930s, new Summit Street retailers included the B. R. Baker Co. (built in 1931, now demolished), S. S. Kresge (demolished), F. W. Woolworth (converted to office), Petries Clothing (built in 1935 now renovated as office and retail), Mark Klaus fashion (built in 1944 now demolished). In the expanded period of significance, the major department stores of the early twentieth century updated, expanded and moved their locations. These included the prominent stores: Lamson's, Tiedtke's, the Lion Store, and Lasalle's. The large department stores such as Lasalle's (now renovated as mixed-use loft apartments) constructed major destination stores in the downtown shopping district by 1927. Toledo's Lion Store (demolished) and Lamson's (vacant) constructed new department stores of their own downtown in the late 1920s. These retailers all contributed to the character of the shopping district surrounding the Fort Industry Square historic district during the expanded period of significance.

---

<sup>3</sup> Messer, Kruse, Timothy. *Banksters, Bosses, and Smart Money: A Social History of the Great Toledo Bank Crash of 1931*, Ohio State University Press, Columbus, Ohio, 2004, p. 5.

<sup>4</sup> Kopytek, Bruce Allen. *Toledo's Three Ls: Lamson's, Lion Store and Lasalle's*. History Press, South Carolina, 2013, p. 11.

Fort Industry Square Historic District (Additional Documentation)

Name of Property

Lucas, Ohio  
County and State

## **Toledo's Downtown Retail**

In the mid-1800s, North Summit Street became the main retail business and commercial thoroughfare in Toledo. Electric street cars ran the length of the street, and Summit Street was often the venue for parades and civic events.<sup>5</sup> The Fort Industry Square block (North Summit Street between Monroe Street and Jefferson Avenue) contained a variety of retailers in the late nineteenth century. At that time, the block had five dealers in wines and liquors, leather dealers, a tea and tobacco merchant, sewing machine dealers, two cigar factories, and a pet shop. During the 1898-1908 era (part of the expanded period of significance) the Fort Industry Square block retail tenants evolved to reflect the increased wealth of Toledo residents as well as the shopping habits of the time. Tenants included men's clothing retailers, Sanford's pet store, a furniture retailer, an American Express shipping office, a hotel, and wholesale liquor sales.

At the turn-of-the-century, North Summit Street developed as an area identified with upscale retail business, and as the three large department stores (LaSalle's, The Lion Store and Lamson's) expanded. By the late 1920s, the department stores moved away from the established retail zone on Summit Street. The streets further from the Maumee River gained prominence as destination department stores moved to Huron and St. Clair Streets. At the southern end of Summit Street was W. L. Milner & Company (1906). The Milner store would close in 1928. An article in the *Toledo News-Bee* about the demise of the Milner's department store speculated about the reasons for the lack of success at its location on the southern end of Summit Street:

*Trade continued to shift north on Summit Street and west on Adams Street and in a few years the Milner store suffered from a type of isolation that cannot be foreseen or prevented but can easily be analyzed after it has taken place... the retail section of a city starts a rapid shift to another neighborhood.<sup>6</sup>*

The history of Toledo's large department stores reflects the expansion of the retail downtown. In 1865 the Lamson Brothers Company opened its doors at 319 Summit Street in a small structure similar to those in Fort Industry Square. Because of the growth of Toledo, clothing and dry goods businesses were booming. The Lamson Company store expanded numerous times, and by 1899 it occupied almost the entire block at Summit Street and Adams (just three blocks from Fort Industry Square). The Lasalle & Koch department store began at 51 Summit Street in 1865. At that time, the majority of the retail stores in Toledo were based on Summit Street. By 1900 the Lasalle's department store moved to a new building at Jefferson and Superior streets – and expanded that building again in 1928. The move by Lasalle's spread the retail district northward away from Summit Street.<sup>7</sup>

A wealth of other businesses filled out Toledo's downtown streets including bakeries, beauty salons, liquor stores, hardware shops, newsstands, hat shops, and eateries of various types. These retail businesses combined to make downtown Toledo a complete shopping center in the early twentieth century. These stores were mostly locally owned and operated, helping to maintain the

---

<sup>5</sup> Speck, William D. *Toledo: A History in Architecture 1835-1890*, Arcadia Publishing, Chicago, IL, 2001, p. 41.

<sup>6</sup> Ibid.

<sup>7</sup> Kopytek, Bruce Allen, *Toledo's Three Ls*, History Press, Charleston, South Carolina, 2013.

Fort Industry Square Historic District (Additional Documentation)

Lucas, Ohio  
County and State

Name of Property

Toledo community's wealth. The large department stores did not function in isolation but were part of a thriving downtown district that grew through the early twentieth century. Fort Industry Square's retailers were the independently-owned service businesses that supported the surrounding downtown restaurants, bars and shops. As the downtown Toledo shopping evolved, the Fort Industry Square block evolved as well.

The book *Toledo's Three L's* described that in the mid-1920s, Sears, Roebuck & Company brought its chain store to Toledo. Sears opened its largest branch at the time in the former Milner building at 145 Summit Street (demolished), directly across the street from the Fort Industry Square block. The addition of Sears to downtown Toledo reflected the national retailers coming to the shopping district in the mid-1920s including F. W. Woolworth's, S. S. Kresge's, W. T. Grant's, and Thom McCann. The influx of national retailers in downtown Toledo reflects that the character of North Summit Street was evolving to house the mid to lower price-ranged stores. The early twentieth century retail history of downtown Toledo, North Summit Street and Fort Industry Square block all reflect the changing character of the Fort Industry Square block's history in the expanded Period of Significance (1897-1940). The buildings making up the Fort Industry Square Historic District are the only remaining concentration of buildings reflecting this evolution along this portion of Summit.

In the 1930s and 40s, small businesses in the Fort Industry Square district served downtown Toledo. The Fort Industry Square block contained a variety of small businesses such as Sanford's Pet Shop, DePrisco's Music, Gross Electric Appliances, Acme Paints and Mootz Candy Company. The block north of the Fort Industry Square district housed small shops in older buildings including Meeker's Pet Shop, a Glidden Paint Store and Stone's Luncheonette. Across the street, Toledo's smaller, secondary furniture stores held sway. Most of the block was concentrated with independent furniture stores such as Johnson Brothers, Kennedy's, Usher's and the Modern Furniture Company. The corner of Madison Avenue and North Summit Street was occupied by Hertz's Snack Bar. This 1930s and 1940s retail history of downtown Toledo, North Summit Street and the Fort Industry Square block all reflect the changing character of the downtown Toledo district's history in the expanded Period of Significance (1897-1940).

### **Fort Industry Square Historic District**

The block of buildings on North Summit Street (152-104 North Summit Street) was formally named "Fort Industry Square" in the renovation project of 1979. Its namesake, "Fort Industry," was a small United States federal trading post erected in 1805 on a bluff where Swan Creek emptied into the Maumee River. Fort Industry was Toledo's first American settlement, and near the North Summit Street district today. Fort Industry was built to enforce the Treaty of Greenville (1795), and it was the site of the July 4, 1805 treaty with the chiefs of the Ottawa, Chippewa, Pottawatomie, Shawnee, Muncie, and Delaware Native American tribes. The fort was demolished by 1836.

The Fort Industry Square district is significant for its association with Toledo's early commercial development as the Maumee River was a focal point for shipping and commerce. Summit Street roughly parallels the north bank of the Maumee River and is a four-lane road. From the 1830s -

Fort Industry Square Historic District (Additional Documentation)

Lucas, Ohio  
County and State

Name of Property

1890 Toledo grew from a tiny village to a thriving town. The Erie and Kalamazoo Railroad developed a nearby riverfront parcel to transport goods from the shipping docks along the Maumee River. A point where goods were transferred to a different mode of transportation in the distribution chain was known as a “break in bulk point.” Every retail structure in the district once had an unloading area and service doors on the Water Street side. **[Figure #1.]**

While the department stores and fashionable retailers on North Summit Street were attracting Toledo shoppers, the properties in the 100 block of North Summit Street were a wholesaling and shipping center. **[Figure #2.]** One significant example was the American Express shipping office at 130 North Summit Street. **[Figure #3.]** Culturally, in the 1860s to the 1890s, the Fort Industry Square district was rough area known for inexpensive liquor, inexpensive hotels, and wholesale trade. Because of the proximity to the railroad, warehouses and many working-class laborers, the properties on Summit Street were described in one report thus; *...the railroad, smoke and cheap hotels created what one writer of the day called “...that abject hell-hole of odium.”*<sup>8</sup>

One of the odious downtown Toledo operations were gambling clubs. Gambling clubs were an every-day part of Toledo’s commerce and exchange in the first half of the twentieth century. The book *Illegal Gambling Clubs of Toledo*, documents Toledo’s established gambling clubs of the early twentieth century. Illegal gambling in Toledo was comprised of several different categories: the numbers racket, sports betting, slot machines and table games (craps, blackjack, roulette, etc.) The book states: “by the early 1940s, Toledo had become known as one of the gambling meccas of the Midwest and was considered to be running wide open. One gambling expert called a famous Toledo club the “largest and most elaborate illegal gambling facility in the country.”<sup>9</sup> Many gambling clubs were located just a half-block from the Fort Industry Square historic district. For example, at Jackson and Summit Streets was the Colonial Pool Room, at 333 ½ Jefferson Street was the 313 Club, and at 241 Summit Street was Gerold’s Place. At 509 Summit Street the gambling club called Worland’s was running, as well as at 320 Monroe Street, the location of the M&S Sports Center, and at 504 Monroe Street was “The Turf.” While none of these documented gambling clubs were actually on the site of Fort Industry Square, they were in a two-block radius near the Fort Industry Square district. It is likely that at least one of the Fort Industry Square properties included a gambling club at one point in its history. None of the downtown gambling clubs remain today.

The main rail traffic on Water Street was reduced to a single line by 1860 and it resulted in a renovation and reconstruction of many of the North Summit Street properties. A second series of commercial buildings were constructed between 1862 and 1897. A history report authored in 1973 stated that, “When viewed as an entire block, they presented a splendid Victorian business ensemble.”<sup>10</sup> At that time, the Fort Industry Square block’s Summit Street facades had a variety of signage flush to the buildings, as well as overhanging fabric awnings covering the display windows. A few small projecting signs described the goods offered at the retailers.

---

<sup>8</sup> “Meet Me at the Boody and Fort Industry Square History,” report.1973,

<sup>9</sup> Shaffer, Terry, *Illegal Gambling Clubs of Toledo*, Second Edition, Happy Chipper Publishing, Toledo, OH, 2017, p. 7.

<sup>10</sup> *Ibid.*

Fort Industry Square Historic District (Additional Documentation)

Name of Property

Lucas, Ohio  
County and State

## **Renovations to the Fort Industry Square Historic District**

On North Summit Street, by the 1910 – 1920s era, the retailers wanted to present a contemporary updated storefront design. For example, in approximately 1910 the front façade of 130 North Summit Street was reconstructed with a recessed entry. This renovation remains in place today. In order to stand out from the many retailers on North Summit Street in 1910s, retailers installed items such as the large four-sided 20-foot jeweler’s clock sited on the sidewalk in front of the George Kapp jewelry store (413 North Summit Street). Flags, banners and projecting signs were also used to attract shoppers. By the 1920s, the use of large vertical electric marquee signs became popular retail signage.

As the retail buildings in the Fort Industry Square block aged, the street-level (storefront) presence became outdated. Most of the buildings were constructed from 1860-1890. Two buildings in the Fort Industry Square district were updated by the Gross Electric Company in the 1930s: 140 and 136 North Summit. These buildings were visually combined when a new street-front façade was installed on both properties. This storefront renovation re-faced the building in structural glass block (trade names of either Carrara Glass or Vitrolite) in peach and black. Art Deco designs and lettering in glass block reflect the stylized new fashion of the 1930s. None of this renovation remains today.

Other storefront renovations on the Fort Industry Square block were much less dramatic. For many of the properties, the storefront entrance was re-configured to either a side of storefront or brought forward to the property line. Some storefront renovations were finished in wood fascia boards that covered the original prismatic glass transom windows, and some storefront renovations installed granite bulkheads with new plate glass display windows. Most of these storefronts were renovated again in the mid-century era and later. Photographs of the south end of the Fort Industry Square block (110-104 North Summit Street) depict a 1930s era storefront renovation with large display windows, covered prismatic glass transom windows and a bulkhead of black Vitrolite panels.

The most significant renovation on the Fort Industry Square in the expanded period of significance was the creation of the new “Holmes Building” in the mid-1930s. The Holmes Building at 118-124 North Summit Street renovated and combined four existing 1860s-70s era structures into one new structure in the mid-1930s. The Holmes Building’s twentieth century renovations remain and reflect the block’s transition to more of a retail emphasis during the expanded Period of Significance for the district.

The original buildings at 118-124 North Summit Street housed four businesses in the four separate structures on the collective site:

- 118 North Summit Street: Union Manufacturing Co.'s "wood and willow ware" crockery enterprise.
- 120 North Summit Street: L. Franc & Co., a wine and liquor seller (since 1869).
- 122 North Summit Street: F. Hubbard & Co.: tanners and wholesale dealer in leather, findings, hides, pelts, & oils.

Fort Industry Square Historic District (Additional Documentation)

Lucas, Ohio  
County and State

Name of Property

- 124 North Summit Street: The S. L. Fraser & Co. wholesalers of fruits, oysters, and fancy groceries.

By 1888 the retailers at these four locations included a bank, a sewing machine retailer, two wholesale liquor sellers, and a wholesale and retail leather and findings maker. In 1895 there were three wholesale liquor distributors in these Fort Industry Square properties.

In 1936, these four structures were unified under one broad grey limestone façade designed in late Moderne style. The Moderne style incorporates geometric and simple streamlined design. The style did not reference past historical styles of architecture and rejected nonessential decoration. Instead, forms were simplified and a futuristic effect was emphasized. Ribbon windows were a hallmark of the style and present in the grouped, horizontal windows at the Holmes Building. The new Holmes Building façade represents investment in downtown Toledo's retail center and the forward design of the late Moderne style. The E. P. Farrell Furniture Manufacturing and Upholstery Company was the main tenant at the time of the 1936 renovation. The E. P. Farrell (Edward Patrick Farrell [1868-1947]) Company was a furniture upholstering firm and manufacturer of willow, reed, and fiber chairs. In 1927, E. P. Farrell was awarded a United States patent for the "bed chair," a precedent to the La-Z-Boy recliner chair.<sup>11</sup>

It is important to note that there is another "Holmes Building" in the Fort Industry Square block; the building at 128 North Summit Street. This older Holmes Building's Italianate style reflects its date of construction is likely between 1860-1880. Therefore, the name "Holmes" on these two different elevations are from different eras of construction and development, separated by almost fifty years. Research indicates that the Holmes buildings were likely the property of Mrs. Harriet Oliver Holmes (1815-1887). Her first husband, Major James C. Hall (d. 1867) "built a large number of the brick blocks on Summit Street,"<sup>12</sup> according to Mrs. Holmes' obituary. Several lawsuits were recorded in 1875, 1877, and 1885 regarding Mrs. Holmes claim to properties in Toledo.

In the 1960s - early 1970s era, the Holmes Building's northern tenant (at 124 Summit Street) was the Midwest Salvage Company. **[Figure #4.]** The Midwest Salvage Company sold Finck's overalls and work clothes, work shoes, jackets, electric tools, and hand tools. The Midwest Salvage Co. had a large vertical sign on the facade for many years. A retailer by the name of Byrne Paint was in the southern storefront in the 1960s - early 1970s era. In 1975 the southern retail tenant was the Nu-Style Chrome Company, a service firm that specialized in upholstery and re-chroming of kitchen-dinette suites. The Nu-Style Chrome Company also retailed factory-outlet seats, backs, tables, chairs, bar stools, and retail cabinets. In 1975 the retail space on the northern side of the Holmes Building was unoccupied. **[Figure #5.]** From the 1975 era to approximately 2000, the majority of the downtown Toledo retail district suffered from disinvestment, decline and vacancy.

---

<sup>11</sup> United States Patent Office. Edward P. Farrell of Toledo Ohio. Bed Chair. Serial No. 212392. Application filed August 12, 1927.

<sup>12</sup> "Death of Mrs. H. O. Holmes." *The Toledo Blade*, November 1, 1887, p. 1.

Fort Industry Square Historic District (Additional Documentation)

Name of Property

Lucas, Ohio  
County and State

## **The Fort Industry Square Historic Preservation Project**

In the early 1970s, the Fort Industry Square block was marked for demolition and clearance by the Toledo Urban Redevelopment Association. Their plan was to clear the entire block for use as a surface parking lot. In opposition to this plan, the Fort Industry Square block's nomination to the National Register of Historic Places was initiated by the Maumee Valley Historical Society. The nomination was completed and approved by the National Park Service in 1973.

After negotiations, the Toledo Urban Redevelopment Association agreed to amend their plans for demolition and allow purchase of the Fort Industry Square block by a local private development team. The local private developers proposed to restore the block and remove the storefront alterations of the twentieth-century.<sup>13</sup> In 1978 this major renovation project was initiated for the entire block. The Fort Industry Square properties' development team planned a coordinated renovation for the block. The property owners began the "revitalization project" with a ceremonial building scrubbing by the mayor of Toledo in 1978. At that time, the comprehensive renovation project was initiated for each of the buildings. The project installed new mechanical systems, replaced windows and roofs, and much of the interior was upgraded to contemporary standards. Significantly, a corridor was created through the east and west sides of the building at Water Street and at North Summit Street, to connect the properties with the other Summit Street properties and the newly created elevator, stair atrium core at 136-138 North Summit Street. Architectural elements from other Toledo buildings were installed inside the buildings at Fort Industry Square for decorative effect.

The renovated Fort Industry Square buildings were leased to new commercial proprietors for use as restaurants, entertainment, and retail shops at the first-story level. The interior of the upper levels were renovated for office use. These new uses were a remarkable upgrade from the previous tenants and symbolized the revitalization of the downtown area's formerly shabby and neglected properties.

In May of 1981, an incident occurred when construction workers were re-roofing the Holmes Building and removing existing roofing materials. The roof collapsed and three workers were injured and hospitalized.<sup>14</sup> The renovation of the roof included a new set-back addition on the roof to create a fourth story. Office tenants occupied the upper floors of the Holmes Building from the 1980s through the 2000s.

The renovation and restoration work of the 1978 Fort Industry Square project saved the historic properties in the 100 block of North Summit Street from demolition. The other historic retail blocks of North Summit Street in downtown Toledo are mostly demolished, and Fort Industry Square's block of historic buildings remain an intact landmark today. The book *Toledo's Three L's* stated;

---

<sup>13</sup> Klimoski, Gretchen, Fort Industry Square; National Register of Historic Places Nomination Form, June, 1973.

<sup>14</sup> "2 Injured Workers Recall Collapse Of Roof, Sudden, Scary 4-Story Fall," *The Toledo Blade*, May 22, 1981.

Fort Industry Square Historic District (Additional Documentation)

Lucas, Ohio  
County and State

Name of Property

*The most admired buildings on Summit Street, if not among all of Toledo's buildings, is Fort Industry Square, a whole block of beautifully restored low-rise buildings that colorfully hint at Toledo's lost past.*

## CONCLUSION

The proposed extension of the period of significance of the Fort Industry Square historic district (1897-1940) captures the early twentieth-century evolution of the district. There are two renovations that remain in the historic district that are from the expanded period of significance. Most significant is the consolidation of four 1870s-era buildings under one broad façade at the Holmes Building (118-124 North Summit Street) in the mid-1930s. The combined properties are unified in a Moderne-style limestone façade. Another significant renovation in the expanded period of significance was the new northern and southern entrances at 152 North Summit Street for a bank during the 1920s. Although the both of these properties have been again renovated over the years, they retain historic integrity in their overall character as Toledo's Summit Street late nineteenth-century and early twentieth-century commercial structures.

The overall architectural integrity of the Fort Industry Square remains intact today. Eighty-eight percent of the square footage in the district is occupied by historic properties; just twelve percent is occupied by new construction (non-contributing) properties. Storefront renovations in the 1978-1981 era removed most of the earlier twentieth-century storefront renovations. The upper stories of the historic properties retain integrity of design, materials, and workmanship of the era in which they were first constructed. Character-defining features such as original cornices, brickwork, cast stone details, and limestone all remain intact. Today the Fort Industry Square historic district retains integrity of massing, scale, and materials in the retail structures' upper stories. The Fort Industry Square historic district represents a significant remaining historic part of downtown Toledo's retail evolution.

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State

---

## 9. Major Bibliographical References

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

- Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York, NY: Owl Books, Henry Holt and Company, 1994.
- Drake, Jeffrey L., Fort Industry Square, letter and meeting minutes to Charles Fisher, Heritage Conservation Service, U. S. Department of Interior, March 16, 1981.
- Floyd, Barbara L. *Toledo: The 19th Century, Images of America*. Charleston, SC: Arcadia Publishing, 2004.
- Husman, John R., Kelly J. Norwood, Sara E. Welborn. *Toledo: Our Life, Our Times, Our Town 1800s – 1950 Toledo, Ohio*. Toledo, OH: The Blade, 2005.
- Husman, John R., and Sandy, John Robinson Block, Joseph H. Zerbey, IV. *You Will Do Better In Toledo: From Frogtown to Glass City: A Toledo Retrospective in Postcards 1893-1929*, Toledo, OH: The Blade, 2008.
- Klimoski, Gretchen, *Fort Industry Square; National Register of Historic Places Nomination Form*, June, 1973.
- Kopytek, Bruce Allen. *Toledo's Three Ls: Lamson's, Lion Store and Lasalle's*. The History Press, Charleston, South Carolina, 2013.
- Ligibel, Ted J. *Historic American Buildings Survey, Mid-Atlantic Region*. National Park Service, Department of the Interior, Philadelphia, PA, HABS No. OH-2258, *Brand Building*. June, 1984.
- Ligibel, Ted J. *Fort Industry Square Historic Report*. Toledo, Ohio, July 29, 2018.
- Messer, Kruse, Timothy. *Banksters, Bosses, and Smart Money: A Social History of the Great Toledo Bank Crash of 1931*. Ohio State University Press, Columbus, Ohio, 2004.
- Miller, Gregory M. *Historic Photos of Toledo*. Nashville, TN: Turner Publishing Company, 2007.
- Reports of Cases Argued and Determined in the Supreme Court. Volumes 41-42., Supreme Court Commission of Ohio, *Brown v. Bank*, p. 454.
- Sanborn Map Company. Toledo, Lucas County, Ohio; multiple years; 1868, 1888, 1895, 1921-1951. Sanborn Fire Insurance Map Company, multiple access dates, July, 2018.
- Shaffer, Terry, *Illegal Gambling Clubs of Toledo*. Second Edition; Happy Chipper Publishing, Toledo, Ohio; 2017.
- Speck, William D. *Toledo: A History in Architecture 1835-1890*. Chicago, IL: Images of America, Arcadia Publishing, 2001.

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State

Speck, William D. *Toledo: A History In Architecture 1890-1914*. Chicago, IL: Images of America, Arcadia Publishing, 2002.

*Toledo and Lucas County, 1823-1932*. Vols. 1-3; John M. Killits, Chicago; S.J. Clarke, 1923.

*Toledo: Its Resources and their Development*. Toledo, Ohio: Toledo Bee Publishing Company, 1890.

United States Patent Office. Edward P. Farrell of Toledo, Ohio. *Bed Chair*. Serial No. 212392. Application filed August 12, 1927.

Waggoner, Clark. *History of City of Toledo and Lucas County, Ohio*. New York: Munsell, 1888.

*Weekly Law Bulletin and Ohio Law Journal*, Volume XIII, p. 117.

*Williams' Toledo Directory, City Guide and Business Mirror for 1860*. C. S. Williams Company. Toledo Ohio, Anderson & Fuller publishers.

### Publications

#### The Toledo Blade

"2 Injured Workers Recall Collapse Of Roof, Sudden, Scary 4-Story Fall," *The Toledo Blade*. May 22, 1981.

"Death of Mrs. H. O. Holmes." *The Toledo Blade*. November 1, 1887, p. 1.

---

### 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

Fort Industry Square Historic District (Additional Documentation)

Name of Property

Lucas, Ohio

County and State

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

---

## 10. Geographical Data

**Acreage of Property** 1.056

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 41° 38' 55" Longitude: 83° 32' 07"

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

**Or**

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State

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

Beginning at the intersection of the midpoints of Jefferson Avenue and Summit Street, southwest to the intersection of Summit Street and Monroe Street, southeast to the intersection of Monroe Street and Water Street, northeast to the intersection of Water Street and Jefferson Avenue, northwest to the point of beginning.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary of the Fort Industry Square historic district remains the same as the historic district nominated in the 1973 National Register of Historic Places nomination form. This boundary includes the entire block of commercial buildings on North Summit Street from addresses at 152 North Summit Street to 104 North Summit Street; each is adjacent to the other. These buildings share a history as the site of Toledo's early commercial development. The surrounding streets, including the west side of Summit Street, north of Jefferson Avenue and south of Monroe Street do not retain any historic properties: all were demolished and replaced with new construction including the SeaGate Convention Center, the former Holiday Inn hotel, a large block-long parking structure north of Jefferson Avenue, and a public park south of Monroe Street. To the east of Water Street are several surface parking lots, stretching from Jefferson Avenue to Monroe Street.

---

**11. Form Prepared By**

name/title: Rebecca Binno Savage  
organization: Kraemer Design Group  
street & number: 1420 Broadway  
city or town: Detroit state: MI zip code: 48226  
e-mail rebecca.savage@thekraemeredge.com  
telephone: (313) 965-3399 x 218  
date: December 21, 2018

---

**Additional Documentation**

Submit the following items with the completed form:

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State

- **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.)

### 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: Fort Industry Square  
City or Vicinity: Toledo  
County: Lucas

State: Ohio

Photographer: Amanda Kight

Date Photographed: July 2017, March 2018, June 2018, July 2018, August 2018

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

OH\_LucasCounty\_FortIndustrySquareHistoricDistrict\_Amendment\_Photo#

#### Photograph 1 of 18

**Description:** 144-152 North Summit Street

**Camera Direction:** East

#### Photograph 2 of 18

**Description:** 144-152 North Summit Street

**Camera Direction:** South

#### Photograph 3 of 18

**Description:** 144-152 North Summit Street and streetscape

**Camera Direction:** Southeast

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State

**Photograph 4 of 18**

**Description:** Water Street view at Jefferson Avenue

**Camera Direction:** Southwest

**Photograph 5 of 18**

**Description:** 144-152 North Summit Street – Water Street elevation

**Camera Direction:** West

**Photograph 6 of 18**

**Description:** 144-152 North Summit Street – Water Street elevation

**Camera Direction:** West

**Photograph 7 of 18**

**Description:** Non-contributing clock on North Summit Street

**Camera Direction:** North

**Photograph 8 of 18**

**Description:** 144 North Summit Street – column base

**Camera Direction:** East

**Photograph 9 of 18**

**Description:** Non-contributing historic marker - Jefferson Avenue

**Camera Direction:** Southeast

**Photograph 10 of 18**

**Description:** Maumee River, Water Street at Jefferson Avenue

**Camera Direction:** North

**Photograph 11 of 18**

**Description:** 144-152 North Summit Street view of storefronts

**Camera Direction:** South

**Photograph 12 of 18**

**Description:** 144-152 North Summit Street

**Camera Direction:** East

**Photograph 13 of 18**

**Description:** 144-152 North Summit Street

**Camera Direction:** East

Fort Industry Square Historic District (Additional Documentation)

Lucas, Ohio  
County and State

Name of Property

**Photograph 14 of 18**

**Description:** Pedestrian Bridge

**Camera Direction:** Northeast

**Photograph 15 of 18**

**Description:** North Summit Street view

**Camera Direction:** South

**Photograph 16 of 18**

**Description:** Corner of Monroe Street and Water Street

**Camera Direction:** Northeast corner

**Photograph 17 of 18**

**Description:** Water Street façade of 108 North Summit Street building

**Camera Direction:** East

**Photograph 18 of 18**

**Description:** 106-108 North Summit Street building

**Camera Direction:** Southeast

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State



Figure 1: Fort Industry Square block - Water Street, 1909.  
Source: Shorpy.

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

Lucas, Ohio  
County and State



Figure 2: 1895 view showing 118-124 North Summit Street properties.  
Source: Toledo Public Library.

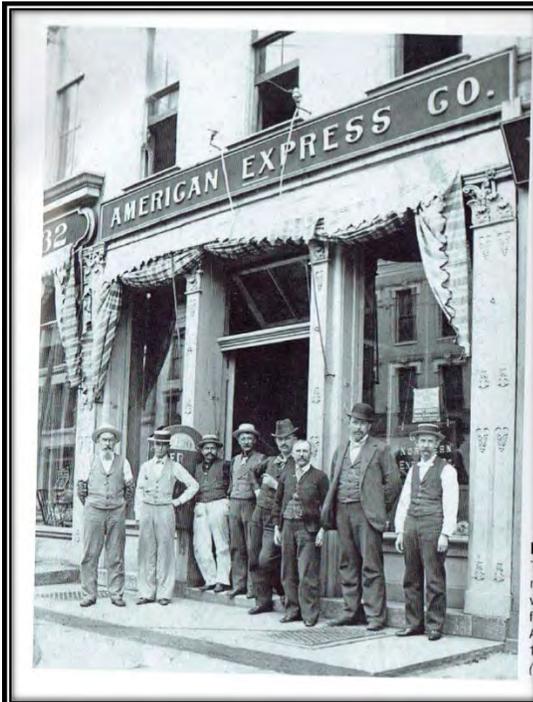


Figure 3: 130 North Summit Street, undated photo.  
Source: Toledo Public Library.

Fort Industry Square Historic District (Additional Documentation)  
Name of Property

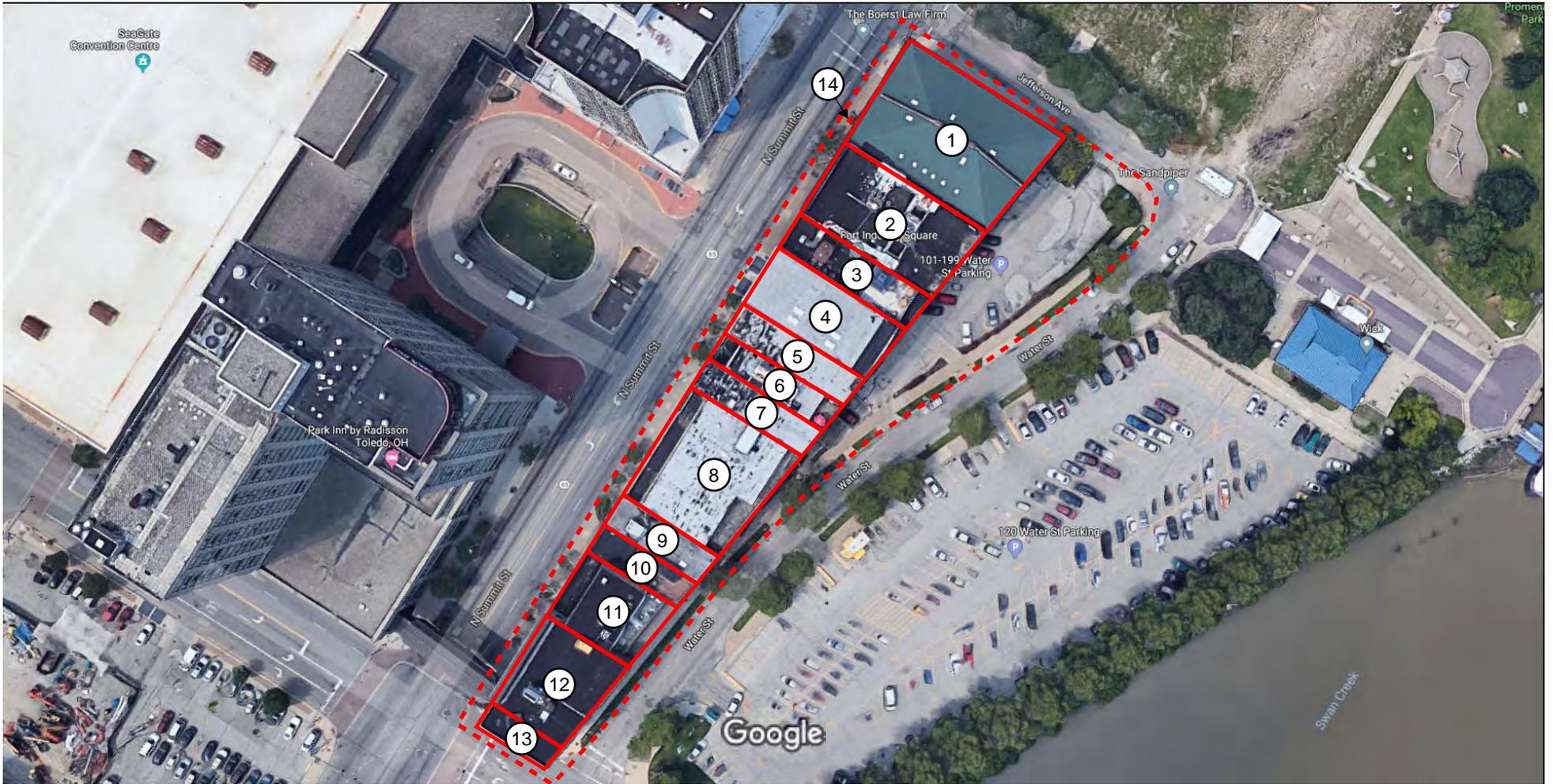
Lucas, Ohio  
County and State



Figure 4: 118-124 North Summit Street, 1965.  
Source: Toledo Public Library.



Figure 5: 118-124 North Summit Street, 1975.  
Source: Toledo Public Library. (Ted Ligibel – photographer)



**Fort Industry Square**  
 152-104 North Summit Street, Toledo, Lucas County, Ohio

Imagery ©2018 Google, Map data ©2018 Google 50 ft North:

- Contributing properties:**
- 1. 144-152 N. Summit Street
  - 2. 140-142 N. Summit Street
  - 3. 136-138 N. Summit Street
  - 4. 132 N. Summit Street
  - 5. 130 N. Summit Street
  - 6. 128 N. Summit Street

- 7. 126 N. Summit Street
- 8. 118-124 N. Summit Street
- 9. 116 N. Summit Street
- 10. 114 N. Summit Street
- 11. 110-112 N. Summit Street

- Non-contributing properties:**
- 12. 106-108 N. Summit Street
  - 13. 104 N. Summit Street

- Non-contributing object:**
- 14. Clock

**National Register Boundary:**

Fort Industry Square Historic District, Toledo, Lucas County, Ohio  
National Register Amendment Photo Map



50 ft

Fort Industry Square Historic District  
152-104 North Summit Street, Toledo, Lucas County, Ohio

North: ↑



FORT INDUSTRY SQUARE



151

THE BOERST  
419-724-3700  
1853



FORT INDUSTRY SQUARE

DDP  
CONTRACTORS  
Design Center

[Blank street sign]

[Clock tower face]



IN THIS FIELD TO

FO  
TO  
280  
N. SUMMIT

151

FORT INDUSTRY SQUARE

6



Park Inn

OGP  
Oil & Gas

THE FORT

ONE WAY  
↑



CCP  
Construction  
Design Center

BLUEBOX  
385-4575



NO  
PARKING  
FIRE  
LANE

NO  
PARKING  
FIRE  
LANE

FIRE



NEW INDUSTRIAL SQUARE





H MOOERS & CO  
TOLEDO. 1866



NO STOPPING ANY TIME

OHIO HISTORICAL MARKERS  
FORT INDUSTRY 1805  
On this site, the first of three forts was constructed with the bricks of the former Chippewa Tavern. The building was destroyed by fire in 1812. The site was later used as a military installation and is now a park. The site is located on the corner of 1st and 2nd Streets, N.W. in the city of Industry, Ohio. The site is a historical landmark and is listed on the National Register of Historic Places.



FIFTH THIRD BANK

EDIC



FORT INDUSTRY SQUARE





HOLMES

HOLMES

TO  
280  
TO  
75  
←  
→

WJOT  
104.7  
WGWA  
WOLFE STATE OF THE ART, 1912 & 1913

184





ONE WAY  
←

124

WIGT  
104.7



TOLEDO PRIDE toledo pride AUGUST 17 & 18 PROMENADE



FOR LEASE  
MILLER  
BRYAN BEANS  
619-871-7171

N. MONROE  
N. SUMMIT

DO NOT ENTER

ONE WAY

SEAG  
ONVENTION  
BOATING  
SEPT 11



PARKING  
P  
↑ →

JCT

51

↑ →

TOLEDO PRIDE AUGUST 17 & 18 PROMENADE

park inn



POLARIS  
LOGISTICS GROUP

FOR LEASE  
NEW SEASONS  
616-877-1777





ONE WAY  
←



National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

PROPERTY Fort Industry Square STATE Ohio

WORKING NUMBER 6-29-73-3190

TECH REVIEW

Photos 4

Maps 1

Lucas

CONTROL REVIEW

*[Signature]*

cm  
7-2-  
73

OK

HISTORIAN

Accept - AML  
7/12/73

Very worthwhile

Accept 7-13  
Shull

ARCHITECTURAL HISTORIAN

Called Margaret Sweeney in HUD

Accept  
EHS

to notify.

Terrible photos. Spoke to firm that did report--in September!  
I'm really annoyed at Ohio for waiting till this

ARCHEOLOGIST

stage! Juditha kitchen ruins block  
has not yet been acquired by HUD.

REVIEW UNIT CHIEF

BRANCH CHIEF

OK  
9/19/73

KEEPER

for Shull  
7/19/73

National Register write-up \_\_\_\_\_

Send-back \_\_\_\_\_

Federal Register entry 9-4-73

Re-submit \_\_\_\_\_

Entered JUL 23 1973

NAME **136-138 North Summit St. (Gross Bldg.)** Toledo

NAME OF DISTRICT:  
**Fort Industry Square**

CITY **Toledo** STATE **OH** COUNTY **Lucas**

ADDRESS OF OWNER: **Archit. Conservancy of Toledo**  
**132 N. Summit St.**  
**Toledo, OH 43604**

FEDERAL AGENCY REQUESTER

DATE DETERMINED ELIGIBLE  
**CERTIFIED AS CONTRIBUTING JUN 6 1980**

REMARKS

DATE OF REQUEST **5/6/80**  
DATE OF DOCUMENTATION REQUEST

DATE DOCUMENTATION RECEIVED

SHPO OPINION  YES  NO

DATE REQUESTED \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

**Tax Reform Act**

NAME 144-146 N. Summit St. Toledo

NAME OF DISTRICT: Fort Industry Square

CITY Toledo STATE OH COUNTY Lucas

ADDRESS OF OWNER: Arch. Conservancy of Toledo  
132 N. Summit St.  
Toledo, OH 43604

FEDERAL AGENCY/REQUESTER\*

DATE DETERMINED\* ELIGIBLE

CERTIFIED AS CONTRIBUTING JUN 6 1980

REMARKS

DATE OF REQUEST 5/6/80  
DATE OF DOCUMENTATION REQUEST

DATE DOCUMENTATION RECEIVED

SHPO OPINION  YES  NO

DATE REQUESTED \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

Tax Reform Act

NAME 140-142 N. Summit St. Toledo

NAME OF DISTRICT:  
Fort Industry Square

CITY Toledo STATE OH COUNTY Lucas

ADDRESS OF OWNER: Arch. Conservancy of Toledo  
132 N. Summit St.  
Toledo, OH 43604

FEDERAL AGENCY/REQUESTER

DATE DETERMINED ELIGIBLE  
CERTIFIED AS CONTRIBUTING JUN 6 1980

REMARKS

DATE OF REQUEST 5/6/80  
DATE OF DOCUMENTATION REQUEST

DATE DOCUMENTATION RECEIVED

SHPO OPINION  YES  NO

DATE REQUESTED

DATE RECEIVED

Tax Reform Act

NAME 152 North Summit St. Toledo

NAME OF DISTRICT:

Fort Industry Square

CITY Toledo STATE OH COUNTY Lucas

ADDRESS OF OWNER: Arch. Conservancy of Toledo  
132 North Summit St.  
Toledo, OH 43604

FEDERAL AGENCY REQUESTER

DATE DETERMINED ELIGIBLE

CERTIFIED AS CONTRIBUTING

JUN 6 1980

REMARKS

DATE OF REQUEST 5/6/80

DATE OF DOCUMENTATION REQUEST

DATE DOCUMENTATION RECEIVED

SHPO OPINION  YES  NO

DATE REQUESTED \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

Tax Reform Act

NATIONAL REGISTER DETERMINATION OF ELIGIBILITY CONTROL

Toledo

132 North Summit St. (Former DePrisco Bldg.)

5/6/80

NAME \_\_\_\_\_

DATE OF REQUEST \_\_\_\_\_

NAME OF DISTRICT: \_\_\_\_\_

DATE OF DOCUMENTATION REQUEST \_\_\_\_\_

Fort Industry Square Historic District

CITY STATE COUNTY

DATE DOCUMENTATION RECEIVED \_\_\_\_\_

Toledo

OH

Lucas

ADDRESS OF OWNER: Architectural Conservancy of Toledo

SHPO OPINION  YES  NO

132 N. Summit St.  
Toledo, OH 43604

FEDERAL AGENCY REQUESTER \_\_\_\_\_

DATE REQUESTED \_\_\_\_\_

DATE DETERMINED ELIGIBLE \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

CERTIFIED

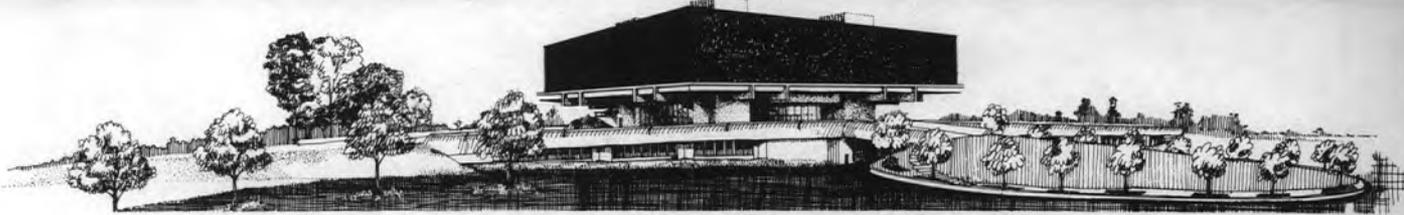
AS CONTRIBUTING

JUN 6 1980

REMARKS \_\_\_\_\_

Tax Reform Act

NATIONAL REGISTER DETERMINATION OF ELIGIBILITY CONTROL



Interstate 71 and 17th Avenue

the ohio historical society / ohio historical center / columbus, ohio 43211 / telephone (614) 469-4663

June 25, 1973

Dr. William J. Murtagh, Keeper  
National Register of Historic Places  
Department of the Interior  
National Park Service  
18th and C Streets, N.W.  
Washington, D.C. 20240



Dear Bill:

I am transmitting herewith 12 completed National Register applications all of which have been approved by the Ohio Historic Site Preservation Advisory Board and owners of subject properties have been notified of our intent to Register.

Of these 12 applications

1 is an EMERGENCY, Fort Industry Square, Lucas County. Reason for the emergency is that the block is presently designated for demolition by the Toledo Urban Redevelopment Association for a parking lot.

3 are corrected versions of applications submitted earlier: House of Four Pillars, Lucas County; Spruce Run Earthworks, Delaware County; and High Banks Works, Ross County.

The remaining applications are new submittals as follows:  
Ohio Department of Highway Safety Building, Franklin County  
The Rawson House, Hamilton County  
Harris, Dr. John, Dental Museum, Ross County  
Connecticut Land Company Office, Lake County  
Unionville Tavern, Lake County  
Hart, Gideon, House, Franklin County  
Tuscan House, Lake County  
Seeley, Uri, House, Lake County  
Wayne County Courthouse District, Wayne County.

Sincerely,

Daniel R. Porter  
Director

DRP/eg

ENTRIES IN THE NATIONAL REGISTER

STATE OHIO

Date Entered JUL 23 1973

<u>Name</u>	<u>Location</u>
Maple Sugar Farm <i>CE - DOD</i>	Benton vicinity Clermont County
Harris, Dr. John, Dental School	Bainbridge Ross County
Fort Industry Square <i>Head</i>	Toledo Lucas County

Also Notified

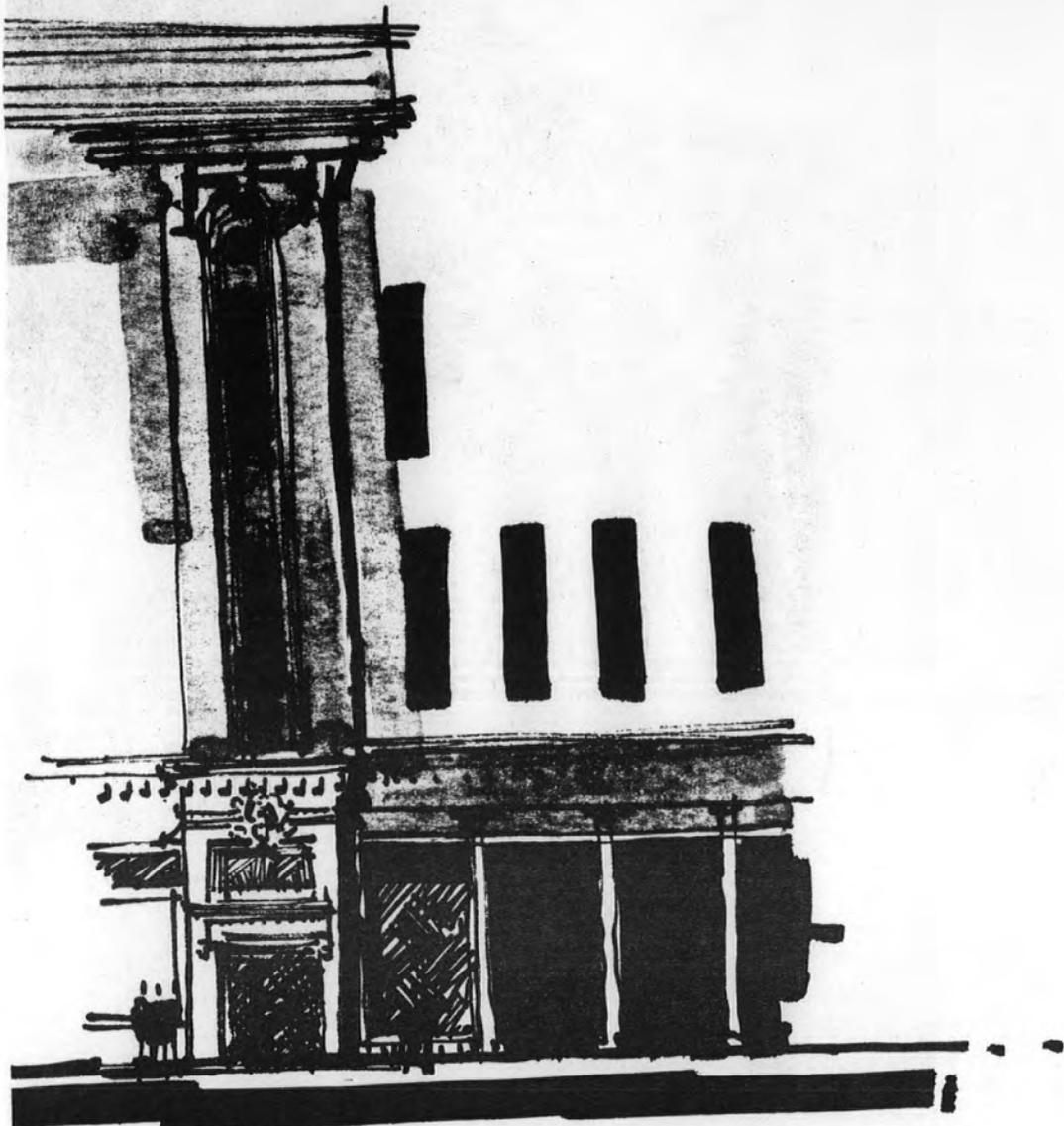
Hon. William B. Saxbe  
Hon. Robert Taft, Jr.  
Hon. William H. Harsha  
Hon. Thomas L. Ashley  
Mr. Allan S. Kerr, DOD  
Mr. Floyd H. Hyde, HUD  
Director, Northeast Region

State Historic Preservation Officer  
Mr. Daniel R. Porter, Director  
The Ohio Historical Society  
Columbus, Ohio 43211  
Mr. Richard Leverty, Army Corps  
of Engineers



OLD TOWN DEVELOPMENT

9/72-10/72



## FORT INDUSTRY SQUARE

To most appropriately use the remaining examples of Toledo's architectural heritage.

To enrich Toledo's sense of historical significance.

To take best advantage of Toledo's riverfront open space.

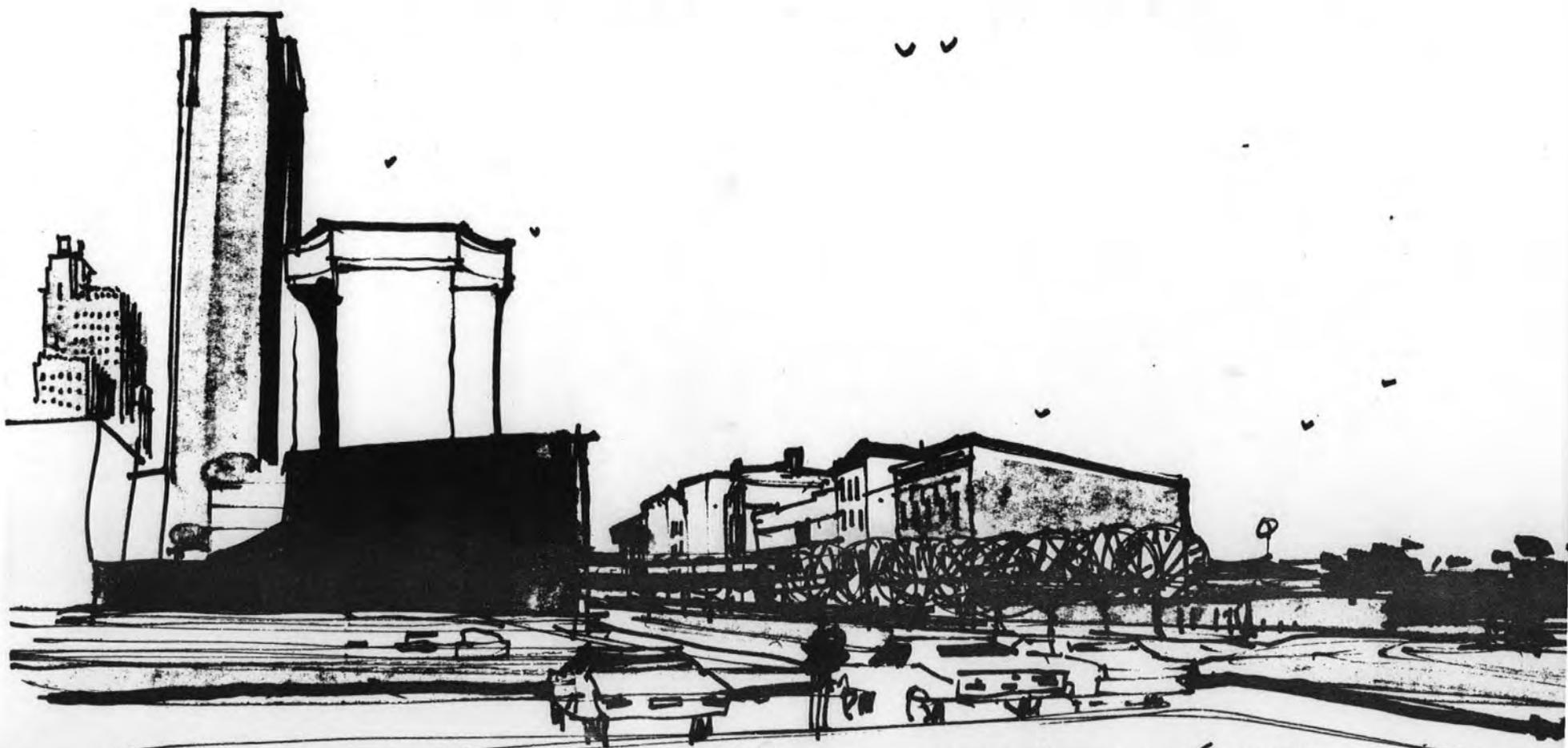
To provide places and activities of variety and delight for Toledoans and visitors in our Central Business District.

The objective of helping to stimulate renewal of the downtown area through the creation of an entertainment-cultural-shopping complex with a historic theme is not new to Toledo. Many other cities have established such projects and a great deal can be learned from their experience.

Restoration Projects in other cities include:

Old Town	-	Chicago
Gaslight Square	-	St. Louis
Underground	-	Atlanta
Larimer Square	-	Denver
The Cannery	-	San Francisco
Ghriadelli Square	-	San Francisco
German Town	-	Columbus
Shadyside	-	Pittsburgh
The Flats	-	Cleveland

All of the above projects share the common denominators of architectural and historic significance; and all grew from older urban areas in rundown and deteriorating conditions.



VIEW NORTH ON SUMMIT

Toledo's "Old Town" development is proposed for the block bounded by Summit, Jefferson, Water and Monroe Streets. This site offers a truly unique combination of assets to such a project.

Through the work of the Landmarks Committee of the Maumee Valley Historical Society, this block has been surveyed and submitted for designation by the National Registry of Historic Places as a Historic Preservation District.

Quoting from Landmark Architecture of Northwestern Ohio - Toledo - Downtown and The Old West End by Eric Johannesen and Allen Dickes;

"A characteristic group of stores is located on the east side of Summit Street between Jefferson Avenue and Monroe Street. Built between 1862 and 1867, they are unusual because the backs of the stores facing Water Street and the Maumee River are scarcely less interesting than the Summit Street fronts. It is almost as if, these delightfully various facades were designed to please the eyes of those working on the active Maumee waterfront as well as those on downtown streets. And, in this regard, the Water Street facades are testimony to Toledo's early character as a lake, canal and river port."

The site is in the centroid of Toledo's early territorial, civic and commercial history. The buildings stand on the exact location of the Stockade and Blockhouse of Fort Industry which was built to enforce the treaty of Greenville (1795).

Toledo's first Harbor and Ship Building started in 1820 directly at the foot of our site. With the advent of the Erie Canal, that area became the focal point for shipping in the entire northwest region.

In addition, the Old Town site is situated within 500 feet of the birthplace of Fredric Prentice (first white birth in the area - 1822); the first Packet Office (mailing address: Mouth of Swan Creek and Maumee River); and the first railroad station (Erie and Kalamazoo Railroad - 1857).

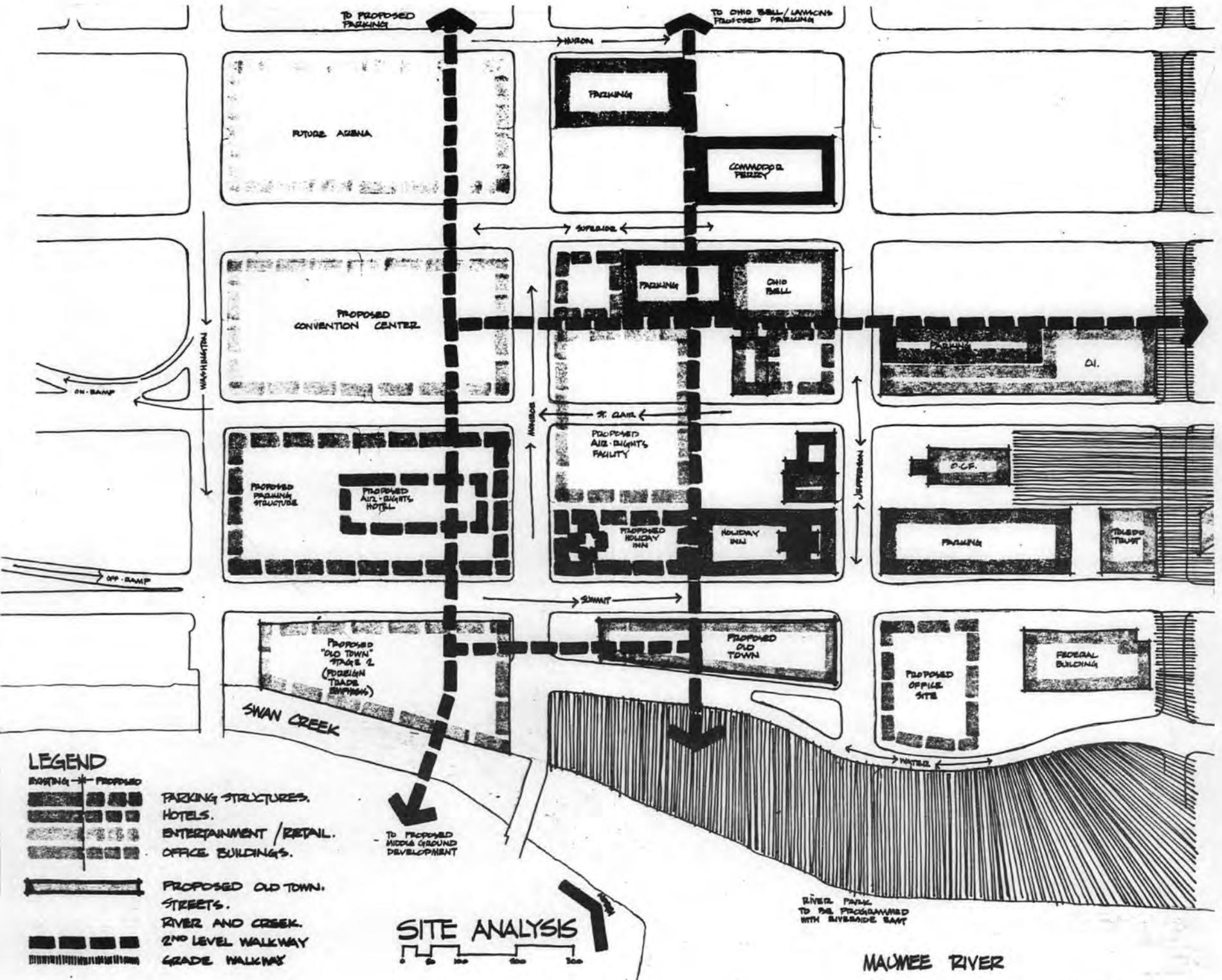
Current development has placed our site on the proposed river park which includes nearly a mile of frontage directly across the Maumee.

The site is ideally positioned one block from the soon to be constructed on and off ramps of the interstate highway system and directly across the street from two existing parking structures. Two additional parking structures are proposed for adjacent blocks.

The site adjoins major corporation and business population centers. Being completely surrounded by either river park or Central Business District functions, there are no "slum" aspects which accompany some old town developments in other cities.

There are 800 existing hotel and motel rooms within two blocks of the site. The construction of the proposed convention center one block west will bring visitors and conventioners to the old town facilities.

Finally, the site is so situated in the Central Business District that it will be virtually impossible to over-expand the idea into a sprawling series of honky-tonks as has been the case in Chicago and St. Louis.



**LEGEND**

-  PROPOSED PARKING STRUCTURES.
-  HOTELS.
-  ENTERTAINMENT / RETAIL.
-  OFFICE BUILDINGS.
-  PROPOSED OLD TOWN STREETS.
-  RIVER AND CREEK.
-  2ND LEVEL WALKWAY
-  GRADE WALKWAY

**SITE ANALYSIS**



MAWEE RIVER

Research into existing old town developments in other cities has revealed several reasons for success. These can serve as goals for the organization and operation of Toledo's Old Town.

Privately developed

Profit-oriented

Broad-based group of owners

Well-capitalized under one organization

Control of:

Preservation and restoration

Architecture

General esthetics

Maintenance

Policing

Merchandise

Good mix of attractions (both day and night)

Strong tenant's association (for promotion and control)

Here is a suggested framework for the development of Toledo's Old Town:

Remove block from Urban Renewal Acquisition Schedule.

Initial research indicates "Fort Industry Square" to be the best name for the Summit Street area.

Form private development corporation called Fort Industry Square, Inc. The firm would be equity financed by existing property owners and with stock offered for sale to Toledo residents interested in the future of the City.

The purpose of Fort Industry Square, Inc., would be to acquire, renovate and restore the buildings for lease to commercial proprietors selected on the basis of creative and financial ability, experience and motivation.

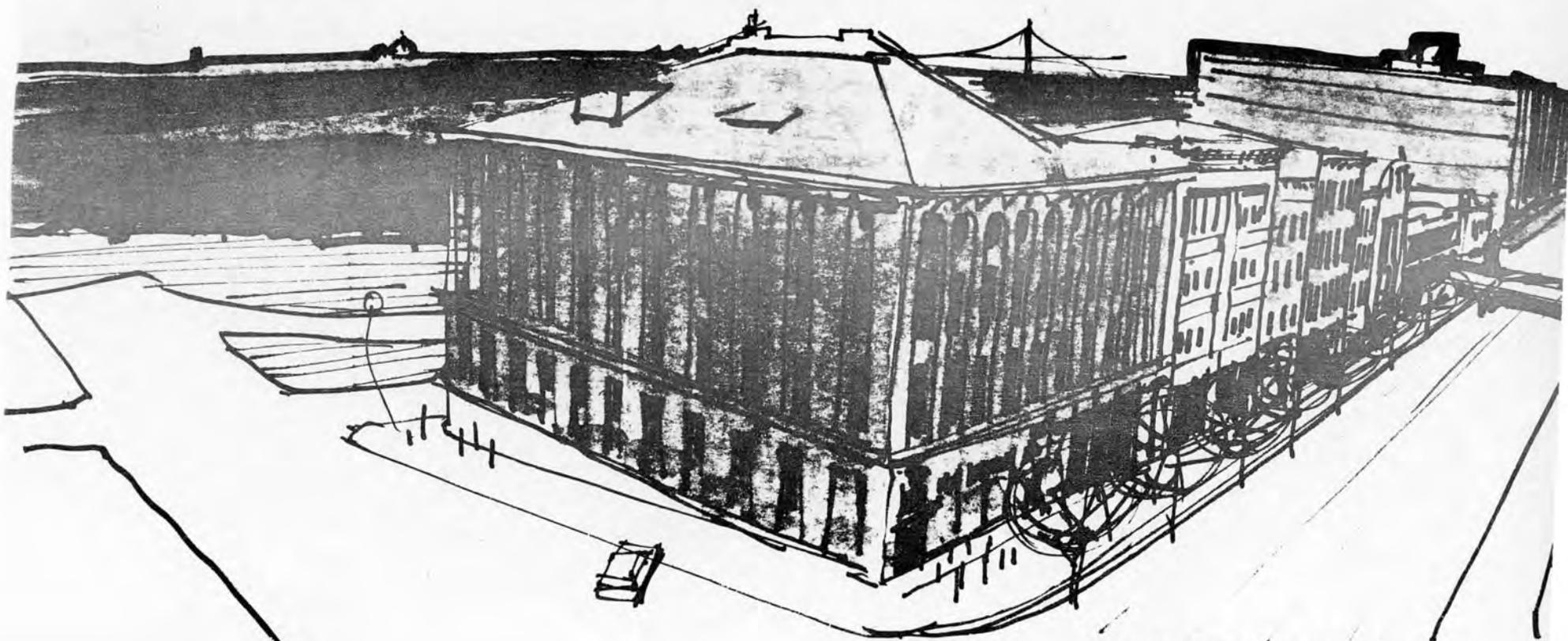
The development company would retain tight controls over all exterior and interior architecture; merchandise and services and general aesthetics including signage, graphics and landscaping.

All retail tenants would be required to join the Fort Industry Square Merchants Association. The purpose of the Association would be to promote and publicize Fort Industry Square. Each member would contribute monthly dues to finance these activities.

Names and nomenclature should be based on historical research and endeavor whenever possible to assign names to commercial establishments which reflect the history of the immediate area.

Particular attention would be given to achieve a productive assortment. The area would be balanced, almost zoned, for restaurant and entertainment facilities carefully placed among retail shops.

Upper-level facilities would be made available for offices and studios.



VIEW SOUTH ON SUMMIT

The following list represents the kinds of establishments and activities that might be incorporated in Fort Industry Square:

#### Restaurants

New York House (Gourmet restaurant)

Mancy's \_\_\_\_\_ (Restaurant with heavy period atmosphere)

Henry Brand's Brewery (Beer and sandwiches)

The Port Authority (Nautical bar)

Italian (name of first known Italian inhabitant) Restaurant

#### Entertainment

Fort Industry Playhouse (Repetory and children's theater)

The Moving Image (Cinema)

River Traffic (Discotheque)

The Erie & Kalamazoo Railroad (Discotheque)

The Crystal Spectacle (Coffee House)

Town Pump (Bar)

## Events

Annual Art Show - Toledo and area artists

Concerts - closed street - rock - other

Fort Industry Regatta

Fishing Contest

Parades

Science Fair

Pet Show

Street Dance - Monday night

Bake Sale

Celebrity Tours

Sapphire Ball in Street

Recreate Toledo's First Christmas

Octoberfest

International Days

Tenants ( Supporting )

Barber (old time with billiards)

Attorneys

Architects

Photo Studio

Design Studios

Public Areas

Prentice Mall/Fountain

Authentic Caboose - Information Office

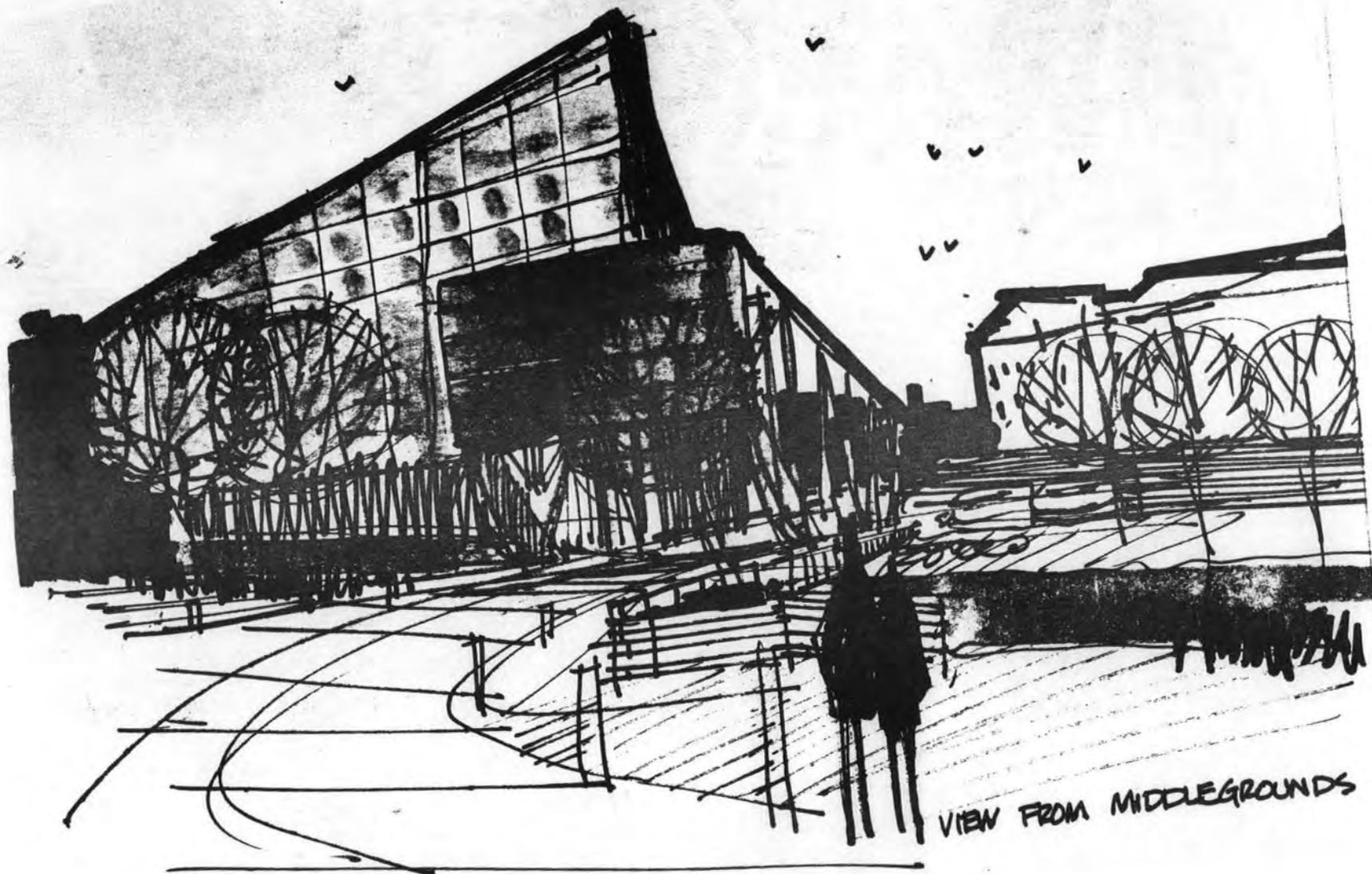
Promenade Park

Water Taxi to Riverside East

Marina

Prepared by: Samborn, Steketee, Otis & Evans, Inc.  
Architects-Engineers-Planners  
Toledo, Ohio 43624

(419) 248-6271



VIEW FROM MIDDLEGROUNDS



NATIONAL REGISTER OF HISTORIC PLACES  
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE  
800 E. 17<sup>th</sup> Avenue  
Columbus, OH 43211  
(614)-298-2000

The following materials are submitted on April 29, 2019  
For nomination of the Ft. Industry Square to the National Register of  
Historic Places: Historic District Amendment, Lucas County, OH

- Original National Register of Historic Places nomination form  
 Paper  PDF
- Multiple Property Nomination Cover Document  
 Paper  PDF
- Multiple Property Nomination form  
 Paper  PDF
- Photographs  
 Prints  TIFFs
- CD with electronic images
- Original USGS map(s)  
 Paper  Digital
- Sketch map(s)/Photograph view map(s)/Floor plan(s)  
 Paper  PDF
- Piece(s) of correspondence  
 Paper  PDF
- Other \_\_\_\_\_

COMMENTS:

- Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do \_\_\_\_\_ do not \_\_\_\_\_  
Constitute a majority of property owners
- Other: NR Amendment - add 'l' information  
(no boundary changes)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Additional Documentation

Property Name: Fort Industry Square

Multiple Name:

State & County: OHIO, Lucas

Date Received: 5/1/2019      Date of Pending List: 5/16/2019      Date of 16th Day: 5/31/2019      Date of 45th Day: 6/17/2019      Date of Weekly List:

Reference number: AD73001501

Nominator:

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      6/17/2019 Date

Abstract/Summary Additional Documentation updates the historic district. Revised POS: 1862-1940.  
Comments:

Recommendation/ NR Criteria: A & C  
Criteria

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 6/17/19

DOCUMENTATION: see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.