



CITY OF WHEELING HISTORIC LANDMARKS COMMISSION

www.WheelingWV.gov

STAFF REPORT

PROPERTY LOCATIONS: 313 North York Street & 22 7th Street

NATURE OF REQUEST: 2021 City Demolition Contract including Contributing Structures

APPLICANT: City of Wheeling

BACKGROUND & ANALYSIS:

Dangerous buildings and abandoned structures have a dramatic impact on a community. Blight lowers property values, negatively impacts the economy, increases crime, and damages residents' well-being and connection to their community. When abandoned by their owner, the city takes action to secure or raze the structures, depending on their condition and likelihood of being repaired. The city then either places a lien on the property, or in some instances, takes ownership of the property.

- 313 North York Street has been the subject of numerous complaints for reasons of building code violations, property maintenance violations, illegal dumping, illegal squatting, and trespassing. The owner has been unresponsive and the structure continues to fall farther into disrepair and is a nuisance in the neighborhood. The city removed the front porch in 2020 due to structural issues and the rear porch collapsed in April 2021. A trial by abstentia was held in April 2021 in order for the city to be able to move forward with the demolition due to the lack of responsiveness from the owners identified on the deed.

As required by Section 173.13.b of city code, the following information is provided:

1. The description of the building can be found on the attached district nomination sheet.
 2. The reason for the demolition is to resolve the above-described issues. There are no future plans for the property.
 3. The estimated cost to abate the asbestos and raze the structure is \$8,740.00
 4. There are no plans to salvage any parts of the building.
 5. There are no plans to construct a building on the lot following the demolition.
- 22- 7th Street has had ongoing building code violations, including roof and other building envelope issues. The property has been transferred several times in the past few years, mainly via online action to out-of-state owners hoping to flip the property. No permits have been issued on the property. If approved for demolition, the city has the option to take ownership of the property or place a demolition lien on the property.

As required by Section 173.13.b of city code, the following information is provided:

1. The description of the building can be found on the attached district nomination sheet.
2. The reason for the demolition is to resolve the above-described issues. There are no future plans for the property.



CITY OF WHEELING HISTORIC LANDMARKS COMMISSION

www.WheelingWV.gov

3. The estimated cost to raze the structure is \$24,525.00
4. There are no plans to salvage any parts of the building.
5. There are no plans to construct a building on the lot following the demolition.

ATTACHMENTS:

Nomination Sheets
Photo Sheets

(NPS Form 10-900)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Wheeling Island Historic District

Section number 7

Page number 173.

307-309 North York Street, residential

date: c. 1910

description: This is a 1 story frame house with its gable roof end facing the street.

1 contributing building

313 North York Street, residential

date: c. 1885

description: This is a 2 story frame house with its gable roof ridge parallel to the street.

1 contributing building

315 North York Street, residential

date: c. 1880

description: This is a 2 story frame house with its gable roof ridge parallel to the street. The house has decorative window surrounds.

1 contributing building

³¹⁹
319 North York Street, residential

date: c. 1925

description: This is a 1 story frame house with its gable roof end facing the street.

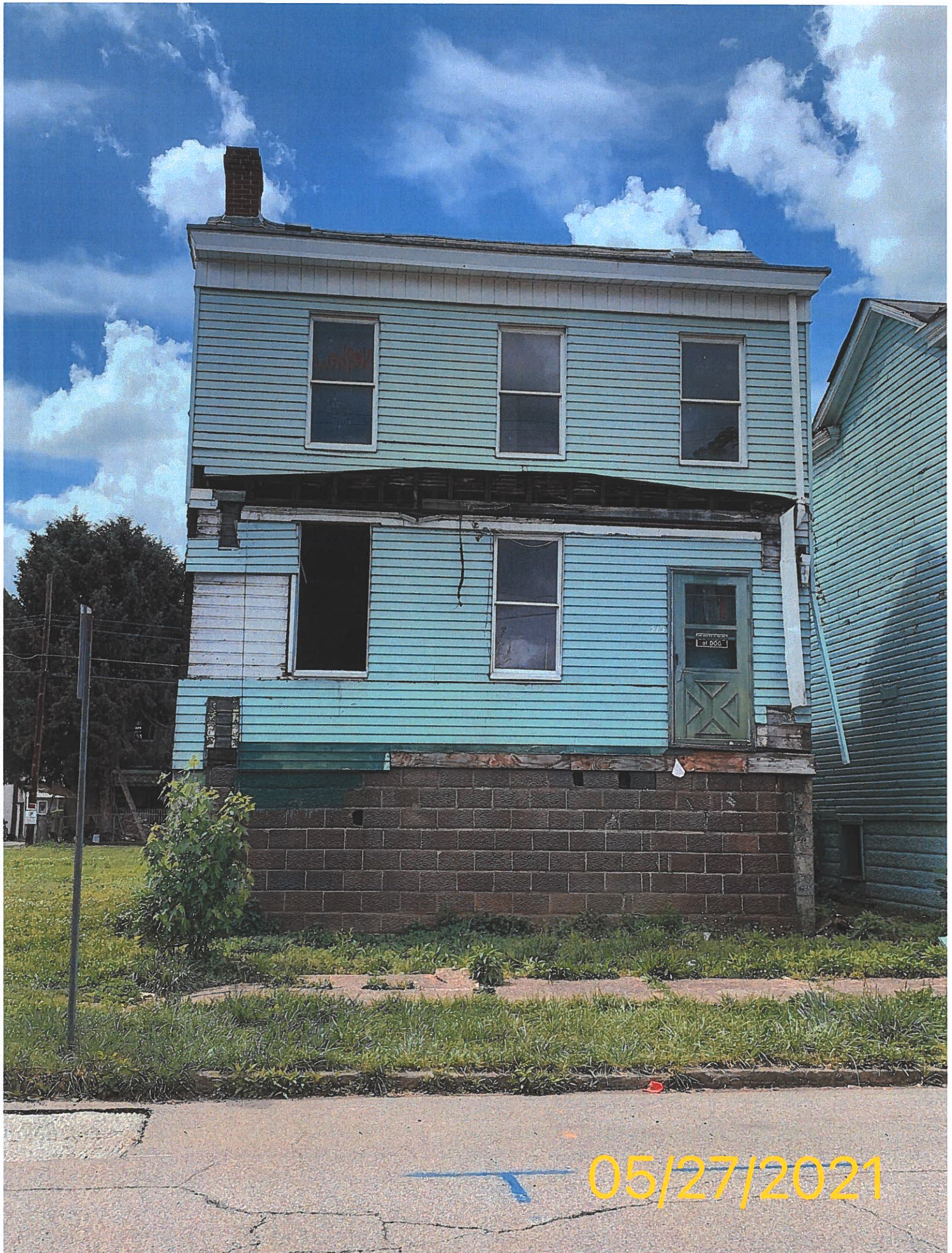
1 contributing building

321 North York Street, residential

date: c. 1905

description: This is a 2 1/2 story frame house with a hipped roof having an intersecting gable with its end facing the street.

1 contributing building



05/27/2021



05/27/2021



05/27/2021



01/15/2021



01/15/2021



01/15/2021

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 16

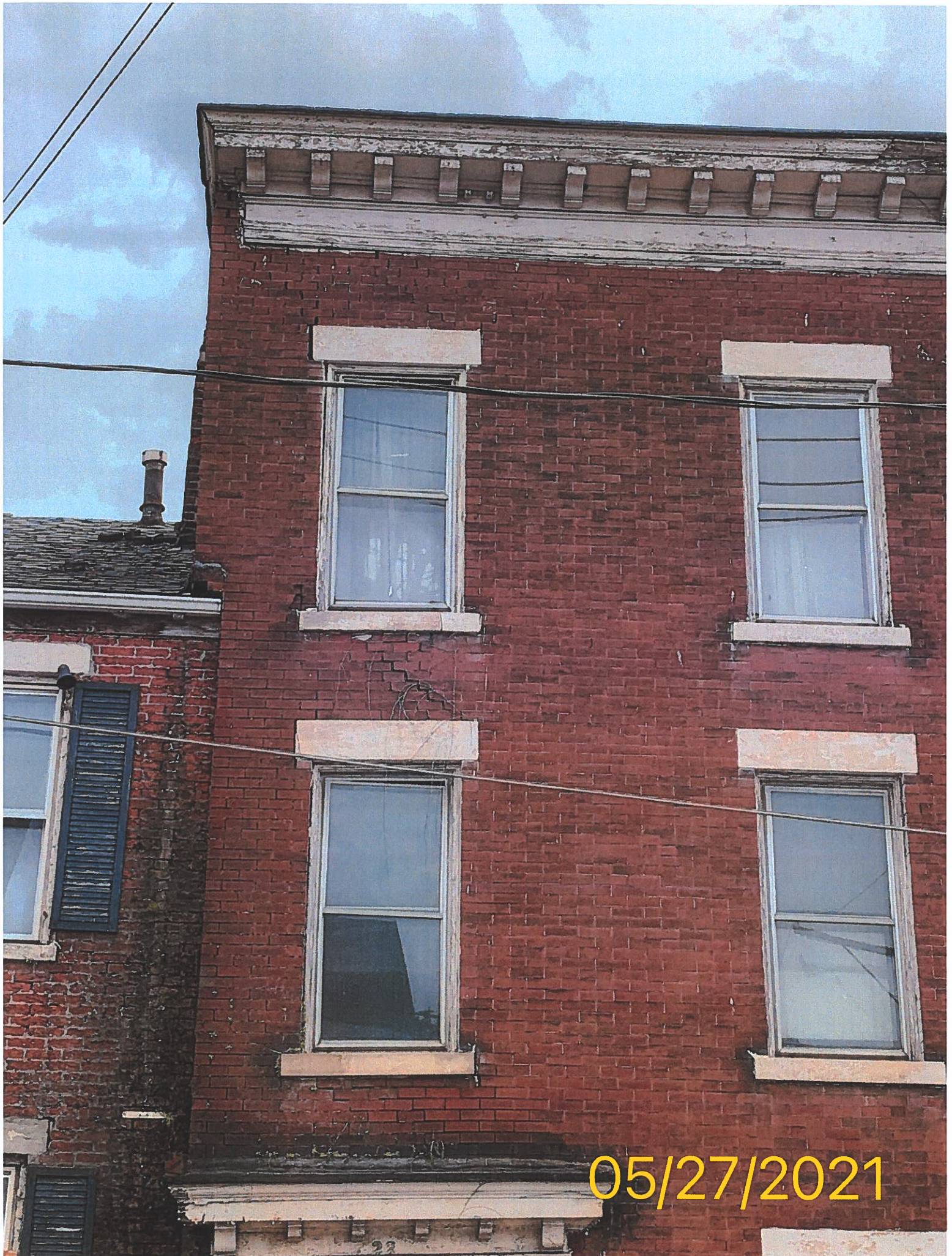
78. 17 - 7th Street, circa 1900 - This is another house which probably had stylish wood siding that has been covered over with aluminum siding. The house is Queen Anne style, with steep roofs, closed pediment over 30° 2nd-story bay.
79. 15 - 7th Street - This address is an apartment in the rear of 654 N. Main Street. See information on that property for details.
80. 24 - 7th Street, circa 1890's - A vernacular two-story brick townhouse with stone foundation, stone lintels and sills, and a single crown cornice, which is not original.
81. 22 - 7th Street, circa 1890's - Similar in style to 24 - 7th Street, the two buildings could have been built at the same time by the same builder. The three-story brick structure has a stone foundation, stone lintels and sills for the windows and a Greek Revival entrance canopy. The cornice has a wide frieze and modillions below a crown fascia.
82. 18-20 - 7th Street, circa 1870's - This two-family brick structure is truly Italianate, with an ornate bracketed wood cornice which includes scrolled modillions and dentils. The window and door hoods are closed segmental arches with flared ends.

EIGHTH STREET

83. 23 - 8th Street, circa 1880's - The adjoining neighbor to an earlier house, this three story vernacular brick apartment building made an excellent effort to combine the two buildings in an architecturally compatible manner. The window and door heads align and the brick matches. There is a departure in lintels. This building has flat stone lintels and sills, and there is a bracketed cornice.
84. 21 - 8th Street, circa 1870's - This building is Greek Revival in detail with bracketed wood cornice which has double brackets and dentils. The windows have low-pitch pedimented hoods on the second floor units and flat stone lintels on the first floor units. All sills are stone. The entrance door hood is similar to the window hoods of the second level except it has brackets at each jamb.
85. 16 & 18 - 8th Street, circa 1900 - A vernacular two-story brick building, this two-family apartment has some traditional architectural details for its window trim. Window and door lintels and sills are stone. The foundation wall is stone, but the entry steps are concrete, probably replacing original stone steps.



05/27/2021



05/27/2021



