

Date application received: _____ Application received by: _____

APPLICATION FOR LOCAL LANDMARK/HISTORIC DESIGNATION

CITY OF COLUMBUS, WI

HISTORIC LANDMARK PRESERVATION COMMISSION

This application packet is used to file an application(s) for the nomination of a property as locally designated structure, site, neighborhood, or district. This application is to be submitted to the City Clerk. Please refer to the attached relevant Zoning Code, Chapter 114, Article V, Division 9 for Historic Sites and Structures.

Applicant's Contact Information		
Name:		Phone:
Mailing Address:		
City:	State:	Zip:
Email:		
Property Owner's Contact Information		
Name:		Phone: 920-623-5900
Mailing Address: 105 N. Dickason Blvd.		
City: Columbus	State: WI	Zip: 53925
Email:		
☐ Owner Consent. Check if the property owner has given written consent of the proposed designation.		
☐ Owner Notification. Check if the property owner was notified of this application by certified mail.		
<i>If more than one property owner, please attach additional contact information for each.</i>		
Property Description		
Owner's Name(s): City of Columbus		
Historic Property Name: Fireman's Park		
Original Owner(s): City of Columbus		
Parcel Number: 814		
Property Address: 1049 Park Avenue		
City: Columbus	State: WI	Zip: 53925
Year Built: 1917, 1923	Architect: Alfred C. Clas	Builder:
Legal Description: PRT OF LOTS 1 TO 12; BLK 1; FARNHAM ADD. (PARK)	Original Use: Park, dance hall, recreational wayside	
Additional Information (check any that is included)		
☒ Map. Has a map delineating the boundaries and location of the property proposed for local designation been included with this application?		
☒ Written Statement. Has a description of the property and setting forth reasons in support of the local designation proposed been included with this application? Reasons must align was stated in 114-176.		

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Additional Information continued... (check any that is included)	
☐ Owner(s) Consent. Has a written consent to the proposed designation been included with this application?	
☐ Mail Certification. Has confirmation of certified mail notifying the property owner been included with this application?	
☐ Additional. Has additional information, not requested on this application, been included with this application?	
Criteria for Local Designation (check any that apply)	
☒ Significance. The proposed property exemplifies, reflects, or holds significant value as part of the broad cultural, political, economic, or social history of the nation, state, or city.	
☐ Historic Identity. The proposed property is identified with historic personages or with important events in nation, state, or local history.	
☒ Value. The proposed property embodies the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship.	
☒ Representation. The proposed property is representative of the notable work of a master builder, designer, or architect whose individual genius influenced his age.	
☒ Community Identity. The proposed property is identifiable by established and familiar visual features in the community owing to its unique location or physical characteristics.	
Applicant Signature	
Signature:	Date:

** Required Application Materials **
• Current and historic photographs of exterior of existing structure(s). • Written statement describing the applicant's relationship to the property to be designated. This statement should indicate the applicant's interest in or association with this property. • Written statement describing how this property meets at least one of the criteria for local designation as a landmark or historic district contained in Section 599.210 of the City Code. • Written statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association.)

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MUNICIPAL CODE
Chapter 114 - ZONING
ARTICLE V. - SUPPLEMENTARY USE AND STRUCTURE REGULATIONS
DIVISION 9. HISTORIC SITES AND STRUCTURES

DIVISION 9. HISTORIC SITES AND STRUCTURES

Sec. 114-173. Purpose and intent.

It is declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this division is to:

- (1) Effect and accomplish the protection, enhancement and perpetuation of such improvements that represent or reflect elements of the city's cultural, social, economic, political, engineering and architectural history.
- (2) Safeguard the city's historic and cultural heritage as embodied and reflected in such historic structures, sites, districts and neighborhoods.
- (3) Stabilize and improve property values.
- (4) Foster civic pride in the beauty and noble accomplishments of the past.
- (5) Protect and enhance the city's attractions for residents, tourists and visitors and to serve as a support and stimulus to business and industry.
- (6) Strengthen the economy of the city.
- (7) Promote the use of historic structures, sites, districts and neighborhoods for the education, pleasure and welfare of the people of the city.

(Ord. No. 643-09, §§ I, II, 4-8-09)

Sec. 114-176. Historic structures, sites, neighborhoods and districts designation criteria.

- (1) For purposes of this division, an historic structure, site, neighborhood or district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon or any area of particular historic, architectural or cultural significance to the city in accordance with the criteria detailed in this section. Designation shall be based on a comprehensive consideration of all relevant factors. Within this division, properties granted historic structure, site, neighborhood or district designation are referred to as "designated properties".
- (2) Designation may be granted to structures, sites, neighborhoods or districts that:
 - (a) Exemplify, reflect or hold significant value as part of the broad cultural, political, economic or social history of the nation, state or city;
 - (b) Are identified with historic personages or with important events in national, state or local history;
 - (c) Embody the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction or of indigenous materials or craftsmanship; or
 - (d) Are representative of the notable work of a master builder, designer or architect whose individual genius influenced his age.

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- (e) Are identifiable as established and familiar visual features in the community owing to their unique location or physical characteristics.

(Ord. No. 643-09, §§ I, II, 4-8-09)

Sec. 114-177. Landmark and historic district designation—Procedures.

(1) Application.

- (a) Any person, group of persons or association, may apply for historic structure, site, district or neighborhood designation for property and improvements located within the corporate limits of the city. The owner of any property that is currently designated may apply for a rescission of that dedication following the same procedures. Where this section refers to procedures applicable to the nomination and designation of properties, those procedures also apply to the rescission of dedication unless otherwise stated. When rescission is requested for economic reasons it shall only be considered in accordance with parameters established under subsection 114-182(2).
- (b) Nominations shall be made to the preservation commission on forms provided for that purpose. The application shall include or be accompanied by the following:
 1. The name and address, as shown on the tax assessor's rolls of the owner of property proposed for designation.
 2. The legal description and common street address of property proposed for designation.
 3. A map delineating the boundaries and location of property proposed for designation.
 4. A written statement describing the property and setting forth reasons in support of the designation proposed.
 5. An indication of whether or not the owner(s) consents to the proposed designation.
 6. Such other information as may be required by the preservation commission.

(2) Notification of nomination and preliminary review. Upon receipt of an application for designation or rescission, the chairman of the preservation commission shall schedule a preliminary review to be held within 45 days. He shall notify the applicant and the property owner(s) of the time and place of the preliminary review. The city tax assessor, public works department, parks division, fire and police departments, health officer, building inspector and plan commission shall also be notified with the request that they each report to the preservation commission in a timely manner on any matters affecting the subject property or surrounding area.

(3) Public hearing and decision.

- (a) Scheduling of the public hearing. If the preservation commission finds at the time of the preliminary review that an application merits further consideration, then a public hearing shall be scheduled to be held within the next 60 days. The preservation commission shall notify the city tax assessor, public works department, parks division, fire and police departments, health officer, building inspector and plan commission. Each such department shall respond to the commission within 30 days of notification with its comments on the proposed designation or rescission.
- (b) Notice of the public hearing. In cases of a nomination of a structure or site, notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent to the owners of record of the nominated property, to the nominator(s), and to the owners of record as listed in the office of the city assessor of all property in whole or in part situated within 200 feet of the boundaries of the nominated property at least ten days prior to the date of the hearing. In cases of a nomination of an area as a historic district or historic neighborhood, notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent to the owners of record of each property located within the boundaries of the nominated historic district or historic neighborhood and to the nominator(s), at least ten days prior

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to the date of the hearing. Notice of such hearing shall also be published as a Class 1 notice under state statutes stating the common street address and legal description of a nominated structure or site or legal description and boundaries of a nominated district along with the date, time, place and purpose of the public hearing. Requirements set forth in this subsection also apply to applications for rescission.

- (c) Required materials. The applicant shall produce at the time of the hearing such information as the preservation commission may require including, but not limited to, the following:
 - 1. All information required with the application.
 - 2. A visual presentation of the significant improvements on the subject property, together with information as to the age, condition and use of each.
 - 3. Proposals for preservation and enhancement of the property proposed for designation or a detailed explanation of the reason rescission is requested.
- (d) Conduct of the hearing. The preservation commission shall conduct such public hearing. The applicant and the owners of subject property shall be entitled to speak at the public hearing and the preservation commission will accept comments from all other interested parties. In addition to notified persons and members of the general public, the preservation commission may hear expert witnesses and shall have the power to subpoena such witnesses and records as it deems necessary. The preservation commission may conduct an independent investigation into the proposed designation or rescission. The preservation commission shall review and evaluate all available information according to the applicable standards set forth herein. A record of the proceedings shall be made and retained as a public record.
- (e) Approval timeline. The preservation commission shall approve, approve with modifications or deny the requested designation within ten days after the public hearing; provided, however, that the preservation commission may not modify a designation to extend beyond the property described in the application unless a new application is filed and the procedure repeated. Rescission of designation for economic reasons is subject to timelines as specified under subsection 114-182(2). A majority vote of the entire preservation commission is required for approval.
- (f) Informing parties of interest. Following the public hearing, the secretary of the preservation commission shall prepare a report on the outcome of the preservation commission's action including all available information for submission to the city council within 30 days, as an information item. The owner(s) of record and parties who spoke at the public hearing shall be notified promptly by a letter containing information on the preservation commission's decision. Notification shall also be given to the city clerk, building inspector and the city assessor. The preservation commission shall cause the designation or rescission to be recorded at city expense in the county register of deeds' office.
- (g) Effect of denial. If the preservation commission denies the petition, no petitioner or applicant can file for 90 days to the secretary of the preservation commission to consider this same request.
- (h) Effect of approval. Properties approved for designation as historic structures, sites, districts or neighborhoods become subject to all provisions of this division. Properties approved for a rescission of dedication are no longer subject to the provisions of this division.
- (i) Voluntary restrictive covenants. The owner of any historic structure or site may at any time following such designation of his property enter into a restriction covenant on the subject property after negotiation with the commission. The commission may assist the owner in preparing such covenant in the interest of preserving the historic property. The owner shall record such covenant in the county register of deeds office and shall notify the city assessor of such covenant and the conditions thereof.

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- (4) After the date of filing an application, as outlined above, until the date of a final decision by the preservation commission no building permit shall be issued for the alteration, construction, demolition, or removal of the nominated property except as permitted under the provisions of section 114-179. In no event shall the delay so imposed exceed 210 days.

(Ord. No. 643-09, §§ I, II, 4-8-09)

Sec. 114-181. Miscellaneous provisions.

- (1) *Notice to preservation commission.* The city administrator or designee shall provide notice in writing to the chairperson of the preservation commission at least 15 days in advance of any forthcoming public hearings regarding zoning, conditional use or variance petitions involving designated properties. Additionally, the building inspector shall provide notice in writing to the chairman of the preservation commission at least 60 days in advance of plans by the city to alter or demolish a designated property owned by the city.
- (2) *Affirmation of existing codes and ordinances.* Nothing contained in this division shall supersede the powers of other local legislative or regulatory bodies, or relieves any property owner from complying with the requirements of any other applicable codes and ordinances.

(Ord. No. 643-09, §§ I, II, 4-8-09)

Sec. 114-182. Demolition and rescission.

- (1) *Regulation of demolition.* No permit to demolish all or part of an historic structure shall be granted by the building inspector, except as follows:
- (a) At such time as a person applies for a permit to demolish such property, the application shall be filed with the preservation commission. Upon application, the preservation commission may refuse to grant such written approval for a period of up to ten months from the time of such application, during which time the commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property. During such period, the applicant and the commission shall cooperate in attempting to avoid demolition of the property. At the end of this ten-month period, if no mutually agreeable method of saving the subject property bearing a reasonable prospect of eventual success is underway or no formal application for funds from any governmental unit or nonprofit organization to preserve the subject property is pending, the common council may direct the building inspector to issue the permit to demolish the subject property without the approval of the preservation commission.
- (b) In determining whether to allow the issuance of a permit for any demolition, the preservation commission shall consider and may give decisive weight to any or all of the following:
1. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.
 2. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
 3. Whether retention of the building or structure would promote the general welfare of the people of the city and the state by encouraging study of American history or architecture design, or by developing an understanding of American culture and heritage.
 4. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner that is self-created or is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a demolition permit.

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- (c) An appeal from the decision of the preservation commission to grant or deny a demolition permit or to suspend action on a demolition application may be taken to the common council by the applicant for the demolition permit or by the mayor or the council member of the district in which the subject building or structure is located. Such appeal shall be initiated by filing a petition to appeal specifying the grounds with the city clerk within ten days of the date the final decision of the preservation commission is made. The city clerk shall file the petition to appeal with the common council. After a public hearing, the council may by favorable vote of two-thirds of its members, reserve or modify the decision of the preservation commission if, after balancing the interest of the public in preserving the subject property and the interest of the owner in using it for his own purposes, the council finds that owing to special conditions pertaining to the specific piece of property, demolition will preclude any and all reasonable use of the property and/or a failure to approve the demolition will cause serious hardship for the owner, provided that any self-created hardship shall not be a basis for reversal or modification of the preservation commission's decision.
- (2) *Rescinding designation of historic structures, sites or structures within an historic district for economic reasons.* Any person who is listed as the owner of record of an historic structure, site, or structure within an historic district at the time of its designation who can demonstrate to the preservation commission that by virtue of such designation he is unable to find a buyer willing to preserve such an historic structure or site even though he has made reasonable attempts in good faith to find and attract such a buyer, may petition the preservation commission for a rescission of its designation. Following the filing of such petition with the secretary of the preservation commission:
 - (a) The owner and the preservation commission shall work together in good faith to locate a buyer for the subject property who is willing to abide by its designation.
 - (b) If at the end of a period not exceeding 12 months from the date of such petition no such buyer can be found and if the owner still desires to obtain such rescission, the preservation commission shall rescind its designation of the subject property.
 - (c) In the event of such rescission, the preservation commission shall notify the city clerk, the building inspector and the city assessor of the rescission and shall cause the rescission to be recorded at its own expense in the office of the county register of deeds.
 - (d) Following such rescission, the preservation commission may not redesignate the subject property an historic structure or site for a period of not less than five years following the date of rescission.

(Ord. No. 643-09, §§ I, II, 4-8-09)

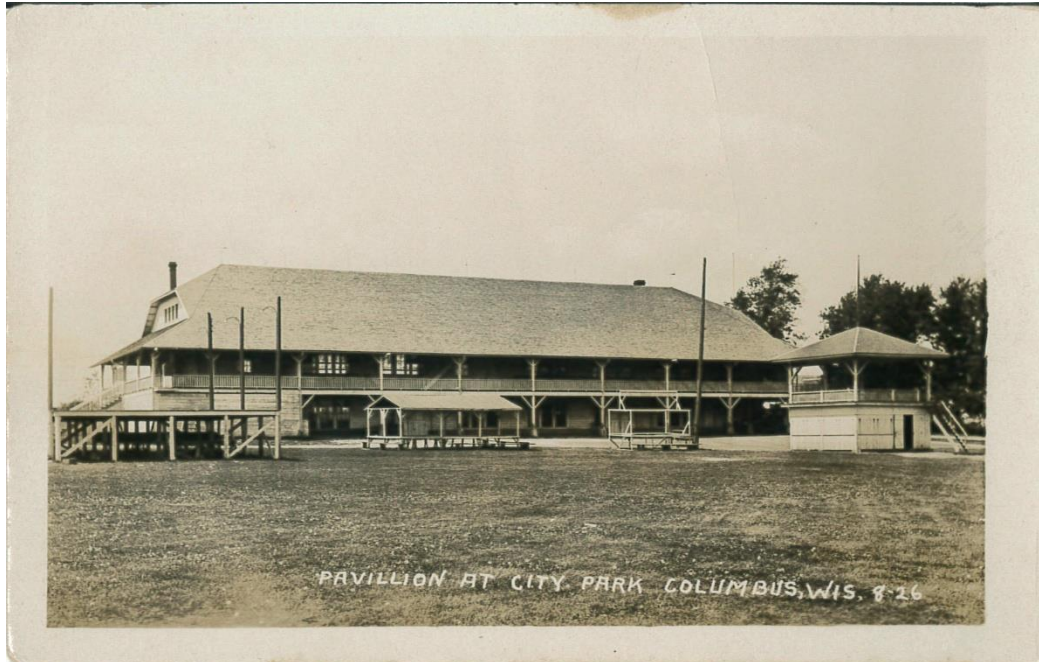
Sec. 114-183. Conformance with regulations.

Every person in charge of any historic structure or site shall maintain the structure or site or cause or permit it to be maintained in a condition consistent with the provisions of this division. The city council may appoint the building inspector or other designee to enforce this division. The duties of the designee shall include periodic inspection at intervals provided by the city council of designated historic structures and sites. These inspections may include physical entry upon the property and its improvements with permission of the owner to ensure that interior alterations or maintenance will not jeopardize the exterior appearance or structural stability of the improvement. If an owner refuses permission for entry for purposes of inspection, the building inspector may obtain a warrant of entry pursuant to Wis. Stats. § 66.122, and take any other reasonable measures to further enforce this division.

(Ord. No. 643-09, §§ I, II, 4-8-09)

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Current and historical photographs of the Columbus Fireman's Park Complex



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Written statement describing the applicant's relationship to the property to be designated. This statement should indicate the applicant's interest in or association with this property.

The City of Columbus is the owner of the property and is interested in applying for the local historic designation of a section of Fireman's Park, known as the Fireman's Park Complex, that includes the Pavilion, wall along Park Avenue and the Rest Haven. This interest is made in part to help honor the city's rich history and community identity as the City embraces improving and modernizing the park. The Fireman's Park Complex was adopted as a civic project by the City's Fire Department.

Written statement describing how this property meets at least one of the criteria for local designation as a landmark or historic district contained in Section 599.210 of the City Code.

Significance. The proposed property exemplifies, reflects, or holds significant value as part of the broad cultural, political, economic, or social history of the nation, state, or city.

The Columbus Fireman's Park Complex, especially the Pavilion contributed to the cultural history of Columbus as it was utilized as a dance hall and hosts concerts and events to this day. The Rest Haven hasn't been a reliable contributor towards Columbus' cultural history since its heyday was a rest stop for auto tourists. The Rest Haven is still used by the Recreation Department and occasional city events. The park complex features a baseball field, golf course, and aquatic center that significantly contribute to the social history of Columbus as notable gathering places.

Historic Identity. The proposed property is identified with historic personages or with important events in nation, state, or local history.

Value. The proposed property embodies the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship.

The Pavilion has a massive roof and clipped Jerkin-head gables reminiscent of Alpine house-barns and was built in 1917. The Rest Haven was designed in the prairie school style by Alfred Clas and built in 1923. The prairie school style was popularized by Frank Lloyd Wright, although short-lived as a main-stream architectural style. Alfred Clas notably designed several prominent buildings in Milwaukee, WI.

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Representation. The proposed property is representative of the notable work of a master builder, designer, or architect whose individual genius influenced his age.

The Rest Haven was designed in the prairie school style by Alfred Clas, a noted architect in Milwaukee, WI. Although not much is known about his influence, Alfred's architectural firms have an extensive portfolio within Sauk County and Milwaukee along with some buildings in the Madison area.

Community Identity. The proposed property is identifiable by established and familiar visual features in the community owing to its unique location or physical characteristics.

The Fireman's Park Complex is recognized by the Pavilion. The aquatic center was designed featuring elements of the Pavilion. Both the Pavilion and aquatic center are utilized by residents and visitors of Columbus. The parcel also contains the Columbus Country Club golf course.

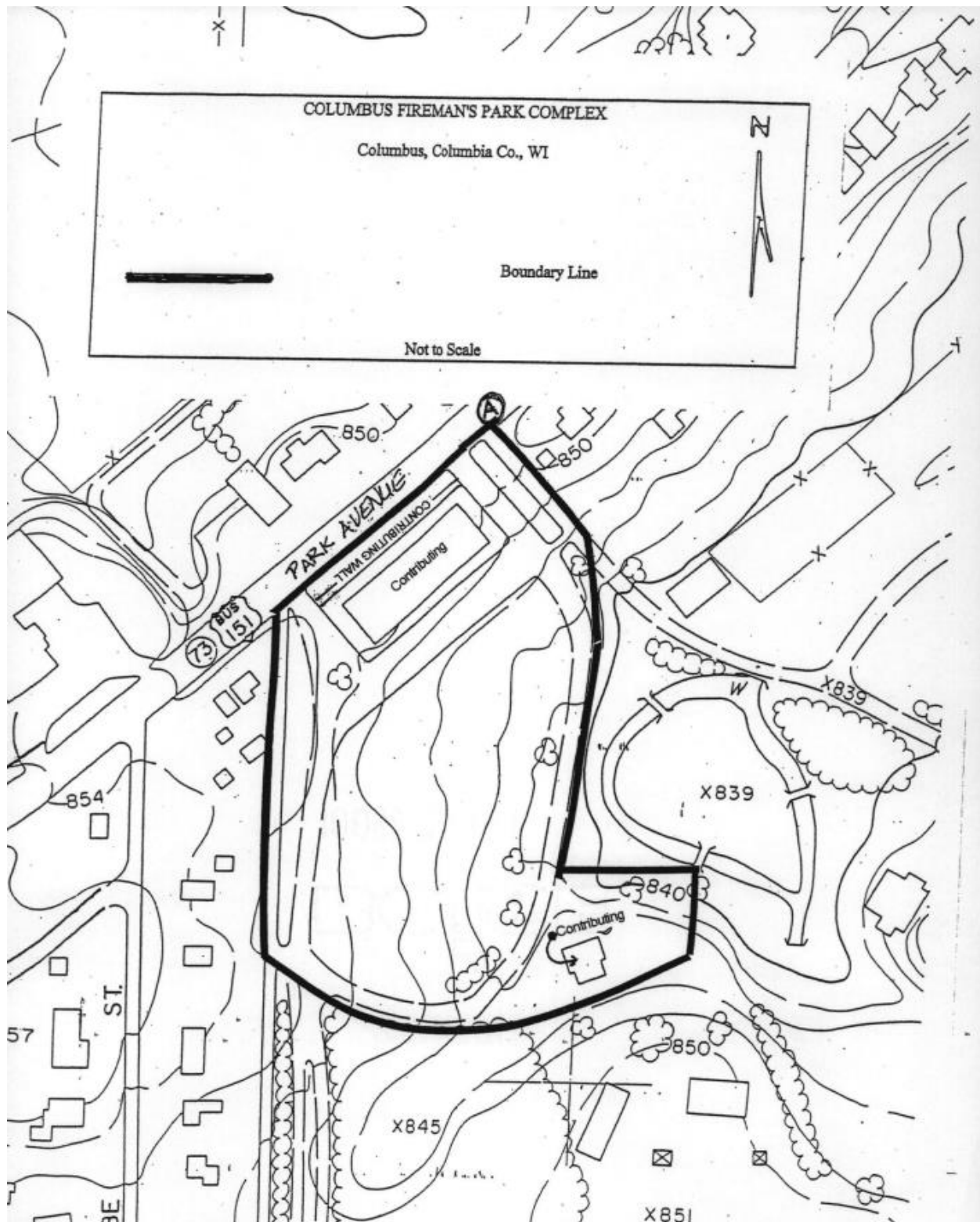
Written statement describing the physical condition of the property and whether the property retains integrity (i.e. the ability to communicate its historical significance as evident in its location, design, setting, materials, workmanship, feeling and association.)

The structures of the Fireman's Park Complex as listed in the State and National Historic Registry are overall in very good condition as both the Fireman's Park Pavilion and the Rest Haven have been well maintained throughout the years. Both buildings retain nearly all of their historic significance as the designs have not been altered in any significant way. The Pavilion has had new wooden stairs constructed in the same style as the previous stairs. The Rest Haven had a metal roof installed and in process of replacing entry doors that will match the style of the previous doors. The Rest Haven's bathrooms are in need of upgrading. The wall / gateway structure is currently in need of some TLC along the section that has been covered with a cement façade. The wall / gateway also will need to be modified at the north end as it does not comply with vision triangle safety code.

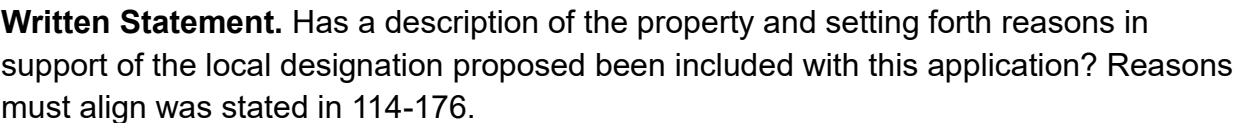
Map. Fireman's Park Complex map delineating the boundaries and location of the property proposed for local designation.

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Proposed contributing boundary as compared to the Parcel Map of the entire property.



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Parcel 814, the Fireman's Park Complex, located at 1049 Park Avenue is a jewel in the Columbus community. What was once the outskirts of town is now roughly in the middle of the corporate limits. The park complex features a grand pavilion, several outdoor recreation spaces, aquatic center, and a golf course. The parcel surrounds a sports complex consisting of a baseball and football field combination and a beer garden.

The Fireman's Park Complex is currently registered with the state and national historic registry and meets at least one of the criteria for local designation. The contributing buildings and structures consist of the Pavilion, the wall and gate to the park, and the Rest Haven. Local designation would follow much of the purpose and intent as stated in the Zoning Code, Chapter 114, Article V, Division 9 for Historic Sites and Structures.

Owner(s) Consent. Has a written consent to the proposed designation been included with this application?

Additional. Has additional information, not requested on this application, been included with this application?