

LIBRARY PARK HISTORIC DISTRICT

PRESERVATION PLAN

DRAFTED BY THE DEPARTMENT OF CITY DEVELOPMENT

RECOMMENDED BY THE HISTORIC PRESERVATION COMMISSION ON APRIL 24, 1997

ADOPTED BY THE COMMON COUNCIL FOR THE CITY OF KENOSHA ON MAY 19, 1997

INTRODUCTION

In 1994, the City of Kenosha Common Council created Section 15.0 of the Zoning Ordinance entitled “Historic Preservation.” The purpose of this ordinance is to:

- Protect, enhance, and perpetuate historic districts, structures, and sites which exemplify or reflect elements of the City's cultural, social, economic, political, engineering, and architectural history
- Safeguard, the City's history and heritage
- Stabilize and improve property values
- Foster civic pride in the beauty and noble accomplishments of the past
- Protect and enhance the City's historic districts, structures, and sites for the benefit of residents, tourists, and visitors
- Serve as a support and stimulus to business and industry
- Strengthen the economy of the City
- Promote the use of historic districts, structures, and sites for the education, enjoyment, and welfare of the people of the City

The Kenosha Historic Preservation Ordinance permits the Common Council to approve Historic Districts recommended to it for Historic District Designation. A Historic District is defined as an area composed of two or more improvement parcels that together possess special character, historic interest, aesthetic interest, or other significant value which reflects the City's cultural, social, economic, political, engineering, and architectural history, and which has been designated and approved as a historic district pursuant to the provision of this section.

A historic district designation may be placed on any combination of improvement parcels within the City which meet one or more of the following standards:

- Exemplifies or reflects the City's cultural, social, economic, political, engineering, and/or architectural history
- Is identified with historic personage or with important events in the City history
- Embodies the distinguishing characteristics of an architectural type of specimen, inherently valuable for the study of a period, style, method of construction, or of indigenous materials or craftsmanship
- Is representative of the notable work of a master builder, designer, or architect who influenced their age, or has yielded, or may be likely to yield, information important to the history or prehistory of man

Historic districts which are on the National or State Register of Historic Places are required to be designated as a City Historic District.

The Kenosha Historic Preservation Ordinance created a Historic Preservation Commission which has certain authority respecting historic preservation. With respect to historic districts, the Commission, prior to nominating any combination of improvement parcels to the Common Council for historic district status, shall, with the assistance of the Department of City Development, prepare and adopt a preservation plan which shall include an analysis supporting the historic significance of the improvement parcels, guidelines for the construction of public improvements, and a statement of preservation objectives within the historic district. In fulfillment of this obligation, the following preservation plan has been prepared.

APPLICATION OF PRESERVATION PLAN

The Preservation Plan shall be applied as follows to parcels of property within the boundary of the Library Park Historic District:

Structures and sites individually designated as historic shall be subject to the same regulations as structures and sites not in the District, and are not subject to additional regulations under the Preservation Plan.

The Preservation Plan includes guidelines for preservation over and above the regulations of the Historic Preservation Ordinance. These guidelines are advisory in nature.

A Certificate of Appropriateness is required only for:

- construction of a new principle or accessory structure;
- construction of public improvements upon public property by any unit of government which changes the character of the street, sidewalk, right of way, utility installation, light, wall, or fence.

PRESERVATION PLAN FOR THE LIBRARY PARK HISTORIC DISTRICT

DESCRIPTION, CHARACTER, AND INVENTORY

LOCATION AND BOUNDARIES

The Library Park Historic District is located in downtown Kenosha, just south of the City's central business district. The specific boundaries of the district are as follows: Beginning at the intersection of the curb line of Eighth Avenue and the north lot line of 5912-14 Eighth Avenue (extended), then went along said lot line to the rear (west) lot lines of 5912-14 through 6050 Eighth Avenue, then generally south along these lines to the south lot line of 6050 Eighth Avenue, then east along this line to the west lot lines of 807 61st Street and 6118 Eighth Avenue, then south along these lines to the curb line of 62nd Street, then east along this line to the curb line of Eighth Avenue, then south along this line to the south lot lines of 6201 Eighth Avenue and 6128 Seventh Avenue, then east along these lines to the curb line of Seventh Avenue, then south along this line to the south lot line of 6207 Seventh Avenue, then east along this line to the east lot lines of 6207 and 6121 Seventh Avenue, and 519 61st Street, then north along these lines to the curb line of 61st Street, then east along this line to the east lot lines of 522 61st Street and 6019 Seventh Avenue, then north along these lines to the north lot line of 6019 Seventh Avenue, then west along this line to the east lot line of 6003 Seventh Avenue, then north along this line to the curb line of 60th Street, then west along this line to the curb line of Seventh Avenue, then north along this line of Sixth Place, then northeast along this line to the curb line of 59th Street, then west along this line to the curb line of Seventh Avenue, then north along this line to the north lot line of 5824 Seventh Avenue, then west along this line to the west lot line of 5824 Seventh Avenue, then south along this line to the curb line of 59th Street, then west along this line to the curb line of Eighth Avenue, then south along this line to the point of beginning. A map of said district is attached hereto as Exhibit "A" and incorporated herein by reference.

GENERAL CHARACTER

The Library Park Historic District is made up of a group of residences, public buildings, and religious structures generally sited around historic Library Park in downtown Kenosha. The moderately dense district sits on a relatively flat expanse of land just a few blocks west of Lake Michigan. Although settled at an early date with small residences, the area around Library Park was redeveloped during the late nineteenth and early twentieth centuries into a neighborhood of primarily large houses, large public buildings, and religious structures. Because of this redevelopment over the years, the district's buildings sit on both large and small lots and have varied setbacks from the streets. The houses have many different architectural styles and are built of varied construction materials. The lots also have a variety of landscaping. Most historic houses have mature lawns and trees, and Library Park, itself, is dotted with many large trees. But, some of the landscaping around public buildings is minimal with very little lawn space and vegetation. The complexity of this district is one of the factors that sets it apart from its immediate neighbors and the rest of the City.

ARCHITECTURAL CHARACTER

The buildings of the Library Park Historic District represent a wide variety of architectural styles from the mid-nineteenth to mid-twentieth century. A breakdown of the historic architectural styles in the district is as follows: 4 (10%) Greek Revival, 4 (10%) Italianate, 3 (7%) Gothic Revival, 4 (10%) Queen Anne, 5 (12%) Classical Revival, 5 (12%) period revival (Colonial, Georgian, and Tudor), and 16 (39%) vernacular forms or other styles. The wall surfaces of the buildings of the district are also varied. There are 22 buildings with brick wall (54%), 16 buildings with clapboard or artificial siding (39%), and 3 have

stone or stone veneer wall (7%). Almost all of the buildings of the district are two stories in height (71%). Three (7%) of the buildings are one story in height, 8 (20%) buildings are two and one-half or three stories in height, and one building (2%) is over three stories in height. There are 21 (51%) buildings with gable roofs, 14 (34%) with hip roofs, and 6 (15%) with flat roofs in the district, as well.

Most of the buildings in the district have been well-maintained with their historic features intact. There are a number of garages and outbuildings located in the district, but they are primarily non-contributing or non-historic elements of the district. There are a few non-contributing buildings in the district and a few non-contributing additions to historic buildings. These non-contributing elements are identified in the building inventory.

BUILDING INVENTORY

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Contributing</i>
<i>Seventh Avenue</i>				
5824	Old First Baptist Church	Gothic Revival	1901	Yes
5900 A	St. Matthew's Guild Hall	Neo-Gothic	1955	No
5900	St. Matthew's Church	Gothic Revival	1872-79	Yes
6003	Lucien Scribner House	Greek Revival/Italianate	1843	Yes
6019	Urban J. Lewis House	Queen Anne	1892	Yes
6027	Louis Thiers House	Queen Anne	1893	Yes
6035	Herman Reinhold House	Greek Revival	1864	Yes
6039	James Gorman House	Two-Story Cube	1927	Yes
6107	Edward Bain House	Italianate	1860	Yes
6116	Residence	Second Empire	c.1880	Yes
6118-20	Charles Frantz House	American Foursquare	c.1907	Yes
6121	Medical Office Building	Contemporary	c.1980	No
6122-24	Wells House	American Foursquare	c.1913	Yes
6128	John T. Yule House	Italianate	1866	Yes
6207	Terrace Court Apartments	Classical Revival	c.1928	Yes
<i>Eighth Avenue</i>				
5912-14	Eastman-Hurd House	Two-Story Cube	c.1904	Yes
5918	N.R. Allen, Jr. House	Queen Anne	c.1890	Yes
5934	First Congregational Church	Gothic Revival	1874 1962	Yes Addition: No
6004	The Allis	Classical Revival	c.1915	Yes
6008	Arthur French House	Craftsman	1908	Yes
6012	Mary Allen House	Colonial Revival	c.1904	Yes
6018	Apartment Building	Contemporary	c.1975	No
6028	William M. Farr House	German Revival	c.1890	Yes Addition: No
6032	First Church of Christ Scientist	Colonial Revival	1927	Yes

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Contributing</i>
			c.1995	Addition: No
6044	Volney French House	Italianate	1846	Yes
6050	Jewish Community Center	Classical Revival	1927-28	Yes
6118	Joseph Tacki House	Colonial Revival	c.1900	Yes
6119	Duplex	Queen Anne	c.1904	Yes
6123	Mary Stanbridge House	Gabled Ell	c.1905	Yes
6201	Charles Stuart House	Gabled Ell	c.1907	Yes
59th Place				
711	Simmons Library	Classical Revival	1900	Yes
711	Soldier's Monument	Classical Revival	1900	Yes
711	Lincoln Statue		1909	Yes
720	Old YMCA	Tudor Revival	1930	Yes
61st Street				
519	C. Ernest Dewey House	Craftsman	c.1910	Yes
521	William T. Flatley House	Georgian Revival	c.1930	Yes
522	Samuel B. Scott House	Greek Revival/Italianate	c.1855	Yes
530	Residence	Greek Revival	c.1855	Yes
536	Richard H. Welles House	Queen Anne	c.1905	Yes
600	Aart Van Westrienen House	Front Gable	c.1904	Yes
705	Jacob Gottfredsen House	Italianate	1869-71	Yes
711	Frederick Gottfredsen House	Queen Anne	1888	Yes
807	Masonic Temple	Classical Revival	1924	Yes

CONTRIBUTING AND NON-CONTRIBUTING ELEMENTS OF THE DISTRICT

The resources of the Library Park Historic District, as listed above, have all been classified as either being contributing to the district or noncontributing. Contributing resources are defined as resources that are at least 50 years of age and have retained most of their historic appearance. Noncontributing resources are defined as resources that are less than 50 years of age, or, if they are 50 years of age or older, have lost their historic integrity due to extensive remodeling. Some contributing resources have large non-contributing additions.

HISTORICAL BACKGROUND

After the first settlers arrived in Kenosha in 1835, the land around Library Park was soon taken up largely by Yankee Charles Durkee and Canadian George Kimball. Soon after they took up residence, Durkee and Kimball donated a portion of their land for a New England type commons, now known as Library Park. Gradually, some of the village's most prominent citizens saw the beauty of living around a park, and they began erecting homes in the neighborhood. Most of the homes were small to medium-sized buildings, such as the Lucien Scribner House (6003 Seventh Avenue, 1843) and the Volney French House (6044 Eighth Avenue, 1846).

The 1850s saw increased settlement of the park area, and by 1861, the lots around the park were almost entirely filled. The houses at this time ranged from the modest Greek Revival-influenced house at 530 61st Street (c.1855) to the elaborate Italianate style Edward Bain House (6107 Seventh Avenue, 1860). Many of these early houses were lost, though, due to the redevelopment that occurred in the district in the late nineteenth and early twentieth centuries.

After the Civil War, most of the buildings erected in the district were substantial and featured high quality architectural details. They included the Italianate Jacob Gottfredsen House (705 61st Street, 1869-71) and the Gothic Revival churches, St. Matthew's (5900 Seventh Avenue, 1872-1879) and First Congregational (5934 Eighth Avenue, 1874). Several large Queen Anne style houses were built in the district during the later nineteenth century. They included the Frederick Gottfredsen House (711 61st Street, 1888), the Urban J. Lewis House (6019 Seventh Avenue, 1892), and the Louis Thiers House (6027 Seventh Avenue, 1893). At this point, the neighborhood around Library Park was primarily residential and was the most fashionable address in town.

During the early twentieth century, urban pressures that resulted from the district's proximity to the city's downtown commercial district forced new and different construction that made the neighborhood more dense. Large lots were further subdivided, and any remaining vacant space was used for new "infill" housing; that is, smaller, less architecturally distinctive houses than what had been constructed earlier. Typical of this infill construction are the streetscapes of houses along the south end of Seventh and Eighth Avenues. At the same time, many of the larger houses in the district were subdivided into apartments, rooming houses, or put to a different use.

More significant change to the district came with the construction of large, public buildings during the early twentieth century. The trend began with the construction of the Gilbert M. Simmons Memorial Library (711 59th Place), completed in 1900. The Classical Revival library was complemented by the construction of the Classical Revival Masonic Temple (807 61st Street) in 1924, the Colonial Revival First Church of Christ, Scientist (6032 Eighth Avenue) in 1927, and the Classical Revival Jewish Community Center (6050 Eighth Avenue) in 1927-28. Two large apartment buildings also added to the density of the district, and helped change the focus of residential housing from single-family to multi-family. The Allis (6004 Eighth Avenue) was built around 1915 and the Terrace Court Apartments (6207 Seventh Avenue) were constructed around 1928. Completing this neighborhood change was the construction of the old YMCA building (720 59th Place), a massive Tudor Revival structure, in 1930.

After World War II, there was little building activity in the neighborhood. Most new construction consisted of additions to existing buildings. But, the uses of the buildings in the district continued to evolve. Most of the single-family homes in the district were converted to either commercial, public, or multi-family use, or a combination of all of the above. Public buildings have largely remained public, but their uses have sometimes changed from their original purposes. But, despite the changes that have taken place in the district, it retains its historic qualities and reflects the growth and development of this area of the city.

ARCHITECTURAL SIGNIFICANCE

The Library Park Historic District is significant for architecture because it contains many fine examples of nineteenth and twentieth century architectural styles. Many of the buildings were also designed by locally and nationally prominent architects. In particular, the concentration of so many fine individual examples of historic architectural styles in the district that makes it one of the outstanding neighborhoods in the city; a virtual showcase of mid-nineteenth and early twentieth century architectural styles. The

district also contains a fine example of historic landscape architecture. The original landscaping of the park around the Simmons Library was designed by Ossian C. Simonds, a prominent Chicago landscape architect known for his picturesque landscape plans of the late nineteenth and early twentieth centuries.

GREEK REVIVAL AND ITALIANATE

There are three buildings in the district that are fine examples of the transitional period between the formal, classical Greek Revival style and the more picturesque Italianate style. They include the Lucien Scribner House (6003 Seventh Avenue, 1843), the Volney French House (6044 Eighth Avenue, 1846), and the Samuel B. Scott House (522 61st Street, c. 1855). They all have the symmetrical, formal plan and massing of the Greek Revival style, but also the roof line of the Italianate style.

There are three fine examples of the Italianate style in the district. The largest is the Edward Bain House (6107 Seventh Avenue, 1860) with its massive decorated gables. A very fine and typical example of the Italianate style is the Jacob Gottfredsen House (705 61st Street, 1869-71), a well-preserved example of the style. The John T. Yule House (6128 Seventh Avenue, 1866) is a very typical example of a modest, middle-class Italianate house, yet it is highly decorative.

GOTHIC REVIVAL

There are two fine Gothic Revival churches in the Library Park District. St. Matthew's Episcopal Church (5900 Seventh Avenue, 1872-1879), is an outstanding example of the style and features unusual "flying buttresses." The First Congregational Church (5934 Eighth Avenue, 1874) is a more typical example of a nineteenth century Gothic Revival church building that features fine brick construction and artistic stained glass windows.

QUEEN ANNE

There are three outstanding examples of the Queen Anne style in the district. The Urban J. Lewis House (6019 Seventh Avenue, 1892) is probably the best example of the style in the city. The Frederick J. Gottfredsen House (711 61st Street, 1888) has unusual features from other styles, and the Louis Thiers House (6027 Seventh Avenue, 1893) is a typical Queen Anne house with an asymmetrical plan and turret.

CLASSICAL REVIVAL

Some of the finest Classical Revival buildings in Kenosha are located in the Library Park Historic District. The Gilbert M. Simmons Memorial Library (711 59th Place, 1900) was the work of Daniel Burnham, the most prestigious of all of the Classical Revival architects, and it is an outstanding example of the style. Two other fine Classical Revival buildings in the district are the Masonic Temple (807 61st Street, 1924) and the Jewish Community Center (6050 Eighth Avenue, 1927-28). Both the Terrace Court Apartments (6207 Seventh Avenue, c. 1928) and the Allis apartment building (6004 Eighth Avenue, c. 1915) feature Classical Revival details, as well.

TUDOR REVIVAL

Also included in this district is an outstanding example of the Tudor Revival style. The old YMCA building (720 59th Place, 1930) is a castle-like interpretation of the popular twentieth century architectural style.

ARCHITECTS

The Library Park Historic District is also significant for architecture because many of its fine buildings were designed by noted historic architects. The most significant was Chicago architect Daniel H. Burnham, who designed the Simmons Library. A leading proponent of the Classical Revival style, he was one of the best architects designing in that style in the early twentieth century. Another Chicago architect, Gustav Schmid, was responsible for the design of the Kenosha Masonic Temple. Schmid designed several noteworthy fraternal buildings in the country. Chicago's Chester H. Walcott designed the impressive Tudor Revival old YMCA building. In the nineteenth century, another Chicago architect, A. H. Ellwood, designed the St. Matthew's Church in a historic interpretation of the Gothic Revival style.

LANDSCAPE ARCHITECT

The Library Park Historic District is significant for landscape architecture because the park was designed by noted Chicago landscape architect Ossian C. Simonds in 1899. Simonds is known for his designs of Graceland Cemetery in Chicago, the original estate grounds in Lake Forest, Illinois, the layout of Fort Sheridan, the grounds of the Universities of Maryland and Iowa, and several parks in Madison, Wisconsin. Simonds was one of the founding members of the American Society of Landscape Architects and the founder of the first four-year professional landscape architecture program in the Midwest at the University of Michigan. Simonds envisioned his designs to be like pictures worthy of being photographed or painted from every angle. He introduced native plant species into urban parks along with an abundance of curvilinear roads and pathways. The Library Park design integrated Simond's interpretation of a picturesque landscape with the curving natural footpaths created by the original settlers of Southport.

HISTORICAL SIGNIFICANCE

The Library Park Historic District is historically significant because several of its buildings represent important events in the development of Kenosha's history and because many prominent individuals and families lived in the district during the historic period. One of the earliest historically significant events in the district occurred during the ante-bellum period, when local abolitionist minister Ruben Deming participated in the underground railroad. Reverent Deming assisted slaves fleeing the south along the network of transportation links known as the underground railroad. Deming hid runaway slaves in his home in Library Park and assisted them in finding a ship that would take them toward Canada via the Great Lakes. Although Reverend Deming's house is no longer in Library Park, the site of his old house is marked as an important historic landmark in Kenosha.

Other historically significant people who made their homes in Library Park included prominent industrialists. One of the most important was Edward Bain (6107 Seventh Avenue), who developed the Bain Wagon Works from a small wagon shop into a major industry in the nineteenth century. In 1890, Nathan Allen, Jr., (5918 Eighth Avenue), began expanding his father's tannery, a successful nineteenth century industry, into a factory complex that encompassed 28 buildings and employed 1,000 workers. Both of these industrialists made an important impact on the growth and development of industry in Kenosha.

Making less of an impact individually, but contributing to the overall growth and development of Kenosha's industrial base in the nineteenth and twentieth centuries, were several other people who lived in Library Park. They included Jacob and Frederick Gottfredsen (705 and 711 61st Street), who operated the Gottfredsen Brewery; Peter Pirsch (6003 Seventh Avenue), who invented and produced innovative fire-fighting equipment at the turn of the twentieth century; and Horace Johnson (6028 Eighth Avenue),

whose innovative men's underwear design of the early twentieth century helped turn the Cooper Clothing Company into Jockey International, one of Kenosha's most important twentieth century corporations.

There are also a number of buildings in Library Park that are historically significant because they represent the growth and development of education and social services in the city. In an area of education, one of the most important milestones in the city was the establishment of a free public library. In 1899, Zalmon Simmons, a local industrialist, donated enough money to build the first public library building in the city. The Simmons Memorial Library (711 59th Place), the centerpiece of the Library Park District, remains an important educational facility today.

Several buildings are important in the area of social services. The old YMCA building (720 59th Place), is the long-time home for important youth services in Kenosha. Established in 1885, the YMCA was revitalized in the 1920s, and the construction of this building in 1930 was the culmination of the city's effort to assist young men. A few years later, the organization began to serve young women, as well, and changed its name to the Kenosha Youth Foundation.

Another important social organization in the city was the Kenosha Women's Club (6028 Eighth Avenue). In the late nineteenth and early twentieth centuries, women's clubs were the most important organizations that helped women participate in the social, cultural, and civic life of the community. The Women's Club of Kenosha began in 1891 and through the years, the club has been an important institution serving women in Kenosha.

Masonic lodges were formed in Kenosha in the mid-nineteenth century, and for decades, this fraternal group was one of the most prominent social institutions in the city. The Masonic Temple in Library Park (807 61st Street), was the group's most notable building in Kenosha. The Jewish Community Center (6050 Eighth Avenue), had its origin in the Young Men's Hebrew Association, a social service organization for Jewish residents of Kenosha. Soon, the organization became a regular temple, but maintained their recreational and social activities. As Beth Hillel Temple, the organization remains an important Jewish social center in the city.

HISTORIC PRESERVATION OBJECTIVES

The objectives in placing historic designation on the Library Park Historic District are to:

- A) Effect and accomplish the protection, enhancement, and perpetuation of the historic district which exemplifies and reflects elements of the City's cultural, social, economic, political, engineering, and architectural history.
- B) Safeguard the City's history and heritage as embodied and reflected in the historic district's structures and sites.
- C) Stabilize and improve property values.
- D) Foster civic pride in the beauty and noble accomplishments of the past.
- E) Protect and enhance the historic district for the benefit of residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- F) Strengthen the economy of the City.
- G) Promote the historic district for the education, enjoyment, and welfare of the people of the City.

PRESERVATION GUIDELINES

In general, the following preservation guidelines are based upon the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as published by the National Park Service, Department of the Interior. However, the Historic Preservation Commission reserves the right to make recommendations based upon particular design submissions. Nothing in these guidelines shall be construed to prevent ordinary maintenance of documented original elements.

GUIDELINES FOR REHABILITATION

These guidelines are not intended to restrict an owner's use of their property, but to serve as a guide for making changes which will be sensitive to the architectural integrity of the structure and appropriate to the overall character of the district. The following guidelines will be used by the Kenosha Historic Preservation Commission in issuing a Certificate of Appropriateness for alterations and additions to structures in the Library Park Historic District.

ADDITIONS AND EXTERIOR ALTERATIONS

The design of additions and exterior alterations should be compatible with the existing structure in scale, architectural design, texture, and the proportion of solids to voids. Materials and architectural details used in such exterior alterations and additions should reasonably match those on the existing structure. Where the materials and architectural details are unknown, the materials and architectural details of the structure should be compatible with those used in the original construction of similar structures.

CHIMNEYS

Original chimneys should be retained and the addition of new chimneys should match existing chimneys and/or should be in keeping with the character and style of the original building. If rebuilding is necessary, the chimney should duplicate the original chimney unless the expense is prohibitive, in which case the new chimney's design should harmonize with the style of the building.

DOOR OPENINGS AND DOORS

Door openings should be retained, and whenever possible, the front entrance should be kept at the original level. The original entry size, shape, and trim should be maintained. If replacement is necessary, materials and design must be the same or similar to the materials used in the original construction of the building. Altering the height or width of a door opening is not recommended.

The repair and retention of the original door(s) are encouraged when possible. If replacement is necessary, it is recommended that the new door(s) match the original in size and appearance and harmonize with the architectural design and style of the building.

The repair and retention of original storm door(s) or the replacement of same with new unit(s) which reasonably duplicate the original in materials and appearance are encouraged. Replacement(s) with metal components are acceptable where factory-enameled. Raw aluminum storms are acceptable if painted after a year of weathering of the finish. Replacement(s) which imitate a specific style are acceptable only if the style matches the style of the house.

EXTERIOR FINISHES

Masonry – Unpainted brick, stone, or terra-cotta should not be painted or covered unless documented as being originally painted. Re-point defective mortar by matching the original color, style, texture, and strength. Clean masonry only when necessary to halt deterioration and with the gentlest method possible. Sandblasting brick or stone surfaces is prohibited because this method of cleaning erodes the surface of the material and accelerates deterioration. Avoid the indiscriminate use of chemical products which could have an adverse reaction with masonry. Repair or replace deteriorated material with new material that matches the existing as closely as possible unless the existing material is inappropriate and the new material will be more in keeping with the character and style of the original structure.

Stucco – Repair stucco with a stucco mixture matching the original as closely as possible in appearance and texture.

Wood – Retain original material, whenever possible. Avoid removing decorative wood shingling, boards, and/or other architectural details.

HANDICAPPED ACCESS RAMPS, RAILS, ETC.

Ramps, rails, and other devices needed for easy access by a handicapped person are acceptable if constructed in a manner which alters the overall design as little as possible. Ramps should be designed in such a manner as to be easily removed when no longer needed.

HEIGHT

All additions should be no higher than the existing structure. Exceptions may be made for the restoration of features which can be documented as having been previously present and which are compatible with the original design or by special exception to be considered on an individual basis by the Historic Preservation Commission.

MECHANICAL AND SOLAR APPARATUS

Mechanical and solar apparatus may be installed where such devices do not detract from the architectural integrity of the structure and are as unobtrusive as possible. Mechanical and solar apparatus should not be installed if such devices hide significant architectural features of the structure from the street view or from neighboring historic structures, or if their installation requires the loss of significant architectural features, or if they are of such a large scale that they become a major feature of the design of the structure.

REPAIRS

Repairs in materials that duplicate the original in composition, texture, and appearance are encouraged.

RESTORATION

Work that will return the structure to an earlier appearance is encouraged, especially when documented by photographs, architectural or archaeological research, or other suitable evidence.

ROOFS

Retain the original roof shape. Modern dormers and skylights may be added to roof surfaces if they do not visually intrude upon those elevations visible from the public right-of-way. Avoid making changes to the roof shape which would alter the building height, roof line, pitch, or gable orientation. The roof should not be stripped of architectural features important to its character.

Retain tile and slate roofing materials, wherever possible. Avoid using new roofing materials that are inappropriate to the style and period of the building and neighborhood. Replace deteriorated roof coverings with new materials that match the existing in size, shape, color, and texture unless the existing roof covering is inappropriate and the new materials will be more in keeping with the character and style of the original building. Avoid replacing deteriorated roof covering with new materials which differ to such an extent from the existing in size, shape, color, and texture that the appearance of the building is altered.

SECOND EXIT OPENINGS, PLATFORMS, STAIRS, AND RAILINGS

Second exit openings, platforms, stairs, and railings should not be applied to the front or sides of a structure unless they are not visible from the street fronting the structure. Second exit features should be architecturally compatible with the existing structure.

SITING AND SITE LANDSCAPING

Any changes to existing buildings must reflect the traditional siting of buildings in the district. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures, and the relationship between the main building and accessory buildings. Building alterations should not obstruct the vistas from the street to the house and the existing green space and landscape features of the site should be retained. The size of driveways, walkways, and other landscape features around historic buildings should be in keeping with the historic character of the district. Large driveways or walkways should not be built in traditional green space areas and should be screened with appropriate landscape materials where they are constructed. The use of modern landscape “berms” are not encouraged.

WINDOWS, STORM WINDOWS, SCREENS, AND AWNINGS

The repair and retention of original windows, storm windows, screens, or replacement of the same with new units that duplicate the original in materials, size, and appearance are recommended. Historic or original windows and hardware should be used whenever possible. Replacement materials, such as combination metal windows are permitted, as long as the metal components are factory-enameled. Painting of existing raw aluminum storms is recommended, and painting new raw aluminum storms after one year is suggested. Window awnings constructed of wood, aluminum, vinyl, or steel are not recommended.

GUIDELINES FOR NEW CONSTRUCTION

HEIGHTS

Building heights should be compatible with the height of adjacent structures so that the appearance of the streetscape is maintained.

MATERIALS

Materials for the exterior walls and architectural trim for new structures should be compatible with the architectural style and construction materials found in the streetscape where the new building is to be located.

MECHANICAL AND SOLAR APPARATUS

Mechanical and solar apparatus are acceptable on new structures if such devices do not detract from the architectural integrity of the structure or other structures in the district and are as unobtrusive as possible. Mechanical and solar apparatus should not be installed if such devices hide from contiguous street view significant architectural features of the structure or neighboring historic structures, or if their installation requires the loss of significant architectural features, or if they are of such a large scale that they become a major feature of the design of the structure.

PARKING LOTS

Parking lots that have four or more spaces must be screened from adjoining streets. Screening may be satisfied by use of adequate landscape plantings or architecturally-compatible hardscaping that screen the parking lot from the public street.

ROOF SHAPE

The roof shape of new structures should be compatible with the roof shapes found in the streetscape where the new building is to be located.

SITING AND SITE LANDSCAPING

New construction must reflect the traditional siting of buildings in the district. This includes setback, spacing between buildings, the orientation of openings to the street and neighboring structures, and the relationship between the main building and accessory buildings. New buildings should not obstruct the vistas from the street to the house. If the new construction is replacing an older building, the existing green space and landscape features of the site should be retained. If the new construction is placed on a vacant lot, the amount of green space and landscape features around the new building should be similar to the green space and landscape features around the other buildings in the district.

The size of driveways, walkways, and other landscape features around new construction should be in keeping with the historic character of the district. Large driveways or walkways should not be built in traditional green space areas and should be screened with appropriate landscape materials where they are constructed. The use of modern landscape “berms” are not encouraged.

VISUAL SIZE

The gross area of the front facade (all walls facing the street) of a structure should be no greater than one hundred twenty-five (125) percent of the average gross area of the front facades of all structures within the visually related area. If this is not possible, changes in the setback should be designed in the front facade of the structure to repeat the rhythm and proportions of structure versus space within the related area.

ACCESSORY BUILDINGS

Accessory buildings shall be compatible with the design of the existing structures on the improvement parcel and be as unobtrusive as possible. Exterior wall materials should be reasonably similar to the materials used in the construction of the primary structures.

GUIDELINES FOR DEMOLITION

The following standards for approval of demolition work or recommendations for preservation, shall apply to historic structures in the historic district.

- A) The structure is of such historic significance that its demolition would be detrimental to the public interest.
- B) The structure, when in an historic district although not itself a historic structure, contributes to the distinctive character of the historic district as a whole, and therefore, demolition would be detrimental to the public interest.
- C) The demolition of the structure would be contrary to the purpose and intent of the historic preservation ordinance or to the objectives of this historic preservation plan.
- D) The structure is of such old, unusual, or uncommon design, texture, and/or material that it could not be reproduced or could be reproduced only with great difficulty and/or expense.
- E) The retention of the structure would encourage the study of the City's history, architecture, and design or develop an understanding of the City's culture and heritage.

Notwithstanding the above, a Certificate of Appropriateness for demolition shall be deemed appropriate where any of the following factors exist:

- A) The 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, which is self-created or the result of any failure to maintain the structure in good repair, cannot qualify as a basis for the issuance of a Certificate of Appropriateness.
- B) The denial of the application would deny the owner of the structure all economically viable use of their property.

GUIDELINES FOR STREETSCAPES

The streetscapes in the Library Park Historic District are visually cohesive because of the historic character of the buildings in the district and because of the historic landscaping surrounding these buildings. Therefore, it is important to maintain the height, scale, mass, and materials established by the buildings in the district and the traditional setbacks and density of the streetscapes. It is also important to maintain appropriate landscaping around the historic buildings and public areas of the district, and the extant green spaces currently surrounding public buildings in this district should be retained. When considering alterations to the district's buildings and/or sites, an effort should be made to maintain the appearance of an historic streetscape.

In addition, when public improvement projects are undertaken in the district, such as street reconstruction and landscaping, these improvements should avoid introducing elements which are incompatible with the historic streetscapes. Improvements should be based on traditional landscaping, fencing, retaining walls, signage, and street lighting that is compatible with the character and period of the streetscapes. In the Library Park Historic District, the extant brick street pavement should be retained.

GUIDELINES FOR PARKS

The Library Park Historic District is an important historic resource in the district and its existing features should be retained, including the extant mature trees, bushes, and green space. Any replacement of physical or mechanical features in the park, i.e., sidewalks or streetlights, should be in keeping with the historic character of the district. Mechanical equipment such as large telephone or electrical boxes, electrical transformers, or other equipment houses should not be placed in the park.

HISTORIC PRESERVATION PLANNING AND OTHER PLANNING ACTIVITIES

Historic preservation planning should be coordinated with other planning activities in Kenosha, and the goals presented in this plan complement and reinforce community goals expressed in the City's other planning documents. Historic preservation planning reinforces the City's concern for the quality of life in an urban environment. Preservation of historic structures and districts is part of an overall program to encourage quality urban design throughout the City of Kenosha.

The goals of historic preservation planning also reinforces the City's goals for economic development and revitalization. The economic benefits of historic preservation have been well documented nationwide. These benefits range from job creation, spin-off economic benefits, to properties adjacent to historic structures, to attracting new business, to old neighborhoods.

The strategies for implementation of historic preservation goals are closely associated with the neighborhood conservation and revitalization strategies already advocated by the City of Kenosha. The program described in this plan is designed to help conserve or revitalize the affected neighborhood and maintain or improve the quality of life in the affected neighborhood and the City as a whole.

Approved as to form by James W. Conway, City Attorney, on April 17, 1997.

