

CIVIC CENTER HISTORIC DISTRICT

PRESERVATION PLAN

DRAFTED BY THE DEPARTMENT OF CITY DEVELOPMENT

RECOMMENDED BY THE HISTORIC PRESERVATION COMMISSION ON JANUARY 30, 1997

ADOPTED BY THE COMMON COUNCIL FOR THE CITY OF KENOSHA ON FEBRUARY 17, 1997

AMENDED BY THE DEPARTMENT OF CITY DEVELOPMENT ON NOVEMBER 29, 2006

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 Civic Center 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 CIVIC CENTER HISTORIC DISTRICT

DESCRIPTION, CHARACTER, AND INVENTORY

LOCATION AND BOUNDARIES

The Civic Center Historic District is located in downtown Kenosha, just west of the City's central business district. The specific boundaries of the district are as follows: Beginning at the intersection of the west curb line of Sheridan Road and the south curb line of 56th Street, then east along the south curb line of 56th Street to the west curb line of Eighth Avenue, then south along this line to the north curb line of 57th Street, then west along this line to the west curb line of Sheridan Road, then south along this line to the north curb line of 58th Street, then west along this line to the east curb line of Tenth Avenue, then north along this line to the north curb line of 57th Street, then west along this line to the rear lot line of 5608 Tenth Avenue, then generally north along this line, across 56th Street and along the rear lot line of 5516 Tenth Avenue to the north lot line of 5516 Tenth Avenue, then east along this line to the east curb line of Tenth Avenue, then north along this line to the rear lot line of 912 56th Street, then east along this line to the west curb line of Sheridan Road, 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 Civic Center Historic District is made up of five Classical Revival civic and educational buildings situated around the Civic Center Plaza. The Civic Center was the culmination of a movement by Kenosha's leaders to create a "City Beautiful" public place for their governmental and/or public buildings. Harland Bartholomew, the noted City Planner, prepared a comprehensive City Plan which designed the Civic Center. In 1922, Kenosha's new progressive city government began promoting the Civic Center project, and by 1933, all four sides were complete.

The Civic Center, being a planned development of institutional uses, contains buildings which are similar in architectural style and sit on large lots, some taking up an entire block. All of the buildings are situated around the plaza, which is landscaped with mature lawns, large trees, flower beds, and park benches. Because of the large size of the Civic Center buildings, they take up almost all of their lot space and have little landscaping.

ARCHITECTURAL CHARACTER

The buildings of the Civic Center are all Classical Revival style institutional buildings that are built with or faced with gray limestone blocks. Four of the five buildings are three stories in height. One building is one-story in height, but sits on a raised foundation. All of the building's roofs are flat except for one building which has a low-pitched roof. All of the buildings in the district have been well-maintained, and have their historic features intact. There are no garages or outbuildings located in the district, but there is a contributing art object in the Civic Center Park.

BUILDING INVENTORY

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Contributing</i>
5516 Tenth Avenue	Old Moose Lodge	Classical Revival	1926 – 27	Yes
5608 Tenth Avenue	Kenosha Public Museum	Classical Revival	1908 – 10 Moved 1933	Yes
912 56 th Street	Kenosha County Courthouse & Jail	Classical Revival	1923 – 25	Yes
913 57 th Street	Old Kenosha High School	Classical Revival	1924 – 26	Yes
5606 Sheridan Road	U.S. Post Office	Classical Revival	1933	Yes

CONTRIBUTING AND NON-CONTRIBUTING ELEMENTS OF THE DISTRICT

The resources of the Civic Center Historic District, as listed above, have all been classified as contributing to the district. Contributing resources are defined as resources that are at least 50 years of ages and have retained most of their historic appearance.

HISTORICAL BACKGROUND

The Civic Center Historic District arose out of the “City Beautiful” and “City Efficient” ideas that were popular with progressive reformers in the early twentieth century. Kenosha's “City Beautiful” movement began when Mrs. George A. Yule gave a speech on the topic in 1905. In 1906, prominent citizens organized the Civic Federation which was primarily interested in outlawing prostitution and gambling, but also promoted government reform. After World War I, many local citizens began to push for the City Manager form of government, a popular reform idea of the era.

In 1919, city reform in Kenosha began to take shape as funds were allocated for a city planning effort and the establishment of a City Planning Commission. One of the ideas the new commission pushed was the building of a Civic Center. In 1922, reform reached fruition with the approval of the City Manager form of government. The cooperation between the new City Manager and the City Council resulted in a comprehensive City Plan and building of the Civic Center. The City hired professional planner Harland Bartholomew to prepare a City Plan. The Civic Center idea was prominent in Bartholomew's completed work. In fact, he envisioned a Civic Center that would extend and include the Chicago and Northwestern Railroad Depot, several blocks larger than the completed Civic Center.

Although Bartholomew's entire Civic Center vision was not implemented, the City did complete one block of the plan. Between 1922 and 1933, an incredible amount of effort took place between several governmental agencies to complete this portion of the Civic Center. The first building constructed in the Civic Center was the Kenosha County Courthouse, followed closely by the old Kenosha High School. In order to complete these two buildings though the City had to convince the county to swap land with the school district, and several blocks of land had to be cleared of old buildings for the new construction and the park space. The new county courthouse was completed in 1925 and the high school was finished in 1926.

The other two sides of the Civic Center were completed by the federal government. The old Kenosha Post Office was a small building in need of replacement by the late 1920s. The City convinced the federal government to locate the new post office on the east side of the Civic Center park. Since the old post office was a fine classical building, it was moved two blocks to anchor the west side of the park and

became the Kenosha Public Museum. When the new post office was completed in 1933, the first block of the Civic Center was finished.

The immensity of the effort to create the existing Civic Center could not be sustained during the Great Depression of the 1930s, so Bartholomew's plan for a multi-block Civic Center was not implemented. The construction of the old Moose Lodge in 1926-27 was the only additional Classical Revival building constructed outside of the first block of the Civic Center. Although not fully realized, the Kenosha Civic Center was still a monumental achievement for a community of its size. Only a few larger cities in the country were able to build Civic Centers of equal quality, making this historic district one of the most important landmarks in Wisconsin.

ARCHITECTURAL SIGNIFICANCE

The Civic Center Historic District is significant for architecture because it contains five outstanding examples of Classical Revival architecture and as a whole, is an excellent example of early twentieth century civic architecture. Taking its appearance from the "City Beautiful" idea and the popular Classical Revival architectural style, the Kenosha Civic Center is a realization of many City's vision of a classical group of civic buildings representing the highest ideals of both architecture and political efficiency.

The individual buildings of the district are each fine examples of the Classical Revival style, but the first two structures built in the center, the courthouse and old high school, are the most imposing and grand. The courthouse features an impressive colonnade of colossal columns, a detail seen on the finest of Classical Revival buildings. The old high school also has colossal columns but also massive pediments, pilasters, and a parapet with balustrade details also seen on the finest of Classical Revival buildings. The courthouse and the old high school are well-designed, well-proportioned examples of the style. The old jail or annex that sits behind the courthouse is a scaled-down version of the courthouse that complements the main building.

Although built in 1933, the U.S. Post Office building is also a fine example of the Classical Revival style. Because it was constructed in the later years of popularity for the style, it would have been likely that the post office would have been a more subdued, or less decorative example of the style. In fact, during this period, many post offices were designed in a more modern Art Deco or streamlined Classical Revival manner. But, the colossal columns that mirror those of the courthouse, along with an enriched parapet, modillioned cornice, pilasters, and arched windows make the post office building a fine and traditional example of the Classical Revival style and one of the most decorative buildings of the district.

The diminutive Kenosha Public Museum was built at the height of the Classical Revival style's popularity. The highly detailed building can also be referred to as Beaux Arts, the more decorative form of the style. The building's unusual terra-cotta exterior resembles limestone, a detail that makes the building fit in well with the other limestone structures of the Civic Center; and with its elaborate decoration, the building is one of the most picturesque in the district.

The Civic Center Historic District is also architecturally significant because its buildings were designed by noted and talented architects. Local architect Joseph Lindl was responsible for the impressive design of the Kenosha County Courthouse, one of the finest Classical Revival buildings in the State of Wisconsin. He was also responsible for the design of the old Moose Lodge, a complementary Classical Revival building next door.

James Knox Taylor was the supervising architect for the federal government who designed the Kenosha Public Museum when it was built as Kenosha's old post office building. Knox was formally trained and he apprenticed under noted architect Cass Gilbert and under other government architects. His beautiful

design for the old post office shows his ability to work in the popular Beaux Arts area of the Classical Revival style.

John D. Chubb was a Chicago architect who designed the outstanding old Kenosha High School building. He specialized in designing educational buildings throughout the mid-west. The design of the old high school shows that he was an expert in both school design and in the Classical Revival style of architecture.

The current U.S. Post Office was designed by another federal government architect, George Daidy. The high quality Classical Revival details of this building illustrate that Daidy was an expert in the style and had the ability to design a well-proportioned building that helped complete the Civic Center idea in Kenosha.

HISTORICAL SIGNIFICANCE

The Civic Center Historic District is historically significant primarily for community planning and development. It was a planned development that combined politics and planning to create Kenosha's version of a classical style "City Beautiful" Civic Center. The completion of all four sides of the Civic Center was one of the most significant events in the history of the City.

The Civic Center idea emerged from two movements designed to reform cities which during the late nineteenth century were seen largely as bastions of graft and corruption by progressive reformers. The first movement was meant to improve the physical appearance of the City, while the second movement was meant to politically reform the City. The earliest attempts to improve the physical appearance of the City was a movement for more parks and open spaces and the development of "garden communities." But little could be done until political reform in city government was achieved.

In the late nineteenth century, architects began promoting the "City Beautiful" idea. The idea was spurred on at the World's Columbian Exposition in Chicago in 1893 with the construction of the classical "white city." This exposition featured a large group of classical buildings, all painted white, centered around formal green spaces, pools, and fountains. According to proponents of the idea, the "white city" was the epitome of what a real city could be. Not only could the "white city" be an architectural achievement, it could instill in citizens a sense of the importance of civic virtue. One of the showpieces of the "white city" or "City Beautiful" idea was the construction of a Civic Center of government buildings surrounding a public green space.

The City of Kenosha participated in all of these trends. The citizens adopted the City Manager form of government, hired a professional planner to make a City Plan, reformed the city bureaucracy, and began developing a "City Beautiful" Civic Center. During the 1920s, the reformers in Kenosha made great strides in changing the direction of city government, and the development of the Civic Center was a triumph for the reform movement.

The development of the Civic Center also represented an unprecedented cooperation between various governmental bodies to complete a major building project. Such cooperation is typical today, but in the 1920s, it was a major political achievement. Kenosha is one of only a few communities in the state that even attempted a Civic Center, and its success was not duplicated elsewhere. The Civic Center Historic District is an outstanding landmark of planning and community development both in the City of Kenosha and the State of Wisconsin.

The Civic Center Historic District is also historically significant because its individual buildings represent the growth and development of other important historical trends in the community. The old Kenosha

High School represents the modernization of the City's high school program, and it is a landmark in the development of educational services in the community. The Kenosha County Courthouse represents the growth and development of county government services in the area. It is the most important historic resource related to county government in the City. The two post office buildings represent historic federal government services in the City. The post office was the most important service of the federal government prior to the Great Depression of the 1930s. The growth and development of Kenosha in the early twentieth century is reflected in the construction of two post office buildings within 25 years. The Old Moose Lodge represents the popularity of fraternal groups that peaked during the early twentieth century. Fraternal groups helped define society in the nineteenth and early twentieth centuries, and their members were often the most prominent people in the community. These groups also provide important civic services to the community and continue to provide charitable assistance today.

The Royal Order of the Moose occupied the Old Moose Lodge until about 1943. In 1943, the Kenosha Labor Association purchased the building for the Union Club to house offices and meeting places for various labor unions in Kenosha. In 1994, Kenosha County purchased the property and rehabilitated the building. The building currently houses the Kenosha County Administrative offices, continuing the public use of the Civic Center.

In 2006, the Kenosha Public Museum in partnership with Carthage College reopened its doors as the new Dinosaur Discovery Museum and Institute of Pathology. The museum has 12 dinosaurs and many birds on display. In addition, Carthage students staff a lab in the lower level demonstrating how dinosaurs are discovered. Thus, the Dinosaur Discovery Museum continues its civic focus as it maintains a prominent place on the Civic Center square.

Both individually and as a group, the Civic Center Historic District's buildings represent important historical events in the community making the district a small but highly significant group of buildings in the City.

HISTORIC PRESERVATION OBJECTIVES

The objectives in placing historic designation on the Civic Center 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 Civic Center 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 Civic Center 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 Civic Center Historic District, the extant brick street pavement should be retained.

GUIDELINES FOR PARKS

The Civic Center Plaza 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 February 11, 1997.

