

*PEARL STREET HISTORIC DISTRICT*

*PRESERVATION PLAN*

DRAFTED BY THE DEPARTMENT OF CITY DEVELOPMENT

RECOMMENDED BY THE HISTORIC PRESERVATION COMMISSION ON AUGUST 27, 1998

ADOPTED BY THE COMMON COUNCIL FOR THE CITY OF KENOSHA ON SEPTEMBER 21, 1998

## *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 Pearl Street 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 PEARL STREET HISTORIC DISTRICT***

## ***DESCRIPTION, CHARACTER, AND INVENTORY***

### **LOCATION AND BOUNDARIES**

The Pearl Street 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 11th Avenue and the south curb line of 55th Street, then north along the west curb line of 11th Avenue to the north lot line of 1100-1106 55th Street, then west along this line to the west lot line of 1100-1106 55th Street, then south along this line to the north curb line of 55th Street, then west along this line to the east curb line of 13th Avenue, then south along this line to the south property lines of 1109-1113, 1207, and 1213 55th Street, then generally east along these lines to the east property line of 1109-1113 55th Street, then north along this line to the south curb line of 55th Street, then east 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 Pearl Street Historic District consists of four commercial buildings that are located along modern-day 55th Street, a block-long street just west of downtown Kenosha and immediately northwest of the city's Civic Center and Civic Center Historic District. The district, once part of the western end of the city's downtown commercial district, sits in an area of mixed uses today. North of the district is a recently redeveloped area of apartment buildings and townhouses. West of the district are the raised tracks of the old Chicago Northwestern Railroad, now a commuter rail line. The old railroad depot and a large parking lot lie just northwest of this district's boundary. South of the district is an area of vacant lots and commercial buildings bordered by a major thoroughfare, 56th Street, and to the east is a large office building. The result is a "pocket" of commercial buildings, the only remnant of the historic downtown commercial district lying west of Sheridan Road.

Unlike larger commercial districts, the buildings of this district are not attached in streetscapes of storefronts. Each building is a separate structure, three located on the south side of the street, and one located on the north side. Only one of the buildings has any landscaping features. The Seymour House (1207 55th Street) has a small lawn in front of its main elevation and this lawn is landscaped with small shrubs. The other buildings abut the sidewalk like commercial buildings in more dense downtowns. The street is improved with concrete curbs and gutters and there is a narrow terrace on the north side. Decorative "period" street lighting accents this small terrace. The topography of the district is flat, as is the area surrounding the district.

Although constructed over a period of 50 years, the buildings of the district have similar features that give the district cohesiveness. The buildings are all constructed of brick, are two stories in height, and have a similar scale. All except one of the buildings have flat roofs and are decorated in commercial architectural styles. Because of this internal architectural cohesiveness, along with the very different physical features outside of the district, Pearl Street stands out as an entity all of its own.

## **BUILDING DESCRIPTIONS**

***WILLIAM SEYMOUR HOUSE***  
***1207 55TH STREET***  
***c. 1840***

The William Seymour House is a recently renovated, two-story, Greek Revival style building with a rectangular plan, a moderately-pitched gable roof, and walls constructed with early-produced bricks that have both a cream and vermilion hue. Both the north and south elevations of the building have full pediments attached to the brick-covered gable peaks. Very shallow projecting brick corbeling decorates the roof eaves suggesting a frieze. The north and east walls are punctuated with symmetrical fenestration of modern six-over nine light double-hung sashes. The windows are decorated with narrow stone cornice lintels. A modern cast-iron fire escape is attached to a second floor opening along the east elevation.

The main entrance to the building is in the north elevation. It consists of a modern glass and wood-paneled "period" door that features sidelights and decorative moldings. It is topped with a large wooden transom and historic wood lintel. A one-story garage addition projects from the south elevation of the building. It has a wood-shingled roof like the main block and its openings consists of three large garage style doors.

***CAST IRON FRONT BUILDING***  
***1100-1106 55TH STREET***  
***1868***

The Cast Iron Front Building is a two-story cream brick commercial building with a rear one-story ell and a small, one-story ell attached to the west elevation of the main block. The main block has a flat roof decorated with clay tile coping. Under the roof of the south, or storefront elevation, there is a wide band of brick corbeling that consists of several rows of dentils and raised brick courses that suggests a decorative cornice. Also on the south elevation, the walls of the second story are decorated with shallow pilasters and panels of brick corbeling. The second story openings consist of single-light, double-hung sashes decorated with flat lintels and footed sills. These window openings extend around the east and west elevations of the main block.

The main storefronts of the building are located on the first story of the south elevation. This double storefront is constructed of and decorated with cast iron, giving the building its name. Between the first and second stories, a cast iron beam spans the top of the storefronts like a cornice. It is supported by narrow cast iron columns decorated with Corinthian capitals. The double storefront is divided by a set of triple entrances that consist of wood panel doors topped with undecorated spandrels and transoms that feature borders of narrow divided lights. The same type of transoms decorate the large show windows that flank the entrances. The show windows are supported by brick aprons decorated with brick corbeling.

A similarly decorated, but smaller, storefront makes up the south entrance of the small, one-story ell that projects from the west wall of the main block. This ell also features a stepped parapet roof. The rear ell is attached to the north wall of the main block. It features a low-pitched shed roof with a stepped parapet and several openings, some of which have been enclosed. At one time, the east elevation of the building, including the rear ell, had a raised basement. This basement was covered when the street was raised some time in the twentieth century. Some arches can still be seen on the exterior and the current owner indicates that doors and windows can be seen from the interior basement. The building has been recently renovated with much attention paid to historic details.

**MAPLE HOUSE**  
**1213 55TH STREET**  
*c. 1895*

The Maple House is a two-story Romanesque Revival commercial building. Under the building's flat roof is a line of brick corbeling that suggests a projecting cornice decorated with dentils and brackets. The cream brick walls of the building are punctuated with many round-arched openings. On the second story, these openings are filled with two-light glazing and are decorated with large brick arches that have pronounced archivolt trim and molded imposts that are joined to form an impost course accented with dentils. The attached arches create an arcaded effect, particularly on the west elevation of the building. Most of the first story openings are larger and filled with either two-light glazing or large single lights with round-arched transoms. Like the second story openings, these openings are decorated with large round brick arches with archivolt trim and a molded impost course that creates an arcaded effect.

The main entrance to the building is at the northwest corner and consists of a large wood-paneled door that is decorated with sidelights and a small rectangular transom. Topping the entrance is a large round-arched transom decorated with the same brick arch seen on the other openings of the building. A smaller entrance sits in the center of the west elevation and it is decorated in a similar manner. Above the main entrance is an oriel that has three single-light, double-hung sash windows and a sheathing that features simple classical trim.

**WINBERG BUILDING**  
**1109-1113 55TH STREET**  
*c. 1907*

The Winberg Building is a two-story red brick commercial building with Classical Revival details. The building has a flat roof with a parapet of narrowly raised columns. Below the parapet is a classical cornice that features heavy modillions and a row of small dentils. The brick walls are punctuated with two types of window openings. On the side elevations of the building, the windows are largely segmentally-arched single-light, double-hung sashes. On the first story, the sashes have been partially enclosed to create a rectangular opening. The windows sit on projecting stone sills. On the main or north elevation of the building, the second story windows are large openings filled with modern single panes. These openings were probably originally filled with sets of single-light sashes.

A wide, undecorated classical cornice separates the first and second stories of the north elevation. The cornice is "supported" by classical pilasters constructed of brick, but laid in a pattern that suggests stonework. These pilasters frame the large show windows of the building's double storefront. These show windows are filled with large single panes and transoms that are modern replacements for the originals. A three-part entrance sits recessed under an arch between the show windows. Two entrances lead to each of the storefronts, while the third, central entrance probably leads to the upper floor. These entrances consist of wood and glass doors decorated with large transoms.

**BUILDING INVENTORY**

<b>Address</b>	<b>Name</b>	<b>Style</b>	<b>Date of Construction</b>
<b>55th Street</b>			
1100 - 1106	Cast Iron Front Building	Commercial Vernacular	1868
1109 - 1113	Winberg Building	Classical Revival	c.1907

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>
<i>55th Street cont.</i>			
1207	William Seymour House	Greek Revival	c.1840
1213	Maple House	Romanesque Revival	c.1895

## CONTRIBUTING AND NON-CONTRIBUTING ELEMENTS OF THE DISTRICT

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

### *HISTORICAL BACKGROUND*

The Pearl Street Historic District developed at the western edge of Kenosha's historic downtown commercial district. As such, it was an area that had both commercial and residential buildings. In fact, before the raised railroad tracks were built at the western edge of this district, the commercial area along 55th Street, or Pearl Street, as it was known historically, was a transitional area between the more dense downtown east of Sheridan Road, and the industrial and residential area to the west. And, although there were more commercial and residential buildings in the area during the nineteenth and early twentieth centuries, Pearl Street was never as densely developed as the rest of downtown Kenosha.

The William Seymour House, the oldest building in the district, reflects the earliest development in the area. Thought for a time to be the home of noted residents C. Latham Sholes and/or Michael Frank (whose homes were actually located elsewhere), this house was actually built by William Seymour around 1840. Seymour settled in Kenosha in 1839, not long after the first settlers arrived. Seymour's home is more substantial than most early dwellings of the pre-Civil War era, but reflects the type of housing built for middle-class families at this time. Historic maps indicate that there were many other early houses in this part of Kenosha, suggesting it was initially developed as a residential neighborhood. As Kenosha's downtown expanded, and the railroad changed the nature of the area, Pearl Street became more commercial than residential. (1)

Reflecting this change is the Cast Iron Front Building, erected in 1868. By this time, Kenosha's downtown had expanded not only north and south, but to the west. As the home of a long-time grocery store, the Cast Iron Front Building served the needs of Pearl Street area residents. By the turn of the twentieth century, commercial expansion transformed Pearl Street to an almost completely commercial district. The location of the railroad depot nearby also caused some of this change. In particular, it was the catalyst for the development of the Maple House, a saloon and boarding house that catered to railroad workers and travelers. (2)

By 1890, the old Seymour House had been converted to a boarding house and the owners had attached a small frame saloon to its west wall. The success of the boarding house resulted in the construction of the new Maple House (1213 55th Street) around 1895. The new Maple House had a larger saloon and more rooms for rent on the second floor. It was attached to the old Seymour House by a frame ell that housed a bowling alley (not extant). The Maple House complex catered to railroad workers and travelers and was successful well into the twentieth century. (3)

Just to the west of the Maple House complex was a frame building housing a beer distributor (not extant) and a small frame grocery store. Around 1907, the grocery store owner, John Winberg, replaces his small

frame building with a large, double storefront, brick block (1100-1106 55th Street) that housed his grocery store and room for another business. The construction of this building came at the peak of Kenosha's downtown expansion, and right before major reconstruction took place in the Pearl Street area. These factors are reflected in the success, or lack thereof, of Winberg's building. Winberg operated his grocery store in half of the building until the 1920s, but the other half of the building was usually vacant. After Winberg's grocery closed, many businesses, few long-term, occupied the building's storefronts, The Holland Furnace Shop was the most successful, occupying one storefront between 1921 and 1931, but short-term businesses were the rule in this building throughout the twentieth century, and often, one or both of the storefronts were vacant. (4)

As older, more established buildings, both the Cast Iron Front Building and the Maple House were more successful during this time, although the Maple House felt the effects of Prohibition during the 1920s. Around 1925, the old Seymour House of the Maple House complex was converted into rental space, and for a few years around 1930, it was rented by the local Communist Labor Party as a meeting hall. The saloon came back to the Maple House in the 1930s and after World War II, the Schlitz Brewing Company operated the Maple House as the Schlitz Hotel and leased the saloon. (5)

During the 1920s, physical changes in the Pearl Street area had a profound impact on this district. Sheridan Road became a major automobile thoroughfare through Kenosha, isolating Pearl Street from the heart of the city's downtown. The Civic Center construction demolished many small commercial buildings nearby and changed the focus of the neighborhood from commercial to public and institutional. The raising of the railroad tracks also created a physical barrier between Pearl Street and the west side neighborhood its' businesses served.

After World War II, the decline of railroad transportation hurt businesses like the Maple House, and the isolation of this neighborhood from the rest of the city by the Civic Center, the raised railroad tracks, and Sheridan Road caused a gradual decline in the area. Building owners along Pearl Street had a hard time keeping tenants and the area north of the Civic Center was increasingly seen as crime-ridden and blighted. By the 1980s, the buildings in the district, the only ones that had not been demolished due to blight and the changing uses in the neighborhood, were in very poor condition and threatened with demolition.

But, preservationists in Kenosha saw potential along Pearl Street and supported its revitalization. In 1991, developers opened Stationside Village, a 150-unit apartment and townhouse complex just north of Pearl Street. In 1994, the city's Redevelopment Authority dedicated the renovated Chicago Northwestern Train Depot, now the Metra Train Station, along the new landscaping and "period" street lighting for commuters using the Milwaukee to Chicago train service. In the meantime, private owners and developers renovated the four buildings of this district. The result is that today, a severely blighted area of Kenosha's central city is now an attractive residential and commercial district that blends new construction with historic preservation. (6)

### *ARCHITECTURAL SIGNIFICANCE*

The Pearl Street Historic District is architecturally significant because it contains four fine examples of nineteenth and early twentieth century architectural styles. The district's buildings represent four of the most popular architectural styles, from Greek Revival to Classical Revival. In particular, the commercial buildings represent three of the most popular styles used for commercial architecture in Wisconsin.

The oldest architecturally significant building, the William Seymour House, is a fine example of the Greek Revival style, a popular mid-nineteenth century residential architectural style. The Greek Revival style was the first national style commonly seen in Wisconsin and it was popular between 1830 and 1870. Greek Revival buildings are formal, orderly, and symmetrical. The style is seen in the state more

commonly on vernacular houses in the form of symmetrical massing, regular fenestration, simple cornices and returned eaves, and entrances decorated with a transom and/or sidelights. (7)

The Seymour House is a fine example of the Greek Revival style because it has a formal, symmetrical plan, regular fenestration, and a fine, full pediment decoration. It is typical of the simple Greek Revival houses that were common in pioneer communities throughout southeastern Wisconsin, but have largely disappeared due to remodeling and demolition. The house is also a fine example of early brick construction. The multi-hued bricks suggest the crude brick kilns common prior to the Civil War and the dominance of standardized cream colored bricks beginning in the 1850s. The brickwork in this building is also significant because it is not painted, as are many other early brick houses in the city.

During the state's pioneer era, houses were interspersed with commercial buildings in early downtowns. As downtowns expanded, however, these houses were usually demolished and replaced with commercial buildings. Generally, the edges of downtowns have seen significant redevelopment in the twentieth century, and the result is that there are very few examples of mid-nineteenth century residential construction in downtowns of the state, and this is true in Kenosha. The Seymour House is a fine example of the era when residential and commercial buildings existed in the same neighborhood. As one of the city's earliest extant houses, the building is also important as an architectural artifact of the pre-Civil War period of the city's history.

One of the most popular nineteenth century architectural styles for commercial buildings was the Romanesque Revival style. The Romanesque Revival style was popular in Wisconsin between 1855 and 1885 and is largely seen in church, commercial, and institutional architecture. The main feature of the style is the round arch used over openings, usually in a repetitive or arcaded manner. On commercial buildings, the Romanesque Revival style also featured cornices with elaborate brick corbeling. (8)

The Maple House is a fine example of the Romanesque Revival style because it has well-executed brick corbeling and fine round-arched openings. In fact, it is the arched openings, with their large and impressive brick arches, blended together in an arcaded effect, that give the building most of its architectural style and elegance. The brick corbeled cornice is another outstanding feature of the building as is the high quality brick construction. Although the tower's roof has not been restored with the rest of the building, the extant oriel adds to the attractiveness of the building.

The Winberg Building is another good example of a popular commercial architectural style, the Classical Revival, used extensively on downtown buildings in the early twentieth century. The Classical Revival style was popularized by a number of architects who studied in Paris in the late nineteenth century and were trained in the classical European styles. Details of Classical Revival buildings include symmetrical form and massing and heavy, classical details such as columns, pilasters, modillions, and classical cornices. Because of the heaviness of the style, it was used primarily on public, commercial, and institutional buildings. (9)

The Winberg Building is a simple, but good example of how the Classical Revival style was used in commercial buildings. Its heavy, classically decorated cornice below the roof line, very wide cornice between the first and second stories, and heavy pilasters are details typical of Classical Revival buildings. The style gave even relatively small commercial buildings, like this one, a formal and substantial appearance that reflected the owner's pride in his business.

The three buildings already mentioned are fine examples of architectural styles. The fourth is an example of a far more common commercial style, the Commercial Vernacular. Commercial Vernacular buildings are simple commercial buildings of the nineteenth and early twentieth centuries. These buildings all feature large show windows, simply decorated openings on the upper floors, and cornices with some decorative treatment such as brick corbeling, wood moldings, or metal friezes. Often, Commercial

Vernacular buildings have details that suggest popular architectural styles at the time of their construction, such as the Italianate, Romanesque Revival, Queen Anne, or Classical Revival styles, but they are never elaborate enough to be classified under any of these styles. (10)

The Cast Iron Front Building is a good example of the Commercial Vernacular style. It has a simple storefront, simply decorated openings on the second story, and plain architectural details that suggest a popular architectural style at the time it was constructed, in this case, the Italianate style. Italianate commercial buildings usually feature elaborate cornices with brackets and/or modillions and dentils and elaborate label moldings or arches above second story openings. This building reflects the Italianate style in its brick corbeled cornice that suggests brackets and dentils, but its overall simple decoration makes it Commercial Vernacular instead of Italianate.

All of the buildings described above are good individual examples of architectural styles or forms, but overall, what makes these buildings stand out as an architecturally significant district is the high level of architectural integrity of the buildings and how well they have been restored. All of the buildings have retained or have had restored most of their historic architectural features, in particular, their historic storefronts and the size of their openings. In some cases, modern glazing has replaced historic windows, but this modern glazing is, in most cases, historically accurate and appropriate to the historic appearance of the buildings. Only the Winberg Building has some less than appropriate glazing, but the size of the openings are extant and the changes are easily reversible. And, in the case of the Winberg Building, the modern glazing does not overwhelm the overall historic quality of the building.

There are few commercial historic districts that have buildings with such a high level of integrity and that have been restored in such an appropriate manner. Given the dilapidated condition of these buildings prior to their restoration, Pearl Street has to be considered one of the most significant historic preservation achievements in Wisconsin in the 1990s. The district can be used as a fine example of how historic preservation can help change a blighted urban area into one that is a source of pride in the city. It is because of the outstanding restoration effort in this district that the buildings exhibit such high architectural quality, making the district eligible for local landmark status.

***NOTES TO HISTORICAL BACKGROUND AND ARCHITECTURAL SIGNIFICANCE:***

(1) Plat Map for the City of Kenosha on file in the Archives of the Kenosha County Historical Museum, Kenosha, Wisconsin; City Directories for the City of Kenosha, on file in the Kenosha Public Library, Kenosha, Wisconsin.

(2) Sanborn-Perris Fire Insurance Maps, 1890, 1894, 1900, 1905, 1911, on file in the Archives of the State Historical Society of Wisconsin, Madison, Wisconsin; City Directories

(3) *Ibid.*

(4) City Directories.

(5) City Directories.

(6) "New City Transit Hub Dedicated," *Kenosha News*, 1 December 1994, newspaper article on file in the transportation history files of the Kenosha Public Library, Kenosha, Wisconsin.

(7) Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. II*, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-3.

(8) *Ibid.*, p. 2-9.

(9) *Ibid.*, p. 2-18.

(10) *Ibid.*, p. 3-10.

## ***HISTORIC PRESERVATION OBJECTIVES***

The objectives in placing historic designation on the Pearl Street 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 Pearl Street 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 STREETSAPES**

The streetscapes in the Pearl Street 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.

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.

### ***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 August 7, 1998.***

