

HISTORIC DESIGNATION STUDY REPORT OCTOBER, 2014

I. NAME

Historic: Pettibone / White House

Common Name:

II. LOCATION

2051 West Wisconsin Avenue

Legal Description - Tax Key No. 4000204100
ASSESSMENT SUBD NO 51 IN SW ¼ SEC 30-7-22 BLOCK 1
E 70.13' OF N 200' OF LOT 20 & LOTS 21-22 & 23 BID #10

III. CLASSIFICATION

Site

IV. OWNER

Marnas Mansion LLC
2051 West Wisconsin Avenue
Milwaukee, WI 53233

ALDERMAN Ald. Robert Bauman 4th Aldermanic District

NOMINATOR Ald. Robert Bauman

V. YEAR BUILT

1840'-1850s, remodeled c. 1870, remodeled 1902
(Tax Rolls, Deeds, Marion Ogden Homes of Old Spring Street;
Milwaukee Permit records, see text)

ARCHITECT: Unknown

VI. PHYSICAL DESCRIPTION

THE AREA

West Wisconsin Avenue today is a busy traffic arterial characterized by commercial buildings, churches, schools, apartment buildings and residences. During the early settlement period it was a thoroughfare that connected with the Blue Mound Road at its west end and provided access out of the city. Originally, Wisconsin Avenue was not a continuous thoroughfare. The portion west of 8th Street did not connect with the Wisconsin Avenue east of 8th Street. An insurmountable 60 foot high bluff west of 5th Street required west bound travelers to jog over from Wisconsin Avenue to Michigan Street and then climb the hill at 8th Street in order to proceed westward. This separation created a unique and somewhat secluded neighborhood atop the hill.

It was early on the location of large land holdings, held by investors who waiting for the city to expand westward. Some land was farmed and some owners created gentlemen's estates with

impressive houses surrounded by large landscaped grounds. West Wisconsin Avenue became one of the prestige thoroughfares, attracting the very well to do such as Alexander Mitchell, Harrison Ludington and John Plankinton. Over time, the estates were subdivided as more and more upper income residents wanted to live along the thoroughfare. Intense construction of expensive housing occurred in the 1880s and 1890s. Over time, the name changed from its original Spring Street designation to Grand Avenue reflecting the elite quality of the area. Grand Avenue was eventually renamed West Wisconsin Avenue.

West Wisconsin Avenue was always a broad street. Discussions were held as early as 1848 about developing a monumental boulevard on Wisconsin Avenue. It was at this time that Wisconsin Avenue was cut through from 5th to 8th Streets. When that monumental road project was completed it was discovered that Wisconsin Avenue did not meet up with the earlier road atop the hill but ran parallel to it to 11th Street where the two streets joined into one. Rather than eliminate one of the roads, it was envisioned that a monumental boulevard, 150 feet wide, would extend from 8th to 34th Streets and enhance the luxury estates being established there. There would be a walk on both sides and one in the center for footmen. Trees were to be planted along either side and in the center in emulation of similar boulevards in Paris. The ambitious scheme was never realized, most likely due to its cost, but the separation of the two streets from 8th to 11th Streets resulted in the creation of the present short boulevard which long served as a monumental approach to what was once Milwaukee's most exclusive residential area. Today the median island is one block shorter than it was originally, due to freeway construction between Tenth and Eleventh Streets. This median, now filled with heroic sculpture, is known as the Court of Honor.

By 1877 Wisconsin Avenue, then known as Grand Avenue, was described as a park like thoroughfare:

“Grand Avenue...lined with heavy shade trees...and fronted on either hand by elegant residences and carefully kept grounds...at the west end of the thoroughfare [the grounds] are observed to be much more extensive, giving opportunity for the display of skill in landscape gardening...the absence of division fences,...making the avenue to seemingly pass through one immense and elegant park.” (Milwaukee Illustrated 1877, pp. 21-24)

The one exception to the residential character of the street was Wisconsin Avenue's intersection with 27th Street. There, a small, one block long commercial node developed that served the working class neighborhood of Merrill Park to the south of the Avenue. Many residents there worked at the giant complex of the Chicago, Milwaukee, and St. Paul Railroad repair shops in the valley. Businesses at the southwest corner of the intersection included saloons, stores, a bakery, a harness shop, a meat market, and blacksmith.

Although the entire roadway was never officially laid out as a divided roadway under the overview of the Milwaukee Parks Board as was Newberry Boulevard or McKinley Boulevard, it did get classified as a “boulevard” under city ordinances. That allowed for traffic controls and other restrictions in order to maintain the street's character and bar heavy trucking for example. That character began to erode with the introduction of non-residential development.

By the dawn of the 20th century, commercialization was spreading westward from the heart of the Central Business District. Likewise, educational institutions like Marquette University began to make their appearance. The opening of the Wisconsin Avenue viaduct in 1911 provided a more convenient way to cross the Menomonee Valley and access portions of the West Side as well as Wauwatosa. Traffic along the thoroughfare increased. Zoning laws instituted in 1920 allowed and encouraged multi-family housing and commercial development that was already occurring. As they saw their neighborhood change, wealthy individuals began to leave their mansions in

favor of more secure neighborhoods in the Upper East Side. Health care facilities started buying up the large mansions and eventually replace them with larger buildings. At one time, the west side had the highest concentration of health care facilities in the city, a number of which could be found on Wisconsin Avenue. Apartment buildings replaced old mansions as health care workers and educational workers and students needed places to live. Large houses became fraternity and sorority houses; many were converted into rooming houses. Large clubhouses for fraternal organizations also found a home on the avenue in the 1920s.

Despite the changes, there was still a strongly rooted perception of Wisconsin Avenue as being more elite and having a certain cache that other streets lacked. The apartment buildings constructed here tended to be larger and more highly embellished and there developed the largest concentration of courtyard style apartments and high rise apartments in the city. This perception greatly diminished during the Great Depression and after World War II. Filling stations which started showing up at commercial nodes like 27th Street and 35th Street began to appear. In recent decades, fast food restaurants and convenience stores and even a car wash have replaced many of the remaining large houses. In some instances, commercial fronts were added to the facades of former mansions. Facilities for the treatment of drug and alcohol abuse and emotional disorders have come to occupy some of the more modest remaining residential structures. Others became offices for attorneys.

Historic photographs show West Wisconsin Avenue as a tree-lined broad street. While the planned landscaped boulevard of 1848 never materialized, medians were built over time to address the necessities of traffic control. Some are paved and some planted. These medians also serve as locations for traffic signals or street lights. They vary in width from 10 feet to 14 feet and help direct traffic making turns onto the numerous cross streets

Description of 2051 West Wisconsin

The Pettibone / White House is set back some feet from Wisconsin Avenue behind a grassy front lawn and foundation plantings. The house is flanked to either side by garden style apartment buildings constructed in the nineteen teens. A paved driveway occupies the property between the house and the east lot line and leads to a rear parking area. There is a chain link fence between the house and the apartment building to the west and only a few feet separate the two.

The Pettibone / White House is an Italianate/Classical Revival Style house that is located along West Wisconsin Avenue just west of North 20th Street. The three story masonry building has a brick foundation, stone water table, and cross gable roof clad in asphalt shingles. A short brick chimney rises from the apex of the east-west gabled portion of the roof. From the street, the house appears as an L-plan building with an entry bay facing the street and a large wing of equal height set back and located to the left or east of the entrance.

The three-story three-bay entry portion of the house features a pedimented front gable ornamented with modillions. Short square windows with stone sills are located at the attic level. The second story features three round arched hooded window openings that are filled with 9-over-1 rectangular sash that have arched transoms. On the first story two tall rectangular windows feature pedimented hoods of stone supported by shallow brackets. Below these windows are rectangular wooden panels. It is possible the windows were shortened in the 1902 remodeling and the panels filled in the gap. A post-1870 photo of the house shows that these two large windows were of the walk-out variety that allowed access to the front porch. The main entrance to the house is located in the easternmost bay on the first story and is highlighted by a

columned, pedimented portico that was built in 1961 and altered since 2011 with the replacement of the Ionic Columns with more post-like columns that have no capitals.

To the east and set back from the entry bay is a three story wing said to have been constructed after the second owners, the Whites, acquired the property in 1869. The pediment of its gable roof fronts to the east. On the Wisconsin Avenue side of this wing at the attic story are the same square windows as seen on the entry bay. On the second story is a large arched opening that holds two sash windows with transoms. The same design is seen at the first story but this window opening also has a rectangular panel that matches those on the entry bay.

The east elevation of this side wing repeats the square windows at the attic story and two round arched windows are stacked above each other on the second and first story. A large rectangular opening has been cut in between the two historic windows of the first story. It is filled in with glass block.

The rear of the house faces south. The original two story masonry rear wing survives and to it has been added a rectangular addition built in 1965. This addition is constructed of concrete block and lacks any architectural detail. Slider windows fill the regularly-space rectangular window openings. The remainder of the rear is devoted to asphalt-paved, surface parking. The rear portion of the property extends and slopes down to West Michigan Street.

The west elevation is obscured by the neighboring apartment. It does feature simple rectangular window openings. A shallow box bay extends from the wall at the first story. It is clad in shingles and clapboards. The window opening gives the suggestion of a Palladian window and probably dates to the 1902 remodeling.

Italianate Style detail is shown in the arched windows of the exterior and the twisted column brickmould detail found in some of the windows. The basic mass of the building also is consistent with Italianate design and the overall form remains consistent with the post-1870 photo of the house.

Classical Revival detail is shown in the pedimented gable ends that are enriched with modillions. It can also be seen in the cross gable roof that replaced the original hip roof. It is also evident in the design of the west elevation's box bay and the use of 9-over-one sash as replacements for 2-over-four lights seen in the past-1870 photo. The front entrance porch, a product of 1961, has a pedimented front gable supported by columns that had ionic capitals. Few interior elements survive due to the succession of remodeling in the 20th century.

In summary, alterations over the years have consisted of the addition of the three-story east wing, the addition and removal of a front porch across the entire entry bay, an iron balcony in front of the east wing's first story window, a cupola, a window's walk, two corbeled chimneys and a two-story monumental, columned porch that extended across the entry bay to the west and curved around to the east joining the entry to the three-story wing, built in 1902. The current appearance of the building shows the remnants of those past eras and illustrates how the building has been adapted over time for contemporary use.

VII. SIGNIFICANCE

The Sylvester Pettibone House is significant as the oldest extant mansion remaining on West Wisconsin Avenue. Studying the house provides a capsule history of the development of West Wisconsin Avenue and how early pioneers and landed gentry made way for business moguls and individuals who called themselves capitalists.

The house built by Sylvester Pettibone was enlarged and enhanced by later owner George C. White with Italianate detail including a three-story east wing, cupola and front porch. At this time the avenue was attracting Milwaukee's movers and shakers and in the 1870s modest houses

were being enlarged such as Alexander Mitchell's 1840s house at 900 West Wisconsin Avenue and James Rogers' estate once located at 15th and Wisconsin. The former Pettibone House could hold its own on the avenue during the period of the White family ownership.

When the Italianate style became a bit old fashioned, the White family prepared for the house's sale by constructing an enormous columned portico across the front and modifying other details on the building. It fit in well with such notable houses as the Pabst Mansion across the street.

By the nineteen teens, the growth of institutions and their supporting structure such as stores, multi-family apartment buildings and so on led to the abandonment of the mansions as single family dwellings. After being hemmed in by the adjacent apartment buildings, the Pettibone / White House was converted into a rooming house then offices.

Its exterior appearance was altered once again with the removal of the grand portico and its replacement with a simple, modest porch befitting an office use.

The Pettibone / White House has long been a visual landmark on the avenue. Its presence has kept alive the story of a pioneer and a capitalist and continues to be a tangible link to the past.

History Sylvester Pettibone and wife Asenath Mason Pettibone
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Sylvester Pettibone was born April 26, 1793 in Colebrook, Connecticut, the son of Elijah and Mabel S. Field Pettibone. He had ten siblings. In both the 1820 and 1830 Census, Pettibone was recorded as living in Lenox Town, Madison County New York. By 1836 Pettibone had moved west to settle in Milwaukee where land was plentiful and possibilities were seemingly endless. (<http://www.wikitree.com/wiki/Pettibone-669>. Accessed September 16, 2014)

Sylvester's wife, Asenath Mason was born in 1811 and came from a family that traced its lineage back to the 15th century. She was one of 11 children of the marriage of Elias and Betsy Mason. The family lived in Massachusetts, then Vermont and then Smithfield, New York. When Betsy Mason died, Elias remarried Lois Fiske. In the 1820s some of the adult children of the first marriage began moving to Wisconsin. One sibling, Edward Mason, had land claims in the area between Jefferson and Fort Atkinson. It appears that Asenath followed her siblings to Wisconsin. (Bernhard-Ihde, Kathryn, "Mason log home dates back century-and-a-half", Daily Jefferson County Union: News on line post http://www.dailyunion.com/news/article_f102fd2a-170b-11e3-90f0-0019bb30f3la.html?m)

Asenath married Sylvester Pettibone on October 1, 1836, but the location is not known. The two would be married for forty years. They apparently had no natural children. One Sentinel article referred to an adopted son of the couple. It said the couple took in a homeless boy to keep them company but that he followed Greeley's advice and went west as a conductor on the one of the railroad companies. (Milwaukee Sentinel 1876 July 24 page 8 column 4; Bernhard-Ihde, Kathryn, "Mason log home dates back century-and-a-half", Daily Jefferson County Union: News on line post http://www.dailyunion.com/news/article_f102fd2a-170b-11e3-90f0-0019bb30f3la.html?m)

Asenath and Sylvester may have met as a result of Sylvester's partnership with individuals in the Ft. Atkinson/Jefferson area. Or perhaps the business partnership was the result of Sylvester's ties to the Mason family. We do know Sylvester formed a partnership with Alvin Foster and Alvin's brother Dwight was an early settler in the Ft. Atkinson area. The two Fosters were among the number of individuals who formed the Rock River Canal Company. Sylvester Pettibone did some work on the short lived canal project and was also one of the founders. Pettibone & (Alvin) Foster also had a contract with Solomon Juneau in February 1836 to grade the first street, East Water Street, in Milwaukee. (Bernhard-Ihde, Kathryn, "Mason log home dates back century-and-a-half", Daily

Jefferson County Union: News on line post http://www.dailyunion.com/news/article_f102fd2a-170b-11e3-90f0-0019bb30f3la.html?m)

In the 1840 census, two other individuals are shown living with the Pettibones in Milwaukee, a white male between the ages of 40 and 49 as well as a white male between the ages of 20 and 29. In the 1850 census this had increased to four members of the Hazard family (one unnamed male age 60, one unnamed female age 45 as well as Mary age 17 and Elizabeth age six) and two members of the Skeldew family (Peter age 26 and Helen age 19). In 1860 Asenath's relatives, presumably nieces, Emma Mason (age 9) and Anna Mason (age 23) were living at the household. (U. S. Census 1840, 1850, 1860)

Sylvester Pettibone was one of Milwaukee's pioneer residents, and like many of his contemporaries had a varied career responding to the many needs of the burgeoning community. He not only had land in Milwaukee but also in Waukesha and farmed both. Milwaukee city directories show him as a farmer (1854-1855, 1857-1858) and then "late farmer" in 1858 and farmer in 1872-72. In 1837 Sylvester is reported to have brought in from Waukesha

"two rutabagas each of which weighed about 23 pounds, sixty potatoes weighing 68 $\frac{3}{4}$ pounds, and a carrot 18 inches long. Pointing to the carrot, he said, "that shows the depth of my rich soil, and I predict that in a few years we will rank with any portion of the West in agricultural products, and the West is more than a match for the world, you know!"
(Milwaukee Sentinel 1876 July 25 page 8 column 3)

Pettibone was active in the Milwaukee Agricultural Society and in 1853 is written up as having raised corn that was 13 $\frac{1}{2}$ feet tall," high, stout and thrifty, and well-eared. That's what we call pretty fair for city growth. It is of the red-cob Dent variety, and the ears are well glazed." His obituary indicates that he was ever true to his early occupation and that there was a crop ripening on his place at the time of his death. It appears that Sylvester was devoted to agriculture through his entire life and that his other ventures, including land sales, might have been of secondary importance to him. (Milwaukee Sentinel 1853 September 1 page 2 column 1 and 1876 July 24 page 8 column D)

In Waukesha in the 1830s, Sylvester is said to have opened a blacksmith shop and became that community's first postmaster. One can speculate if he resided in Waukesha during the 1860s. He is absent from the Milwaukee city directories during that time. He was involved in only two property transactions on his Milwaukee land in the 1860s. When he reappears in the 1868-1869 edition of the directory it is without an occupation.

In addition to his activities in Waukesha, Sylvester had numerous occupations in Milwaukee including contracting jobs with the city to do grading. He also ran for public office and ran for coroner, for representative for state government and was the Whig delegate to the state convention in 1847. In 1850 he was appointed bridge tender for the Menomonee Bridge at a salary of \$40 per year. (Milwaukee Sentinel 1837 June 3 page 3 column 4; 1840 September 22 page 2 column 5; 1844 September 14 page 1 column 3; 1846 March 30 page 3 column 1; 1847 July 26 page 2 column 1; 1850 October 22 page 3 column 2)

Sylvester Pettibone died at the age of 83 on July 23, 1876 and was said to have been suffering the effects of dropsy. Members of the Old Settlers Club and a "large congregation of friends" gathered at Pettibone's final home on Clybourn Street to pay their respects. Rev. George T. Ladd of the Spring Street Congregational Church said the prayers. The remains were escorted to the Union Depot by the pioneers and other friends since Pettibone had expressed a wish that he be laid to rest in Ft. Atkinson. Among the pallbearers were Hon. Daniel Wells, Jr., P. W. Dodge, Henry Sivyver, Benjamin Church, P. N. Adams and William A. Chamberlin. Pettibone was buried in Evergreen Cemetery in Fort Atkinson, where his in laws were buried. Asenath survived him for a decade and died November 13, 1886 at the age of 75. She too is buried in Evergreen Cemetery in Ft. Atkinson. She is last listed, as Sylvester's widow, in the Milwaukee city directories in 1879.

Perhaps she moved back to Ft. Atkinson to be near family until her death. (Milwaukee Sentinel 1876 July 26 page 8 column 3; <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&Grid=96278975>)

Pettibone Residence

The subject of this nomination is located in the Southwest ¼ of Section 30-7-22, located originally in the city's Fourth Ward. This Quarter Section is bounded by today's North 20th Street, North 27th Street, West Wisconsin Avenue and West Canal Street. In the early settlement period of the 1830s, there was a robust period of buying and selling of real estate in this quarter section. Some 23 transactions are shown in the deeds in this decade alone, most occurring in the year 1836. Sylvester Pettibone was among those buyers. A brief glance of other properties in the Fourth Ward show that Pettibone also owned scattered lots elsewhere in this ward. The topography of this quarter section, to some extent, dictated development. High ground was at Wisconsin Avenue while the land sloped steeply southward toward the Menomonee River and valley. Not all of the east-west streets were established in the early years. It took until 1886 for the Common Council to resolve property issues and extend Michigan Street (then called Sycamore) through this area.

By the 1840s Pettibone owned half of the quarter section, 80 acres, divided into 2 parcels, one of 45 acres and one of 35 acres. Alexander Mitchell owned 73 acres and the Catholic Cemetery had 7 acres. This ownership pattern remained consistent into the 1850s although there is evidence from the tax rolls that some manufacturers were leasing parcels for various factories close to the Menomonee River and that the railroads were purchasing land to accommodate their tracks in the valley.

In 1853, land sales started up again in earnest and there were eight different ownership parcels shown in the tax rolls for this quarter section. In 1854 Sylvester Pettibone, listed as a bankrupt, was court-ordered to sell real estate. Between 1855 and 1858 Pettibone was involved in some ten property transactions. Pettibone never did subdivide his acreage into regular lots and blocks. Rather, he sold off parcels of varying dimensions, sometimes buying them back and then selling off portions of that parcel. Plotting the transactions is time consuming and difficult and some parcels are described differently each time they are listed. But West Wisconsin Avenue was becoming a very desirable place to live and Pettibone, in his straightened circumstances, could accommodate buyers.

West Wisconsin Avenue, then known as Spring Street, was considered one of the premier residential streets. In 1857 a writer described it

We were astonished at the vast improvements that have been made up this way within a few short months. Elegant residences-or to speak more properly, palaces-are going up on each side of the street for the distance of a mile and a half at least. The street has been excellently graded, and good side-walks put down nearly the whole length, and for a considerable distance, we notice, the property owners have beautified it and enhanced the value of their property by planting handsome trees along the sides. (Milwaukee Sentinel 1857 October 13 part 1 column 3)

In the scramble of parcels being bought and sold and reconfigured, it appears that the Pettibones must have resided on the 35 acre tract, later described as the east 35 acres of the South West Quarter of Section 30. Later, after various plots were sold off for development the land on which his homestead stood was described as "E 121- 46/11 feet of W 220 feet of N 200 feet and E 61 46/100 feet of the W 160 feet of South 147 feet," at least in some of the documents.

With the first tax roll in 1846, Pettibone's east 35-acre parcel shows a value of \$700 for the land and a \$500 improvement on that land and he is listed as having personal property in the value of \$150. Improvements on this tract go up and down over the years: from \$500 in 1846 to \$200 in 1850 to \$250 in 1853 to \$1,900 in 1855 back down to \$150 in 1856 and 1857. It is difficult to decipher.

There were no doubt outbuildings for agricultural use so not all improvements may be attributable to a residence. Personal property tax lists show that Pettibone had cash, horses, wagons and stock valued at \$200 in 1847, and lumber in 1850 valued at \$1,000. In some of the rolls, Pettibone is not listed as having taxable personal property. In 1860 the assessed value of Pettibone's homestead parcel was \$1,000 and the improvements amounted to \$800. The neighbors to either side, with their solid masonry houses, were showing improvements in the range of \$1,000 to \$2,000. In 1861, Pettibone's numbers increased to \$2,000 for the real estate but remained \$800 for improvements. His neighbor Page (east) had improvements now assessed at \$4,000. Pettibone's assessment would remain constant through 1867 but took a bump up to \$4,300 in real estate value and \$2,000 in improvements, but the increase shows in his neighbors as well. The former Page property (later Zoehrlaut) to the east was now valued at \$4,500 with improvements amounting to \$10,000. The Jervis property to the west was valued at \$4,000 with improvements at \$2,500. (Milwaukee city tax rolls)

As a result of the fluctuations, it is difficult to determine exactly when the Pettibones built their residence and exactly what type of structure it was. They were living on their property in the 1840 census so the residence may have been a simple dwelling. We do know from a newspaper report that Pettibone was referred to as "a bankrupt" in 1854 and the court ordered a sale of his real estate. It is doubtful that he was living in one of the "palaces" as described above. The 1855 Increase Lapham map of Milwaukee does show two structures on his Wisconsin Avenue property. One would likely represent a house and the other might represent an outbuilding or perhaps a small dwelling for staff. Unusual for the time, the Pettibone property shows no coach house and none was built by later owners. (Lapham, Increase. Map of the City of Milwaukee State of Wisconsin, New York: George Harrison, 1855)

There is an uncharacteristically small frame house that shows up to the rear and east of our nominated house on the Rascher and Sanborn Fire Insurance maps. It may be that second structure shown in the 1855 map. Interestingly, the Pettibones sold off the parcel east of their homestead to Herman L. Page on land contract on August 17, 1857 for \$9,000 and the deed referred to "all the buildings thereon." That small frame dwelling would have been part of the Pettibone homestead before the sale. The Page family built a more substantial house and coach house on the property but kept the small frame dwelling. Tax rolls in 1864 show that the improvements on the Page property were valued at \$4,000. Page was once mayor of Milwaukee and his house was later occupied by Herman Zoehrlaut, G.H. Lyman and then the large Wakefield family in the 1890s and was addressed at 2029 Grand Avenue.

Asenath Pettibone sold property west of their homestead to William and Christiana Jervis on May 20, 1857. It extended all the way south to Clybourn. Jervis was a railroad superintendent and builder. Using these two properties was helpful in determining fluctuations in the tax assessments in comparison with the property remaining in the hands of the Pettibones. (Deeds 58:532; 56:561; Marion Ogden, Homes of Old Spring Street, 2nd ed., Milwaukee: Hammersmith-Kortmeyer Co., 1946)

In conclusion, it can be said that the Pettibone's were living in some form of house back to at least 1840. We know there were two structures on the parcel in 1855 as shown on Lapham's map. Whether they rebuilt the original house or completely replaced it before selling it is not known.

On August 8, 1898, long after Pettibone's death, what remained of the East 35 acres of the old Pettibone holdings was subdivided by the city into Assessment Subdivision No. 51. This gave lot numbers to the various parcels that had been sold over time and consisted of two blocks with Block 1 having 8 lots and Block 2 having 7 lots. The parcel on which sits the subject of this nomination is today known as Lot 20 and it occupies the east 70.13 feet of the north 200 feet of the lot along with smaller parcels Lot 21 and Lot 22 and Lot 23 on which there were houses fronting Michigan Street.

Asenath and Sylvester Pettibone sold off their Wisconsin Avenue homestead to Sarah M. White on July 20, 1869 for \$9,000. It included all of what later became Lot 20 in Assessment Subdivision No. 51. The parcel was 121.46 feet wide by 420 feet deep and was described as bounded on the north by Spring Street, on the south by the center line of Michigan Street as extended, on the east by the property of Herman Zoehrlaut and on the west by William Jervis. It was subject to a \$2,000 mortgage which White agreed to assume.

The Pettibones went to live in a house at the north corner of 21st street and Clybourn. In 1877 it is described as being at the northeast corner, in 1878 as at the northwest corner. North 21st Street was not extended through to Clybourn.

George Cossitt White (1816-1890) was the child of Mary Lavinia Cossitt and Stephen White. Mary Lavinia's brother Asa Cossitt Jr. married Rachel Seymour Steele and among their children were Sarah Maria Cossitt (1815-1901).

George Cossitt White and his first cousin Sarah Maria Cossitt married and relocated from Connecticut to Milwaukee in 1856 when George became a special partner in the firm of Atkins Steele and Company. The company was a manufacturer and wholesaler of boots and shoes with offices on East Water Street (now North Water). Atkins later found new partners and White is shown without an occupation between 1879 and 1880. He then formed C. G. White & Company which did gold and silver plating and manufactured plated ware in 1881. He later worked as a commission merchant in 1882 and 1883 but thereafter is not listed with an occupation. We do know he invested in real estate and the Sentinel reported that White had purchased from C. T. Bradley 60 acres in Dousman's subdivision in Wauwatosa at a cost of \$1,000 per acre. (Milwaukee Sentinel 1875 October 23 page 5 column 1)

George Cossitt White died at the age of 73 on Thursday April 3, 1890 at his home on Wisconsin Avenue. The funeral took place at the home on Sunday April 6th with a private burial following. Old friends George Tracy, George G. Houghton and Ephraim Mariner published a tribute to White in the Sentinel on April 10th. They stressed his unswerving integrity and fidelity in business matters

"[H]e was generous of his means and hospitable to his friends. Mr. White was spirited in his disposition, but he had this quality under perfect control, and in all the vigor of his manly strength he was tender and humane, his heart overflowed with sympathy and kindness for the distressed. He was retiring in manner, and pure in speech, and bore about him the mark of a Christian gentleman. His mind clearly apprehended and devoutly retained the verities of the Christian religion. He was an indulgent and devoted husband and father. (Milwaukee Sentinel 1890 April 10 page 3 column 4)

The White's had five children but only two survived into full adulthood, Frederick Henry and Sarah Lavinia. Son George C. White Jr. died in early adulthood. He lived in the Wisconsin Avenue house with the family and was a commission merchant then the secretary and treasurer of the Phenix Lumber Company (as spelled in the city directories). He died on March 10, 1893 and the funeral was held at the home on Monday March 13, 1893. (City Directories; Milwaukee Sentinel 1890 March 12 page 3 column 5)

Frederick Henry (1850-1927) worked as a clerk then formed a business, Wheeler, White & Van Pelt that handled dry goods, notions and dress goods on today's East Wisconsin Avenue. He subsequently formed White and Allen, grain commission merchants, then Struppe and White, in 1884, which manufactured and sold thin lumber veneers, cigar and packing boxes. It also sold lumber. The business was later known as Phenix Lumber Company but the corporate name became F. H. White & Company. He later branched out into real estate and loans.

Frederick Henry White married the daughter of Governor Harrison Ludington, Frances (1856-1922).

They had five children: Frederick Henry White, Jr., Harrison Ludington White, Frances Ludington White, George "Bud or Budd" Cossitt White and Walter Patton White. The family lived east of the old Pettibone/White house at 1337 Grand Avenue (old number).

Frederick Henry's sister Sarah Lavinia White (1854-1944) married Garrett Beekman Van Pelt (1842-1910). She took up residence west of the old Pettibone/White house at 2901 Grand Avenue (old number). She had one child that survived infancy, Garrett "Garrie" Beekman Van Pelt Jr.

Widow Sarah M. White went to live with her daughter starting in 1893. She remained there through her death at age 83 on April 1, 1901.

The two siblings, Frederick Henry White and Sarah Lavinia White Van Pelt took their families and relocated to Pasadena in 1909 where they remained for the rest of their lives. Garrett Beekman Van Pelt, who worked for local architects while still in Milwaukee, later went on to form a partnership with Sylvanus Marston as Marston & Van Pelt, one of Pasadena's most significant architectural firms. They were known for their residences, churches and public buildings. (<http://1896-1899.blogspot.com/search/label/Descriptive> ;Internet website The Building Biographer, Tim Gregory. 488 South San Raphael Avenue, Pasadena; House history that includes biographical information about architect Garrett Beekman Van Pelt)

The Changes Made by the White Family

Research of newspapers to date do not document when the White family made initial changes to the old Pettibone house. Marion Ogden provides most of the information that has been used by later researchers in her book Houses of Old Spring Street. The Whites purchased the property on July 20, 1869. Tax rolls showed that values on the house remained relatively steady until 1871 when the improvements jump to a value of \$4,000. Adjacent properties did not experience this jump. This agrees with Ogden's comments that the White's put an east wing onto the house around 1870. But even Ogden was unsure if the existing house had a cupola and intricate front porch at the time of purchase or if these features were added by the Whites. The Whites did take out mortgages: for \$5,000 (July 20, 1869), for \$2,000 (July 24, 1869), for \$3,000 (March 29, 1879), and for \$10,000 (September 1, 1879). Some of this amount can be attributable to financing the \$9,000 purchase price of the Pettibone homestead but we cannot be sure if the remainder was intended to finance home improvements or other business ventures.

It appears that after the initial remodeling, the grand Italianate house with large east wing and prominent cupola and front porch remained untouched until later in the White's ownership.

After Sarah M. White was widowed and moved in with her daughter, the house was leased for a period of time to other socialites looking for a prominent Grand Avenue residence. Among the renters were attorney Peter J. Somers and his brother James, a police officer (1895), James Somers (1896) and Archibald McFayden who was the doorkeeper at the Chamber of Commerce along with Alex and George, presumably sons or brothers (1900-1902). (Milwaukee Elite Directory: Society and Club lists 1891-1892 G. H. Yenowine, 1890. Also later editions through 1901-1902; City Directories; Ancestry.com)

Sarah M. White died on April 1, 1901. The petition for final settlement of her estate took place on February 27, 1902. She owned other property besides the old Pettibone homestead. Interestingly, Sarah's will refers to a second house, frame, located at that time at the south end of the property, addressed as 2040 Sycamore Street (no longer extant). It is not clear from deeds or other tax rolls when this was built or if it could have been associated with the Pettibone's or was simply built as an income property.

Sarah's will left the real estate equally to her son Frederick Henry White and daughter Sarah Lavinia White Van Pelt. The younger Sarah quit claimed the east part of the old Pettibone/White homestead to her brother Frederick on May 21, 1902. Frederick, now living in Waukesha, had already formed The White Investment Company and transferred the old homestead to that entity just a few days later on May 24, 1902. (Deeds 433:549, 458:549, 458:224; 458:226)

Maybe as way to update the old homestead before putting the house on the market, Frederick took out a permit on September 20, 1902 to make \$1,200 worth of alterations to the building. The changes included removing the once-prominent cupola, removing the Italianate style porch, altering the chimneys, altering the round and arched windows at the attic story, removing the iron balcony that graced the pair of tall windows in the east wing and changing the hip roof to a cross gable one. The most dramatic change came with the construction of a new porch that featured a pair of two-story Ionic columns flanked by a one-story veranda to the west and a monumental two story rounded covered porch with Ionic columns and prominent turned balusters to the east. This conversion from Italianate to Classical Revival also included modillions at the eaves and adding multi-light windows in the window openings.

If the plan had been to attract a buyer, it worked. The White Investment Company sold the east 70 13/100 feet of the property to Oscar F. Miller and his wife Susan R. Miller on May 19, 1903. Miller was shown in the city directories as a manager (1894, 1895), then manager of Schlitz Park (1896) then manager of the Alhambra Theater. The Millers added a \$1,500 glass conservatory, 22 feet by 18 feet in dimension in 1905. Fire insurance maps show that it extended from the southwest corner of the house. Miller died shortly thereafter on June 1, 1905 and the estate was settled February 8, 1907. Oscar left his personal property valued at \$54,665 41/100 and his seven properties to his widow Susie R. Miller and his minor children Oscar F. Miller, Jr., and Susie Ann Miller. (Deeds 472:450, 521:144; Milwaukee City Directories; Sanborn 1894-1909 volume 4 page 338)

Meanwhile, the west 50 feet of the lot remained in the hands of the White family members. On April 6, 1915, Sarah Lavinia Van Pelt accepted an option on this parcel in the amount of \$150 from A. Franklin. The full purchase price was set at \$4,200. Franklin turned around and assigned his option to John Godfrey the same day. Godfrey completed the purchase, after some hesitancy on the part of Sarah Lavinia White Van Pelt, on October 22, 1915. Godfrey then turned the west 50 feet over to the Milwaukee Building & Construction Company which then turned the property over to the Manhattan Realty Company on September 12, 1916. Builder Hubert Riesen was the president of Manhattan and architect Martin Tullgren was Manhattan's secretary. These investors built the courtyard style Patrician Apartments that still stand today, partly on the old Pettibone homestead land and on the site of the Jervis residence that once stood to the west. (Deeds 702:272, 701:462, 716:342, 731:269, 731:280, 707:556)

The sale and then construction of the apartment complex left virtually no west side yard for the former Pettibone/White house. Likewise, another large apartment complex, The Maryland Court Apartments, was constructed to the east on the former Page/Zoehrlaut/Wakefield property. It must have been uncomfortable for the Millers.

Susan Key Riddle Miller lived on the premises with her two children through 1920. The Millers were the last to use the house as a single family residence. Multiple tenants are shown in the building beginning in 1921.

With the house's desirability lessened by encroachments, the Millers sold the property to Anne C. Rotter, wife of Max Rotter, on August 30, 1924. (Deeds 1044:602, 1059:428, 1044:603, 1895:508, 1961:475, 2139:561)

Later Occupants and Owners

By the time that Anne C. Rotter acquired the property it was used as a rooming house and four tenants are shown in the building in 1921. They included traveling salesmen and the president of Milwaukee Oakland Company. (Milwaukee city directory)

In 1930 the Automobile Club of Wisconsin had their offices in the building. (Milwaukee city directory)

In 1931 Delta Phi fraternity (law students) were on the premises. (Milwaukee permit records)

On March 12, 1934 Mrs. Max Rotter was given an occupancy permit for the Phi Chi fraternity (medical students). (Permit records)

In 1935 Frederick W. Long and his wife Beulah lived on the premises and offered furnished rooms. There had been some interest by Mrs. William H. Correll in using the building for a tea room in 1935 but that was dropped. (Milwaukee city directory; Milwaukee permit records)

In 1940 Emma Graf is shown with twelve persons on the premises. She also ran a "parking station" on part of the grounds per permit records dated May 15, 1937. There were apparently four rental rooms on the first floor, four on the second and two on the third. Plumbing permits in 1921, 1928 and 1931 indicate that fixtures were being changed and added, consistent with the change in occupancy. (Milwaukee permit records; Milwaukee city directories)

Max Rotter left the old Pettibone/White homestead to his children Carl James Rotter (Chicago) and Clara Diana Rotter Magee (Milwaukee) in his will. They in turn sold the property to Carl J. Zimmermann on July 13, 1945. Six months later on December 3, 1945, Zimmermann sold the property to local architect Hugo Haeuser. (Deeds 1059:428, 1044:602, 1044:603, 1895:508, 1961:475, 2139:561, 2181:194)

On February 8, 1946, Hugo Haeuser took out a permit to do \$600 worth of interior remodeling to the premises. The work included removing interior partitions, relocating toilet rooms in the basement, cutting in windows and converting the rooming house into office space. Haeuser was to occupy the first floor for his architectural practice and Arnold Andrews was to occupy the second floor for the same purposes. The third floor was to be used only for storage. It was likely at this point that most of the historic finishes on the interior were removed.

In November of 1954 new owners Kivett & Kasdorf, a law firm, took out a permit to do \$10,000 worth of alterations to the building. Whatever had been left of the historic interior was compromised even more during this remodeling. New partitions were installed, the basement stair was enclosed and a new fire escape installed. They also added a 7 ½ ton water-cooled air conditioner. They received an occupancy permit dated March 11, 1955. Per this permit, there were eight male employees and six female employees on the premises. In 1961 the law firm had the elaborate front portico removed and replaced with the modest gabled porch at a cost of \$2,000. They later installed 25 feet of chain link fencing. In 1965 a concrete block rear addition was added.

A later tenant in the building was R. L. Meyer Advertising which had fifteen male employees and 10 female employees. (Occupancy permit dated November 11, 1977) In 1992 Wisconsin Correctional Service used the building for its administrative offices. Campus Neighborhood Associates (Campus Circle, Marquette University) used the building from 1993 through at least 1995. In 1998 Boyle Boyle Smith, a law firm, received an occupancy permit on December 30th. Owner Marna Boyle has owned the building since then under the name Marna's Mansion LLC. The building currently houses offices for a variety of tenants. Marna Boyle has indicated that she acquired adjacent parcels on Michigan Street (Lots 21, 22 and 23) that are now all on one tax key with the former Pettibone/White House.

The building is currently for sale.

VIII. THE ARCHITECT

The architect has not yet been identified for the Italianate house that survives in photos or for the remodeling into the Colonial Revival style in 1902.

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IX. STAFF RECOMMENDATION

Staff recommends that the Pettibone/White House be given historic designation as a City of Milwaukee Historic site as a result of its fulfillment of criteria e-3, e--5 and e-9 of the Historic Preservation Ordinance, Section 320-21(3) of the Milwaukee Code of Ordinances.

- e-3 Its identification with a person or persons who significantly contributed to the culture and development of the city of Milwaukee

Sylvester and Asenath Pettibone were among the early and prominent residents of pioneer Milwaukee. Like many of the first wave of white settlers, Pettibone and his wife were from New England by way of New York and eagerly sought out new lands to settle. Their story embodies the development of Milwaukee from a modest trading post to the processing of food products to a burgeoning metropolis.

Pettibone lived on this site and it was the base of his agricultural pursuits as well as his other endeavors including grading streets and running for public office. It was his land that helped transform Wisconsin Avenue into a residential showcase. It was on his land that stretched to the valley that early manufacturers set up shop and the railroads were established. Pettibone was fondly regarded and recognized as an important part of Milwaukee's history by members of the Old Settlers Club and they presided at his funeral services.

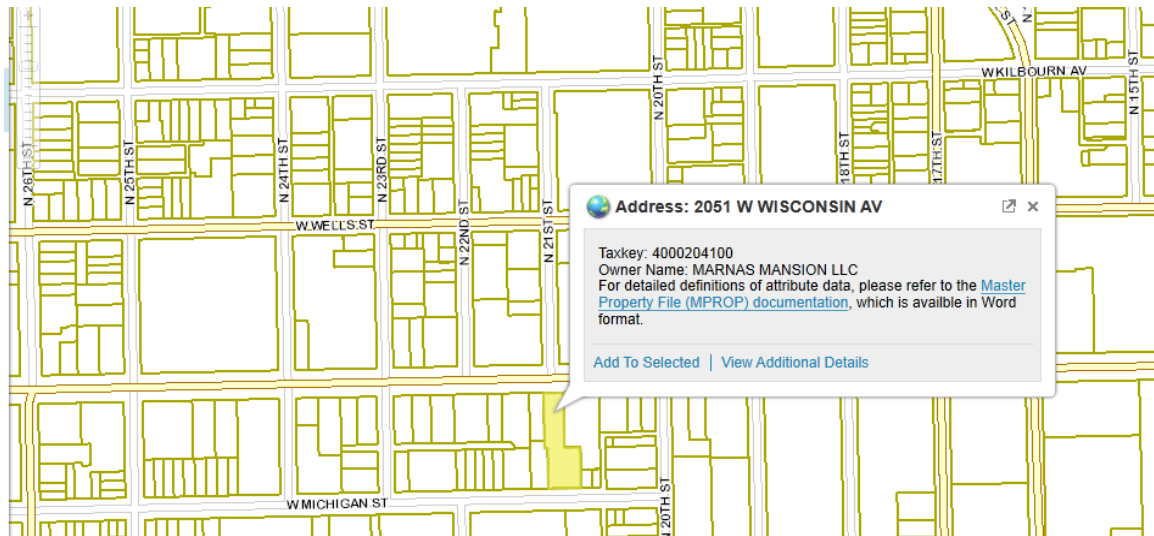
The George Cossitt White and Sarah M. Cossitt White family represent the second phase of Milwaukee's development with the family starting off in boots and shoes then branching out to become grain merchants only to engage in other businesses including a lumber company and investments in real estate. They made improvements to the house that kept abreast of the times and changing architectural taste and kept it relevant on Wisconsin Avenue.

- e-5. Its embodiment of the distinguishing characteristics of an architectural type or specimen.

The Pettibone/White House stands today as a blend of the Italianate style and Classical Revival style. The arched windows and the blocky mass of the house, along with certain window details, speak to its Italianate roots while the roofline with pedimented gables and a modillion cornice speak to the alterations made in 1902 to reflect the resurgence in the popularity of the Classical Revival following the Columbian Exposition of 1893. It is a good demonstration of how a building was updated in a careful way to retain its importance on a street of many mansions.

- e-9 Its unique location as a singular physical characteristic which represents an established and familiar visual feature of a neighborhood, community or the city.

The presence of the Pettibone/White house gives Milwaukeeans a tangible link to the past and offers stories that can otherwise be easily forgotten. The house stands out today, one of a handful of residences, along a thoroughfare that is a conglomeration of commercial sites, apartment buildings, clubhouses, and educational institutions. It is the oldest surviving house on West Wisconsin Avenue.



**Preservation Guidelines
For the
Pettibone / White House**

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding the historic designation of the Pettibone / White House at 2501 West Wisconsin Avenue. The intent of the commission is to preserve the historic, existing exterior features of the building and guide any changes and restorations that might be done on the exterior.

Building maintenance and restoration must follow accepted preservation practices as outlined below. Any exterior changes including repair of ornamental trim but exclusive of routine painting will require a certificate of appropriateness. Most certificates are issued on a staff-approved basis and only major new construction or alteration requests typically will go before the Historic Preservation commission. The Commission reserves the right to make final decisions based upon particular design submissions.

A. Roofs

Retain the roof shape. The installation of skylights where they would be visible from the street are not permitted as they would have a negative impact on the building. Skylights, however, may be added to roof slopes if they are not visible from the street or public right of way. No changes can be made to the roof shape which would alter the building height, the roofline or its pitch. Locate mechanical systems and vents on portions of the roof not visible at all from the public right of way and paint them out to minimize impact. If the building gets re-roofed, consultation with historic preservation staff is required to review and approve the new roofing material, flashing, and gutters. The minimum standard for re-roofing is a 3-tab asphalt shingle. Very light colors or very dark colors such as black are not permitted. Architectural shingles are permitted. It appears that the roofing material shown in the 1870s photo might have been metal. This entire roof was reconfigured in the 1902 remodeling and the roof material is not visible. Proposed materials for re-roofing will be considered on a case-by-case basis as some of the products are not compatible with Victorian-era houses. Any new gutters should be of the half-round style as they function and look best on a house with crown moldings on the eaves. Should a satellite dish be installed it should be placed where it is not visible from the street, preferably at the rear, southwest corner of the house. Removal of the rooftop chimney would require consultation with Historic Preservation staff. No rooftop construction or addition is allowed, as this would have a negative impact on the historic character and proportions of the building. The construction of other rooftop features requires review by Historic Preservation staff and a Certificate of Appropriateness.

B. Materials

1. Masonry

- a. Unpainted brick or stone must not be painted or covered. Painting masonry is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date. Covering masonry with other materials (wood, sheet metal, vinyl siding, etc.) is not allowed.
- b. Re-point defective mortar by duplicating the original in color, hardness, texture, joint finish and joint width. See the masonry chapters in the books, As Good As New or Good For Business for explanations on why the use of a proper mortar mix is crucial to

making lasting repairs that will not contribute to new deterioration of the masonry. Using much harder, contemporary Portland cement mortar will not make a lasting repair and can damage the historic brick and stone. There is evidence that inappropriate mortar has been used in certain locations and that this is resulting in the deterioration of selected brick. Replaced mortar joints should be tooled to match the style of the original. Do not use mortar colors and pointing styles that were unavailable or were not used when the building was constructed. Consultation with historic preservation staff and a Certificate of Appropriateness is required before starting any re-pointing.

- c. The brick building shows evidence of having been sandblasted. In the future should masonry cleaning be necessary it should be done only with the gentlest method possible. Sandblasting or high pressure water blasting or the use of other abrasive materials (baking soda, nut shells, dry ice, etc.) on limestone, pressed brick or cream brick surfaces is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. The use of accepted chemical products to clean masonry is allowed and a test panel is required before general commencement of the work. Work should be done by experienced individuals as the chemical cleaning process can have a negative impact on the masonry. Consultation with historic preservation staff and a Certificate of Appropriateness is required before any cleaning would begin.
- d. Repair or replace deteriorated masonry with new material that duplicates the old as closely as possible. The use of EIFS (exterior insulation and finish systems) which is synthetic stucco is not permitted. Consultation with historic preservation staff and a Certificate of Appropriateness is required before attempting work on the masonry.

2. Wood/Metal

- a. Retain original material, whenever possible. Do not remove architectural features that are essential to maintaining the building's character and appearance. The front porch on the east side of the front elevation was constructed in 1961 and is not original to the house. The porch columns have recently been replaced with less detailed ones. However, should the owner want to build a new porch or rebuild the existing one, historic preservation staff will assist in its design.
- b. Retain or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Covering wood or metal with aluminum or vinyl or other substitute material is not permitted. Spot replacement or spot repair of any deteriorated elements is encouraged rather than complete removal and replication. Structural wood epoxies are suggested for the lasting repair of damaged or decays areas of wood trim. Any new elements must replicate the pattern, dimension, spacing and material of the originals.

C. Windows and Doors

1. Retain existing window and door openings. The front entry door and sidelights and transom appear to date from the 1902 remodeling. They should be retained. Retain the existing configuration of panes, sash, surrounds and sills, except as necessary to restore them to the original condition. Do not make additional openings or changes in existing fenestration by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Do not change the size or configuration of the original window panes or sash. Use storm windows or protective glazing which have glazing configurations similar to the prime windows and which obscure the prime windows as little as possible. The use of structural wood epoxies is strongly encouraged to repair any minor damage or decay to wood windows.
2. Most of the windows currently visible on the building date to the 1902 remodeling and feature 9-over-1 sash with arched, multi-paned transoms above. In the event any windows need to be replaced, consultation with Historic Preservation staff is required to determine appropriate glazing patterns. New glass must match the size of the historic glass. New windows must be made of wood. Do not fill in or cover openings with inappropriate materials such as glass block or concrete block. Glass block is permitted in basement windows on the rear elevation where they are not visible from the street. Do not use modern style window units, such as horizontal sliding sash or casements, in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building.

Any original windows on the building must be retained and repaired if at all possible. Vinyl, vinyl clad, metal, and metal-clad or fiberglass prime window units are not permitted. Wood combination/storm screen units or fixed storm windows that fit the shape of the original opening are permitted. Any replacement doors must be appropriate to the historic period of the building. Any changes to doors and windows, including installation of new doors and windows, require consultation with Historic Preservation staff and a Certificate of Appropriateness.

3. Steel bar security doors and window guards are generally not allowed where they are visible from the street. If permitted, the doors or grates must be of the simplest design and installed so as to be as unobtrusive as possible. A Certificate of Appropriateness is required for this type of installation.

D. Trim and Ornamentation

There should be no changes to the existing historic trim or ornamentation except as necessary to restore the building to its original condition. A replacement feature must match the original member in terms of scale, design, color, appearance and wood species. Existing historic trim, located at the eaves, must not be removed unless it is for the purpose of repair. Spot repair is preferable to wholesale replacement of details. Wood epoxy repair is often highly desirable for permanently repairing smaller areas of decay or damage to wood trim. Repair can also be done to metal surfaces. Consultation with Historic Preservation staff is required before any changes or repairs are made to the building.

E. Additions

No additions will be permitted on the front and side elevations as this would greatly alter the character of the building. Any rear addition requires the approval of the Commission. The current two-story rear addition dates to 1965 and is constructed of concrete block. Removal of this addition would have the support of Historic Preservation staff. Ideally an addition should either compliment or have a neutral effect upon the historic character of the building. Approval shall be based upon the addition's design compatibility with the building in terms of window proportion and placement, building height, roof configuration, scale, design, color, and materials. Additions must be smaller than the original building and not obscure the historic building.

F. Signs/Exterior Lighting

The installation of any permanent exterior sign or light fixture on the front of the building or its lawn shall require the approval of the Commission. Approval will be based on the compatibility of the proposed sign or light with the historic and architectural character of the building. Consultation with Historic Preservation staff is required to assist in the selection of exterior fixtures. Plastic internally illuminated box signs with a completely acrylic face are not permitted. A monument sign in front of the building is permitted but it must be Type A. (see the city's zoning code). Signs installed directly on the building should not exceed 25 square feet in order to protect the historic character of the building.

G. Site Features

New plant materials, paving, fencing, on the front elevation shall be compatible with the historic architectural character of the building. Should a new fence be built in the future examples of appropriate fencing can be found in As Good As New and Living With History. No retaining wall is permitted along the front of the property. Consultation with Historic Preservation staff is required before starting any work that would involve the landscape features, parking, walkways, or driveway. Victorian front yard landscaping was traditionally very simple and the raised limestone foundation was allowed to be seen rather than covered by shrubs.

H. Guidelines for New Construction

It is important that new construction be designed to be as sympathetic as possible with the character of the structure. Small-scale accessory structures, like a gazebo, garage or fountain, may be permitted depending on their size, scale and form and the property's ability to accommodate such a structure. Any request to construct a new garage would be subject to review for code compliance and appropriate design and would require a Certificate of Appropriateness. Any request to build a large scale structure on the rear of the property would be subject to review by the Historic Preservation Commission.

1. Site work

New construction must respect the historic site and location of the building. It should be accomplished so as to maintain the appearance of the building from the street as a freestanding structure. Any new construction would be located to the rear since the lot lines and character defining features of the house would prevent any construction at the side elevations.

2. Scale

Overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components, such as overhangs and fenestration that are in close proximity to the historic building must be compatible to and sympathetic with the design of the building. New construction is to be smaller in size and shorter in height than the historic building.

3. Form

The massing of the new construction must be compatible with the goal of maintaining the integrity of the historic building as a freestanding structure.

4. Materials

The building materials which are visible from the public right-of-way and in close proximity to the historic building should be compatible with the colors, textures, proportions, and combinations of cladding materials used on the historic building. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained and materials not available when the building was constructed should be avoided.

I. Guidelines for Demolition

Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission. The following guidelines, with those found in subsection 11(h) of the ordinance, shall be taken into consideration by the Commission when reviewing demolition requests.

1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety and is beyond hope of repair. This would generally be in case of a major fire or a natural catastrophe.

2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

3. Location

Consideration will be given to whether or not the building or portion of it contributes to the neighborhood and the general street appearance and has a positive effect on other buildings in the area.

4. Potential for Restoration

Consideration will be given to whether or not the building is beyond economically feasible repair.

5. Additions

Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character. The rear concrete block addition was built in 1965 and its removal would be supported by historic preservation staff.



