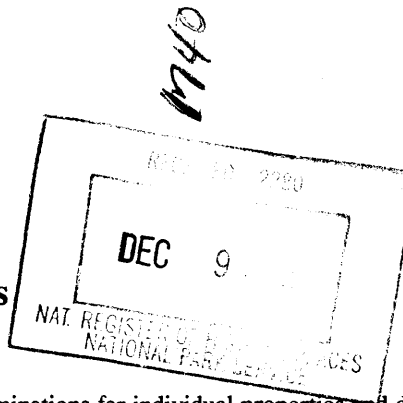


**United States Department of Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Washington Park Clubhouse  
other names/site number N/A

**2. Location**

street & number 2205 Washington Road N/A not for publication  
city or town Kenosha N/A vicinity  
state Wisconsin code WI county Kenosha code 059 zip code 53140

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant nationally  statewide  locally. ( See continuation sheet for additional comments.)

Alicia Z. Cor  
Signature of certifying official/Title

December 2, 2002  
Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  
( See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Washington Park Clubhouse

Kenosha

Wisconsin

Name of Property

County and State

**4. National Park Service Certification**

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

*Edson H. Beall*

123.03

*Ray*

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

private

public-local

public-State

public-Federal

**Category of Property**  
(Check only one box)

building(s)

district

structure

site

object

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

contributing

noncontributing

1

0 buildings

sites

structures

objects

1

0 total

**Name of related multiple property listing:**  
(Enter "N/A" if property not part of a multiple property listing.)

N/A

**Number of contributing resources is previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

RECREATION AND CULTURE/sports facility

**Current Functions**

(Enter categories from instructions)

RECREATION AND CULTURE/sports facility

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/

Tudor Revival

**Materials**

(Enter categories from instructions)

Foundation Concrete

walls Brick

roof Slate

other Wood

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Section 7 Page 1 Washington Park Clubhouse  
Kenosha, Kenosha County, WI

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The Washington Park Clubhouse is located in the northern part of Kenosha, a medium-sized city in the southeastern corner of Wisconsin. Not far from the Illinois border, Kenosha is a lakeshore community with a long industrial and commercial history dating back to the earliest era of settlement in Wisconsin. Recently, due to migration from the Chicago area, whose northern suburbs are only about 30 miles away, Kenosha has seen a large influx of new residents, many of whom commute to the Chicago area. A commuter rail link and easy access to Interstate 94 makes such a commute possible. This influx of new residents has meant considerable development of some areas on the outskirts of the city, but there has been less of an impact on the older part of the city, itself. The most significant new development of the older city has been redevelopment of the lakeshore, just east of downtown. This area, once the site of a large industrial complex, has been and is currently being developed into residential housing and expanded harbor facilities.

The clubhouse sits at the northeastern edge of the Washington Park Golf Course, a nine-hole, 71-acre municipal course next to the 24-acre Washington Park. The land for much of Washington Park was acquired in 1915, and construction on the golf course began in 1922. A small golf course clubhouse was constructed at that time, as well. The golf course is a rolling site with mature landscaping. The land around the current clubhouse, opened in 1937, is flat, but it slopes sharply down on the east side of the clubhouse toward 22<sup>nd</sup> Avenue.

In front of the northeast or main elevation of the clubhouse there is a small lawn in front of a curved sidewalk that borders a curved drive. The drive empties into Washington Road and the cross street, 22<sup>nd</sup> Avenue. Between the curved drive and the streets, there is a large lawn. There are numerous small shrubs at the base of the building on the northeast elevation. The sidewalk runs along both the southeast and northwest elevations of the building. Beyond the sidewalk on the southeast elevation, there is a larger lawn accented with both shrubs and mature trees. Some small shrubs sit at the base of the building on this elevation, as well. On the northwest side of the clubhouse, there is a lawn and a large circular bed planted with flowers and shrubs. The rear, or southwest, elevation of the building is largely paved. A small bed with shrubs sits between the foundation of the enclosed porch and the sidewalk on this elevation.

### **DESCRIPTION, EXTERIOR**

The Washington Park Clubhouse is a two-story, Tudor Revival style building constructed of recycled bricks in 1936-37. The building has a T plan with a steeply-pitched gable roof covered with slate tiles. Projecting from the roof of the ell that forms the base of the T is a square cupola. The cupola has a steeply-pitched hip roof and rectangular openings filled with vertically-divided glazing. The walls of the cupola are covered with slate tile.

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The gable peaks in the main block, at the head of the T, are covered with wide clapboards and decorated with small brackets. On the gable end at the base of the T, the gable end is covered with plain wood decorated with vertical boards that suggests half timbering. On the southwest elevation of the building, a secondary gable projects into the primary gable and it is decorated with false half timbering of applied boards and vertical and horizontal brickwork. The same decoration is applied to the gable that tops a shallow projecting ell on the southeast elevation. The chimney of the fireplace rises through this decoration on the end wall of the shallow ell.

An identical false half-timber decoration sits above the main entrance to the building which is located in the northeast elevation of the main block in the head of the T. This entrance is slightly recessed behind a surround of limestone veneer. The entry door is constructed of vertical wood boards and accented with wrought-iron strap hinges and a wrought-iron handle. The window openings of this section of the main elevation include a bank of three multi-light, metal casements on the second story. These casements have a very shallow wood surround decorated with small brackets. Wood surrounds also accent the two multi-light metal casements of the first story. These casements also have a multi-pane surround. The main elevation of the ell that makes up the leg of the T is also punctuated with a set of multi-light metal casements with multi-pane surrounds that are decorated with flat brick lintels.

The northwest elevation of the building consists of the end wall of the leg of the T and the end wall of the enclosed porch that runs along the southwest elevation of the building. The gable decoration of the end wall of the leg of the T has been described above and a brick chimney rises through the center of the decoration. The end wall of the enclosed porch is covered with vertical wood siding and punctuated by two metal casements and an enclosed bank of small rectangular openings under the eaves. The porch wraps around the southwest elevation, spanning the leg of the T. It has always been enclosed with individual metal casements topped with transoms. A bank of lights under the eaves, though, has been enclosed.

Between the enclosed porch and the head of the T, is an entrance now used as the main entrance to the building, since it leads into the snack bar where fees to use the golf course are collected. This entrance features a door made of vertical wood boards and decorated with a limestone jack arch. Over this entrance is half of the same decorated gable seen over the main entrance on the northeast elevation.

The end wall of the head of the T on the southwest elevation features the gables described above. The second story of this section has a single metal casement and, right under the half-timbered decoration, a set of two metal casements. The single casement is undecorated, while the set of casements has a wood surround. A decorative metal grill sits under this set of casements. The

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first story has a plain entry door that is decorated with a rough limestone jack arch, and under the metal grill is a metal casement with a multi-pane surround topped with a wooden lintel.

The southeast elevation consists of the side wall of the head of the T. A two-story shallow gable projection sits at the center of this wall. The gable is decorated with the false half timbering described earlier and a chimney that projects through its center. The chimney is flanked by metal casements with multi-pane surrounds. The casements are decorated with wood lintels. There are also similar metal casements punctuating the end wall sitting on either side of the gable projection.

The exterior of this building is in good condition, with most of its historic features intact.

**DESCRIPTION, INTERIOR**

The main entrance in the northeast elevation is little used, in favor of the entrance in the southwest elevation. In the interior these entrances are directly across from each other, on each side of the main lounge. The main entrance is separated from the lounge by an enclosed foyer. Between the foyer and the lounge, a set of multi-light, French style metal doors. The back or most commonly used entrance across from the main entrance has an open foyer off of which are the entrances into the enclosed porch, the snack bar and the lounge. The foyer areas, like that of the lounge and porch, have walls covered with pine board paneling and terrazzo floors. The light fixtures hang from the ceiling and consist of hanging lights that suggest lanterns.

In the main lounge, the ceilings are also covered with the pine paneling and accented with exposed beams. The ceiling is vaulted to a central flat section, giving each end wall a jerkinhead gable appearance. Hanging from the ceiling at the center of the lounge is a large chandelier. It is made up of lights that suggest lanterns. On each end wall is a decorated gable finished in false half-timbering of vertical boards with a stucco infill. The horizontal beams defining each half-timbered gable are decorated with brackets. At the center of the gable closest to the entrance is a narrow decorative balcony with a metal balustrade. The balcony sits over a faux entrance covered with pine paneling. Large brackets support the wood floor of the balcony and the entire lower section of the balcony is covered with pine paneling.

Instead of a balcony, the opposite gable is split by the chimney of the fireplace that rises from the overmantel. The overmantel widens as it joins the mantel. The entire fireplace, including the surround under the mantel and overmantel, is made of irregularly-laid limestone. The primary colors of the limestone are light gray and tan, with occasional darker accent stones. The hearth is also made up of limestone and is surrounded by a terrazzo border.

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Along each side wall of the lounge are undecorated windows. The windows have wide window wells clad with pine boards. Along the northwest wall of the lounge, the windows open into the enclosed porch. A set of metal, multi-light French style doors, identical to the doors leading into the foyer of the main entrance, lead into the porch.

Perpendicular to the French doors leading into the foyer of the main entrance is an entrance into the ladies bathroom. The door is covered on the lounge side with pine paneling. Upon entering the ladies bathroom is a sitting room area that may have originally been a ladies changing area. The next room holds the wooden toilet stalls and sinks. The walls and ceiling of the bathroom are covered with laminated panels joined with aluminum trim strips. The paneling possibly dates from a 1962 remodeling effort at the clubhouse.

The enclosed porch is used as a snack room seating area. It is also the rental cart storage area and holds several vending machines. The room is finished like the lounge, with pine paneling on the walls and a terrazzo floor. Pine paneling also encloses the bank of rectangular openings above the metal casement windows. The ceiling of this room has a thick layer of stucco and exposed beams. The beams and the other decorative wood in this room is stained a medium color to match the pine paneling.

Southeast of the enclosed porch and main lounge is the snack bar and kitchen. The snack bar has a separate candy counter where fees are paid for the golf course. The snack bar, itself, has a curved counter with a Formica top and pine paneling covering the base. On the outside of the counter are stools. Inside the counter is a walk space and another counter for service items. The walls of the snack bar are a combination of plaster and pine paneling. The ceiling is covered with modern tiles and fluorescent lights. To the left of the snack bar is the narrow kitchen. It has cooking and cleaning equipment and storage areas. In front of the snack bar is a hallway that leads to an entrance to the golf course. Next to the hallway is the staircase to the second floor. This entire area of the clubhouse has plain plaster walls and terrazzo floors. Pine boards are used as trim around the doors.

The staircase has one and one-half runs leading to a second floor hallway. The stairs are covered with terrazzo and rubber treads. The balustrade is metal with a wood banister. The numerous closely-spaced square metal balusters are attached to horizontal metal bars that run below the wood banister and above the stairs. Every few feet, there is a baluster that is attached to the banister, metal balusters and the stairs, providing support for the entire balustrade. An occasional riveted strap decorates the balusters. The newel post at the base of the staircase is made up of the same balusters, only they are curved to form a circle. Riveted straps circle the newel at the top and near the bottom and another strap circles the base and extends along the side of the first

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tread, appearing to secure the newel to the staircase wall. The newel is topped with a circular flat wood knob.

After rising one long run, the staircase curves and rises another half run to the second floor. The metal balustrade continues along the second floor to act as a railing for the hallway. The hallway floor is covered with terrazzo with a multi-color pattern at the center. Plain plaster cover the walls of the hallway. At the end of the hallway is a plain, one-panel, painted wood door that leads into a storage room. This door is decorated with plain moldings and has simple period hardware. The storage room is also plain, with a terrazzo floor, plaster walls and ceiling, and simple baseboards and trim around the door. This room was originally used as a club room.

In front of this storage room, the main hallway turns sharply right toward the men's bathroom and locker rooms. The bathroom has a plain door like the storage room, as does the entrance into the locker rooms. The bathroom has walls covered with laminated panels trimmed with aluminum strips. The floor is terrazzo with plain wide baseboards. The bathroom ceiling is also covered with laminated panels. There are two sinks and a mirror along one wall. The mirror has period utilitarian pipe light fixtures. Also in the bathroom are urinals and period wooden stalls. The fixtures and laminated paneling may date from a 1962 remodeling effort at the clubhouse.

At the end of the hallway is the entrance to the locker rooms. Both rooms have terrazzo floors, plain plastered walls and ceilings, and simple baseboards and moldings around doors. The windows in each room are not trimmed. They are recessed behind wide wells. In the first locker room, there is a set of tall metal lockers on one side of the room. Otherwise, the room is undecorated. The second locker room has a shower stall and an open space. The shower stall, which is not in use, sits behind a raised entrance covered with a modern glass door. A set of three casements with wide window wells lights this room.

While there have been some minor alterations, the interior of the clubhouse retains a high degree of integrity relating to its period of significance.

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1936-1937

**Significant Dates**

**Significant Person**

(Complete if Criterion B is marked)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Bothe, Hugo

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)



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The Washington Park Clubhouse is being nominated to the National Register of Historic Places under criteria A and C. It is being nominated under criterion A, for significance at the local level in the area of planning and community development. The building was part of a decades-long planning and community development process that, by 1940, resulted in a large system of parks and recreational facilities in Kenosha. Beginning with individuals who pressured the city to establish parks as a means to create the "city beautiful" and provide public recreation for all citizens at the turn of the twentieth century, the movement grew and developed during the 1920s and park planning was extensively covered in the 1925 Harland Bartholomew city plan for Kenosha. For the next 15 years, the ideas suggested in this plan were carried out, particularly during the 1930s, when the city used work-relief money from the federal government to formally landscape all the parks and to build recreational and service facilities to support them. The result was a first-class park system that was the result of historically significant planning and development efforts made by individuals, the Bartholomew city planning team, and, especially, by local parks director and planner, Floyd Carlson, during the 1930s. The construction of the Washington Park Clubhouse was a historically significant event that is part of the history of the planning and development of Kenosha's park system and its facilities. The period of significance corresponds to the construction dates of the project, 1936-1937, since the act of construction fulfilled Kenosha's planning goals.

The clubhouse is also being nominated under criterion C, as a fine example of the Tudor Revival style designed by a noted city parks engineer of the 1930s, Hugo Bothe. The building has typical Tudor Revival details executed in a building that is well proportioned, elegant and functional. One of the most intriguing elements of the building is that it was constructed with recycled bricks. The use of the bricks gives the building an added historic or "authentic" appearance that period revival buildings tried to emulate. The interior details are also of interest. They not only reflect the architectural style of the building, but also give the clubhouse an old fashioned men's club or lodge atmosphere. The building's stylistic elements, unusual building materials and high level of integrity all combine to create an elegant clubhouse building that would be at home at any prominent historic country club. The period of significance for architecture is 1937.

## **HISTORICAL BACKGROUND**

In late 1834, a group of New Yorkers met to form the Western Emigration Company, a land company whose members were interested in acquiring land opening up for settlement on the west side of Lake Michigan in what would become Wisconsin. Company members Warters Towslee, Sydney Roberts, and Charles Turner left New York in March of 1835. After arriving in Chicago, the group traveled up and down the Lake Michigan shore looking for a suitable area to make a land claim for their company. The men eventually found a site in June of 1835, when

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they arrived on Simmons (Washington) Island and found the mouth of Pike Creek. The men established claims and Kenosha was born.<sup>1</sup>

Through the summer of 1835, additional settlers came, establishing a fledgling community, at first called "Pike" after Pike Creek. Some were settlers associated with the land company, while others came on their own or traveled further inland, looking for farms to claim. Included among the earliest Kenosha settlers was John Bullen, Jr., who was meant to be part of the original land company settlers, but was delayed leaving New York state. He was eventually joined by three generations of the Bullen family. The early settlers established the tiny community of Pike largely between Lake Michigan and 13<sup>th</sup> Avenue on the west, and between 45<sup>th</sup> Street on the north and 60<sup>th</sup> Street on the south. The settlers set about to create a lake port and the settlement's second name, "Southport," reflects this plan. One of the first projects the settlers undertook in the new community was to build a primitive road to connect the lake and the village.<sup>2</sup>

Between 1836 and 1840, the population of "Southport" grew from 84 to 337. Aside from the usual challenges of a new community, the early settlers were having difficulty developing their hoped-for lake port. The natural harbor was not very good and dredging was necessary to make it large and deep enough for schooners to dock. In 1840, the United States Congress appropriated funds to dredge Southport's harbor and a substantial pier was built, giving the village an economic boost. During the 1840s, additional money was acquired for harbor improvements, helping the little community grow. By 1850, Southport was a notable port along Lake Michigan and the settlement, now officially a village, had grown to over 3,400 people.<sup>3</sup>

For several decades, Kenosha was a successful lake port, but constant dredging was needed to keep the port operational. As the nineteenth century progressed, other communities with better natural harbors, in particular, nearby Racine and Milwaukee, were able to compete more effectively for lake traffic. And, the development of rail lines during the 1850s and 1860s meant that the importance of lake transportation declined. Even so, Kenosha continued to grow during this period and by 1880, the city had a population of 5,000. Much of this growth was related to the city's location near good farmland and its strategic location along the lake. But after 1880, the most important growth in the community took place when the city made a transition from lake port and commercial center to a successful industrial center during the late nineteenth and early twentieth centuries.

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<sup>1</sup> Carrie Cropley, *Kenosha From Pioneer Village to Modern City 1835-1935*, Kenosha: Kenosha County Historical Museum, 1958, pp. 2-3.

<sup>2</sup> *Ibid.*, pp. 3-9.

<sup>3</sup> *Ibid.*, pp. 10-12.

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The industrial boom began in the 1880s as some small companies grew into major industries. The Bain Wagon Works was an example. Wagon making was dominated by small shops during the mid-nineteenth century, but during the late nineteenth century, the industry was consolidated into a few large firms, Bain being one of these companies. The N. R. Allen Sons' Tannery was developed from a small factory into a major leather-making industry. Similar growth occurred in the Simmons Manufacturing Company, makers of wire mattresses. Other firms that were important to Kenosha included brass works, clothing manufacturers and companies making a variety of metal goods. The new factories both employed and attracted new immigrants to the city during this period and Kenosha developed numerous ethnic European neighborhoods. The new immigrants came primarily from eastern and southern Europe and joined the many German, Norwegian and Irish people already in the city.<sup>4</sup>

The effect of this industrial growth on the city can be seen in the following statistics. Between 1900 and 1905, factories doubled, the city extended its boundaries, and more than 1,000 houses were built. In 1907, the factories of Kenosha employed over 6,000 men, over 1,000 women and 300 boys and girls under 16. A 1914 manufacturing census showed a 22 percent increase in industrial activity in Kenosha since 1909. In 1916, employment in Kenosha topped the 10,000 level. One of the companies that developed during this time had a profound impact on the city a few years later. The Jeffery Company began producing automobiles after 1900, then in 1916, Charles Nash and a partner purchased the company. Nash Motors became a major producer of automobiles during the next few decades and was the fourth biggest auto company after World War II. Other companies continued to grow during the early twentieth century, including the Simmons Manufacturing Company, the Chicago Brass (American Brass) Company, Black Cat (Allen A) textile company, and Coopers (Jockey) underwear company.<sup>5</sup>

The growth of industry in Kenosha resulted in the development of a powerful group of wealthy families and a growing middle class. Like many middle and upper class people at the turn of the twentieth century, some of these Kenoshans became interested in social and political reform. This group tended to support prohibition, feeling that saloons were a powerful force for moral decay, particularly in regard to immigrant groups. They also felt that some politicians fostered corruption and easily manipulated immigrant groups for their own purposes. They were generally supporters of the Progressive Movement, which worked for civil service reform, honest government and other social and political reforms.

At the turn of the twentieth century, some Kenoshans formed a Citizen's League to try to curb saloon abuses. In 1906, the Civic Federation was incorporated to lobby for a stricter enforcement

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<sup>4</sup> *Ibid.*, pp. 56-59.

<sup>5</sup> *Ibid.*, pp. 59, 89-90.

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of local laws and to fight gambling. Some of the members of the Civic Federation supported a change in government from the mayor-council system to a commission system as a means to end what they saw as local political corruption. The reformers' efforts continued during the 1910s and were successful in getting the commission form of government on a referendum in 1914, although it was defeated. In 1917, Kenosha's reformers pushed a referendum for another change in government, this time to the council-manager form, but the state government did not allow such a change for cities at that time. But, in that same year, the reformers made gains when the city council and Chamber of Commerce formed a city planning committee and funded a brief planning report. In 1922, political reform was successful when Kenosha voters approved a change to the council-manager form of government. Although the mayor-council form of government would return to the city a few decades later, much in the way of civic reform was accomplished during the council-manager era.<sup>6</sup>

It was within this reform context of the first three decades of the twentieth century that the development of Kenosha's parks took place. Many of the individuals involved in developing Kenosha's park system were the same reformers that changed the political landscape of Kenosha. Their interest in city planning was part of their interest in overall city reform. The reformers not only wanted to change the ideas that ran the city, but also to change the physical landscape of the city. They were influenced by landscape architects such as Frederick Law Olmsted, who had designed elaborate city parks and new suburban "garden" communities that rejected the grid plan and emphasized open, natural, landscaping.

The reformers in Kenosha were also influenced by the "City Beautiful" movement. This movement stressed the idea that cities and their buildings should be planned with a unity of design, a magnitude of purpose, and include monuments, arches, and statues in public spaces to instruct citizens in the importance of civic virtue. Another element of the city beautiful movement was the improvement of city landscaping through formally designed parks and public open spaces. The city beautiful movement also embraced the return to classical architecture that was being practiced by most of the nation's prominent architects at the turn of the twentieth century. The city beautiful included large, classical buildings that were suitable to house the new, planned, and clean governments ushered in by reformers.<sup>7</sup>

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<sup>6</sup> Nelson Peter Ross, "Architecture, Planning and Transportation," in John A. Neuenschwander, ed., *Kenosha County in the Twentieth Century: A Topical History*, Kenosha: Kenosha County Bicentennial Commission, 1976, pp. 430-431.

<sup>7</sup> National Register of Historic Places nomination for the Civic Center Historic District, 1988, on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin.

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Classical architecture and city beautiful ideals came together at the World's Columbian Exposition, held in Chicago in 1893. At the exposition, Chicago architect Daniel H. Burnham was the chief designer of the major buildings and their landscaping. He created the famous "white city" of classically-influenced buildings centered around formal green spaces, pools and fountains. According to Burnham and others, this "white city" was the epitome of what a city could be. The Classical Revival architectural style soon became popular for institutional buildings across the nation, as architects tried to create the city beautiful idea in their own communities.<sup>8</sup>

Because of Chicago's proximity to Kenosha, it is likely that many of Kenosha's wealthy and middle-class citizens attended the exposition, and there is direct evidence that the "white city" influenced Zalmon Simmons, a wealthy industrialist and philanthropist. In 1899, Simmons, a proponent of free public library reform, donated money to build a public library for Kenosha. The building was erected on the old "commons," later known as Library Park. The architect Simmons chose for the building, completed in 1900, was none other than Daniel H. Burnham of Chicago and Columbian Exposition fame. Burnham created an outstanding Classical Revival library building that embodied his vision of what important city buildings should look like.<sup>9</sup>

Simmons was also one of the early proponents of park development in Kenosha. He was the first president of the Kenosha Park Association, formed in 1906. He had also been responsible for bringing noted landscape architect O. C. Simonds to Kenosha to design the grounds around the new library in 1900. Later, he acquired much of the land on Washington Island (Simmons Island) and donated 40 acres to the city in 1916 for Simmons Island Park. Also noted in the parks movement was the wife of industrialist George Yule, who in 1905 gave a speech entitled "The Town Beautiful." In this speech, Mrs. Yule advocated clean streets, better architecture, more landscaping, and a park system.<sup>10</sup>

After Kenosha changed to the council-manager system of city government, many planning and city beautiful ideas were implemented during the later 1920s and during the 1930s. A civic center of classical buildings was started during the 1920s and completed during the 1930s when the old Beaux Arts style post office was moved to form the fourth side of the center, joining the Kenosha County Courthouse, the old Kenosha High School, and the new post office building. These four classical buildings were Kenosha's version of the "white city" of the Columbian Exposition.<sup>11</sup>

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<sup>8</sup> National Register of Historic Places nomination for the Civic Center Historic District.

<sup>9</sup> Ross, p. 391.

<sup>10</sup> National Register of Historic Places nomination for the Civic Center Historic District; Ross, p. 433.

<sup>11</sup> National Register of Historic Places nomination for the Civic Center Historic District.

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The implementation of the city beautiful movement also included the development of the Kenosha park system, which reached fruition during the 1920s and 1930s. Prior to the 1910s, only a few small open spaces existed as public parks. In 1839, two small "town squares" were included in the city's original plat: the "commons," later Library Park, south of downtown, and a public square, Union Park, north of the downtown. In the very late nineteenth century, the small Bain and Eichelman Parks were donated to the city. During the 1910s and 1920s much of Kenosha's existing park system land was acquired, much of it in large tracts acquired by wealthy individuals who donated it to the city or gave the city generous terms of repayment for the land.<sup>12</sup>

The development of the park system is part of the important planning and community development era that occurred in Kenosha during the 1910s, 1920s, and 1930s and will be discussed under the Community Planning and Development Area of Significance. This information will complete the history of the park system and the building being nominated, along with providing the context for the historic significance of the building.

**AREA OF SIGNIFICANCE: COMMUNITY PLANNING AND DEVELOPMENT**

The Washington Park Clubhouse is historically significant at the local level because its construction was an important event related to the history of community planning and development in the city of Kenosha. The planning and development of the clubhouse was part of a long history of park development and planning that took place in the city during the first four decades of the twentieth century and was part of an overall city reform effort that occurred at almost the same time. Beginning around 1900, civic reformers, "city beautiful" adherents, and progressive-minded citizens in Kenosha began social and political reform efforts that had a significant impact on the growth and development of the twentieth century city. Some of their accomplishments included a change in government to the council-manager form, the development of a city plan, the construction of a civic center, and the development of a large park system. During the 1930s, the city of Kenosha used the federal government's work relief programs to continue the civic improvements begun during the previous decades and, in particular, to continue the planning and development of city parks and their facilities.

*Historic Planning*

There is a long history of community planning in the United States. Some early colonial towns, such as Williamsburg and Philadelphia were planned or designed communities. One of the most important features of these early city plans was the designation of areas set aside for public use,

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<sup>12</sup> Ross, pp. 432-433.

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specifically “town squares” or “commons.” The idea of town squares was taken across the United States with Yankee settlers who included this feature in new town plats. But, other than carrying “Yankee” style town plats west, there was little progress in the area of formal planning until the late nineteenth century.<sup>13</sup>

Between 1893 and 1930, progressive-thinking engineers began developing the planning profession and introducing urban areas to the idea of comprehensive city planning. The new planning ideas were embraced by civic reformers in the early twentieth century as a way to control what they felt were cities that had grown in an unattractive and poorly organized manner. Many chambers of commerce in the country sponsored planning as an aid to business. By the 1920s, many cities were engaged in planning activities and enacting zoning and building regulations. The federal government’s Standard State Zoning Enabling Act of 1922, the U. S. Supreme Court’s 1926 decision upholding the constitutionality of zoning regulations, and the 1928 federal government’s Model City Planning Act all moved city planning efforts forward. It was also during the 1920s that the profession of planning reached maturity and planners like John Nolan provided comprehensive plans that suggested ways for cities to control growth, reorganize existing conditions, and beautify the environment.<sup>14</sup>

During the Great Depression years of the 1930s, planning efforts shifted largely from local communities to the federal government. The federal government’s planning efforts, including model communities, resettlement, and natural resource planning, helped states and local communities at a time when they had few resources for planning efforts. After World War II, there was a period of accelerated growth in the United States that lasted into the 1960s. In order to bring some order to this growth, all levels of government engaged in planning activities. While some of these efforts at planning brought important gains in land use regulation and environmental preservation, in the area of historic preservation, many of these efforts were harmful. Urban renewal projects were supposed to improve “blighted” areas, but the way these projects were carried out, leveling large urban neighborhoods and rebuilding, destroyed many historic buildings and ethnic areas that would have benefited from a less radical approach. The urban renewal approach had one positive result, though. By destroying so many historic buildings, the projects brought a heightened interest in historic preservation.<sup>15</sup>

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<sup>13</sup> *The Plan for Planning: City of Janesville Comprehensive Planning Program*, Janesville: City of Janesville Planning Department, 1982, pp. 14-15.

<sup>14</sup> *Ibid.*

<sup>15</sup> *Ibid.*

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*Historic Planning in Kenosha*

The first formal planning effort in Kenosha involved establishing a building code. In 1909, the City Council appointed a committee to draw up building regulations, but never approved them. In 1913, the local fire department lobbied for a code, and in 1915, with state law behind it, the department began inspecting public and commercial buildings for fire hazards. In 1916, the council finally passed the building code and approved the appointment of a building inspector.<sup>16</sup>

The new council-manager system of local government, established in 1922, embraced the idea of planning. In 1925, the Kenosha city council hired a planning professional to prepare a comprehensive city plan. Their choice, Harland Bartholomew, was trained as an engineer, as were many early planners. In 1916, he was working as a planning engineer in St. Louis and by 1919, he had established his own practice. He practiced during the formative years of professional city planning and had an impact on the development of the profession. Between 1920 and 1926, Bartholomew's firm wrote 20 of the 87 plans developed for cities. Although Bartholomew was not an innovator in city planning like John Nolan, he was a leader in the field and made an impact on the profession as a teacher and writer.<sup>17</sup>

The plan that Bartholomew prepared for Kenosha was one of the first he did for a small city. Bartholomew's associates, Earl O. Mills, L. D. Tilton, and William D. Hudson did much of the work for the plan under Bartholomew's supervision. Fred Graf prepared the drawings. The plan was a major accomplishment not only in the history of planning in Kenosha, but also in the history of urban reform in the city during the early twentieth century. Bartholomew's plan addressed several major areas: streets, mass transit, transportation, recreation (including parks), zoning, and civic art. Each section included an analysis of current conditions and proposals for the future.<sup>18</sup>

The streets section of the report suggested that the city establish major arterial streets running both north-south and east-west, along with major arterials in the downtown. Arterial streets would be widened and have no dead ends or major curves. This part of the plan was enacted and to further organize the city streets system, street names were changed to a number only system. All north-south streets were changed to numbered avenues and east-west streets were renamed to numbered streets. This system was continued throughout Kenosha County. As was the fashion of the time, the plan also suggested a parkway along Pike Creek for beautification and recreation. In the mass transit and transportation sections of the report, Bartholomew suggested a streetcar

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<sup>16</sup> Ross, 431-432.

<sup>17</sup> National Register of Historic Places nomination form for the Civic Center Historic District.

<sup>18</sup> Ross, 436-438.



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system that would serve the entire community and was easily expanded. His plan concentrated on rail transportation and how it could best serve the community, especially industry. In the area of zoning, the plan primarily supported the city building code and zoning ordinance, one of the most comprehensive zoning ordinances in the state. Under the heading of civic art, Bartholomew suggested a plan for beautification of the community in the form of tree planting, street cleaning, removal of utility poles and wires, beautification of personal property, and development of the area's natural beauty along the lake shore.<sup>19</sup>

A large section of the plan discussed recreation and parks, the most relevant section related to this nomination. Bartholomew supported the activities Kenosha had already achieved in this area, but encouraged an even greater and more systematic program for recreation and parks. He emphasized the development of playgrounds close to schools and in existing and new parks. He encouraged the development of all types of parks, including small neighborhood parks, a lake front park, large parks, and pleasure drives. The plan suggested that parks should include a myriad of recreational facilities including golf courses, beaches, floral displays, a zoo, and community centers. It also encouraged expanding existing parks and acquiring park land beyond the city limits.<sup>20</sup>

*Early Development of the Kenosha Park System*

As indicated in the historical background section, several small parks existed in Kenosha prior to 1900, but, by the time Harland Bartholomew's city plan was published in 1926, the city of Kenosha had acquired a considerable amount of park land, although much of it was undeveloped. The acquisition of this park land came as a result of another movement related to city planning, a private citizen-led movement of community development meant to beautify the city. This movement was related to the social and political reform movements in Kenosha described in the historical background. Some of the same individuals involved in those reform movements were involved in developing a park system.

In 1906, these citizens organized the Kenosha Park Association, and, with the help of both private donations and taxpayer money, important land acquisitions were made during the 1910s. In 1911, the city purchased five acres for Baker Park, and, between 1912 and 1915, the city borrowed money to purchase 120 acres of park land, including Columbus Park, Lincoln Park and much of Washington Park. In 1912, a park commission was established. In 1916, the park system was given a major boost with the donation of much of Washington Island (Simmons Island). The Simmons family donated the 40 acres making up this park, land that was worth

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<sup>19</sup> *Ibid.*, pp. 438-441.

<sup>20</sup> *Ibid.*, p. 440.

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several hundred thousand dollars. Simmons Island, with its fine lakefront footage, was the jewel in the crown of early park development, but most of the park system activity during these early years revolved around land acquisition. Some park facilities were built in the parks, but they were few and largely utilitarian, such as a small bath house on Simmons Island, and rustic park shelters. Some trees, shrubs and flowers were also planted in the existing parks.<sup>21</sup>

During the 1920s, additional park land was acquired and more formal park development took place, especially after the 1925 city plan was developed. In 1920, over 20 acres of landfill were acquired for Lake Front Park. In 1923, the council appointed the first parks director and in 1924, Pennoyer Park, lake front land on the north side of the city, was acquired. The most important event in the development of the parks during this era was the construction of the Washington Park Golf Course and small rustic clubhouse in 1922.<sup>22</sup>

After Bartholomew's plan was completed in 1925, the parks department began additional formal park development. A zoo, sunken garden, and new landscaping improved Lincoln Park. More neighborhood playgrounds were developed near schools, and the council passed an ordinance requiring new subdivisions to have a set-aside of at least 5 acres for new parks. In 1928, Floyd Carlson took over the position of parks director. It was under Carlson's leadership that most of the formal planning and development occurred in Kenosha's parks. Because of the Bartholomew plan and Carlson's planning and management skills, Kenosha was able to take advantage of the federal work programs of the 1930s to develop Kenosha's parks and recreational facilities, including the building being nominated.<sup>23</sup>

One emphasis of the Bartholomew plan was to take advantage of the natural resources of Kenosha for recreational purposes. Carlson followed through on this suggestion by promoting more lakefront land acquisition for parks. Adding to the existing Simmons Island, Eichelman and Lake Front parks, in 1928, the city arranged to purchase an additional 120 acres of lakefront property that W. H. Alford and A. H. Lance had acquired for this purpose in 1924. Later, this park was named after Alford. During the late 1920s, the city purchased another 25 lake front acres on the south side of Kenosha, forming the core of Southport Park. During the peak development era of the mid and late 1930s, additional park land was donated to expand Southport and Washington parks and new recreational facilities and new landscaping were added to both existing and new parks, completing much of the vision of the Bartholomew plan.<sup>24</sup>

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<sup>21</sup> *Ibid.*, p. 433; Cropley, pp. 103-106.

<sup>22</sup> Ross, pp. 453, 454; information on the development of the golf course from the files of the Kenosha Parks Department, Kenosha, Wisconsin.

<sup>23</sup> Ross, pp. 453-454.

<sup>24</sup> *Ibid.*, pp. 454.

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The pace of park development dramatically changed once Carlson became the parks director and in the 1930s, when federal money became available for projects. Right after Carlson took over the park system, he began making formal landscape plans for undeveloped areas in new or existing parks. In 1929, Carlson published his landscape plan for Simmons Island. This plan included curved drives lined with numerous plantings, a large beach house along the lake front, tennis courts, playground equipment, a small amphitheater, a memorial, and a large lagoon. The plan was not completed right away, but the work was started in 1929. Park workers graded and seeded some areas of the island, built tennis courts, and installed ornamental lighting. In 1928 and 1929, recreational facilities were improved at Lincoln and Pennoyer Parks, and a putting green was added to the Washington Park Golf Course. Other park work was primarily in the area of maintenance.<sup>25</sup>

*Park Planning and Development During the Early Years of the Great Depression*

In 1930, at the beginning of the Great Depression, the city's annual report suggested that the parks had been a great asset to the city, "acting as safety valves for unrest and ease of mind," in "periods of economic changes." But, the city had yet to use park work for relief efforts. In the 1930 report, Carlson published a plan of the city showing the locations of all the major parks and their facilities. At that time, the Kenosha park system consisted of almost 20 parks that totaled over 420 acres. In most parks there were recreational facilities. The large parks at the time included Lincoln, Washington (including the golf course), Simmons Island, and Pennoyer. Southport and Alford existed, but were undeveloped. Smaller parks included Columbus, Sheridan, and Eichelman and joined smaller and older Union, Bain, Library, and Civic Center parks. Several miscellaneous parks completed the system. New parks were not established during the 1930s; instead, the city concentrated on development. In 1934, Mrs. W. H. Alford made the last large donations of the era; 12 acres for Southport and 20 acres for Washington.<sup>26</sup>

The major projects completed in the park system during 1930 included improvements to the Lincoln Park gardens; the construction of a sprinkler system on Simmons Island; landscaping with hundreds of trees, shrubs and plants also on Simmons Island; and, most important, a comfort station in Washington Park. This comfort station was built to blend in with the neighborhood of period revival style homes. It was built in the Tudor Revival style with brick walls, stone accents, and leaded windows. This attractive building would be a precursor of the larger, more elaborate buildings erected in the parks in the years to come.<sup>27</sup>

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<sup>25</sup> "Park Department," *City of Kenosha, Wisconsin Eighth Annual Report*, Kenosha: City of Kenosha, 1929, pp. 62-69.

<sup>26</sup> "Park Department," *City of Kenosha, Wisconsin Ninth Annual Report*, Kenosha: City of Kenosha, 1930, p. 61.

<sup>27</sup> *Ibid.*, pp. 61-69.

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The parks report for 1931 showed little change from 1930. The parks were not yet formally using relief workers and the slowing economy appeared to have an impact on the amount of money the city spent for projects in the parks. The small projects completed in that year included improved recreational and playground equipment, and some landscaping in existing parks. Nothing was done in undeveloped parks, such as Alford and Southport. The only new project was at Lake Front Park, the park located on landfill along the lakefront near downtown. A preliminary design was published for the park that showed that it would be a sports park with an athletic field that could be used by the high school. The only physical work completed was adding more fill to this park. What was important in relation to this park was that it showed that Floyd Carlson was continuing to implement the 1925 Bartholomew city plan, which recommended more lake front parks and more systematic recreational facilities.<sup>28</sup>

The increasingly poor economy had an even more serious effect on development in the Kenosha park system in 1932, and for the first time, people on local work relief were used for the few park projects that were done. Floyd Carlson oversaw the preparation of landscape and development plans for Washington and Alford parks, but little work in the parks was actually accomplished. Instead, only a few physical improvements were made to parks, including a parking lot on Simmons Island, more landscaping at Lake Front Park, and some clearing of wild areas in Alford Park. The work at Lake Front and Alford parks was done by relief workers and wood cut at Alford Park was given to families on relief who could use it. It was probably the lowest point in the development of parks in Kenosha since the parks movement had begun.<sup>29</sup>

After Franklin Roosevelt took office in March of 1933, his "New Deal" administration quickly pushed through new federal programs meant to help the economy and the unemployed. One of these early programs was the Civil Works Administration (CWA). Because Floyd Carlson had done considerable planning for the park system, following the guidelines of the Bartholomew city plan, Kenosha was able to quickly take advantage of this new program and submitted applications for park projects to be funded by the CWA. Although the new CWA program did not take effect until November of 1933, Kenosha's quick action got some federal money at the end of the year and was able to provide work relief in the parks to some of the unemployed. The park projects included building a gravel road, constructing three picnic shelters, initial construction on two lagoons, and some landscaping. Since Kenosha was a largely industrial city,

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<sup>28</sup> "Park Department," *City of Kenosha, Wisconsin Tenth Annual Report*, Kenosha: City of Kenosha, 1931, pp. 39-47.

<sup>29</sup> "1932 Annual Report of the Department of Parks of the City of Kenosha, Wisconsin," unpublished report from the parks department, on file at the Simmons Library, Kenosha, Wisconsin, pp. 22-26.

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with a high level of unemployment at the time, the fact that the city could quickly apply for federal work relief grants to do park work was a great help to many people in need.<sup>30</sup>

In March of 1934, the city of Kenosha applied for more federal aid through work relief projects, which were now being run under the Federal Emergency Relief Administration (FERA). Under the FERA provisions, the federal government paid for 70 percent of wages, with the local government paying 30 percent. The local government would also have to provide materials. This provision was of particular importance in relation to the buildings constructed under this and future federal programs. Of the nine projects that the city applied for in 1934, eight involved work in the parks, including the construction of the Simmons Island Beach House.<sup>31</sup>

The Simmons Island Beach House was planned in the spring of 1934 and construction began that summer. Much of the building was completed by the fall of 1934, but there was still work to be done on landscaping and finishing, so the official opening of the building was scheduled for June of 1935. Built in the Tudor Revival architectural style, the new beach house was lauded in the press as a modern facility that included open air dressing rooms, showers and restrooms, a check room, and spacious rooms for lifeguards, concessions, and first aid. The most interesting detail was that most of the building was constructed of recycled materials. Because the city had to pay for materials, they came up with the idea to use recycled materials from condemned houses and factories. The relief workers would also get jobs demolishing the old buildings, as well as building the new ones. In fact, in January of 1935, the city announced that it now had a formal plan to "eliminate" decrepit buildings that had salvageable materials and that some buildings that had been removed had already been used in FERA projects.<sup>32</sup>

The opening of the Simmons Island Beach House was the first major triumph of the development of the parks using federal work relief money. And, it was a testimony to the expert leadership and planning of Floyd Carlson, parks director, that the building was constructed so soon after the first federal programs became available. Building on this achievement, Carlson continued to stay abreast of the changing federal programs, adding more and more projects each year until the start of World War II. In the city's annual report for 1935, Carlson described how local and federal work relief programs had helped both unemployed men and the park system. He also indicated that most of the projects had been funded by the federal government.<sup>33</sup>

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<sup>30</sup> Summary of Parks Department Annual Reports, unpublished outline on file in the Parks Department, City of Kenosha, Kenosha, Wisconsin.

<sup>31</sup> "City Applies to Continue CWA Projects," *Kenosha Telegraph Courier*, 29 March 1934, p. 7.

<sup>32</sup> "New Building for Beach is Nearly Ready," *Kenosha Telegraph Courier*, 27 September 1934, p. 2; "City in Plan to Eliminate Old Buildings," *Kenosha Telegraph Courier*, 10 January 1935, p. 2.

<sup>33</sup> "Park Department," *City of Kenosha, Wisconsin Fourteenth Annual Report*, Kenosha: City of Kenosha, 1935, p. 29.

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*The WPA Years of Park Development*

Aside from completing the Simmons Island Beach House in 1935, other projects in the parks that year included smaller scale recreational facilities, hardscaping and utility work, and landscaping work. In August of 1935, the federal government consolidated and expanded all of its work relief programs into the Works Progress Administration (WPA). According to the 1935 parks department report, one of the changes that came with the new WPA program was a more precise and thorough application process. Carlson's planning expertise was probably a factor in Kenosha successfully competing for federal dollars. Because he had an overall plan and vision for much of the city's park development, Carlson was able to direct his staff of engineers, architects, and supervisors to prepare as many applications for park projects as possible. And, given the scale WPA projects would take on in Kenosha during the next few years, Carlson and his staff's work paid off.<sup>34</sup>

The following three years were peak years of WPA work projects in Kenosha parks. In 1936 alone, several major projects were begun that would be completed in the coming years, including the development of Southport and Alford Parks. In both 1936 and 1938 park projects totaled over \$1,000,000 and employed an average of over 1,000 men per month. In 1937, projects totaled around \$600,000 and employed over 700 men per month. During this time period, landscaping work was extensive, especially in the previously undeveloped Southport and Alford parks, but more impressive was the size and number of buildings constructed during this era. These buildings included the large Art Deco Lincoln Park foot bridge, the Tudor Revival Washington Park Golf Course Clubhouse and Golf Course Warehouse, the Alford Park Warehouse and rustic comfort stations, and the Art Deco Fieldhouse and Stadium for the Lake Front sports park.<sup>35</sup>

Several of the above-mentioned projects were completed or neared completion in 1936. Lake Front Park's fieldhouse and recreation facilities were completed except for finishing work. This project turned a former landfill into a sports park with two football fields, a baseball diamond, ¼ mile track, bleachers, broadcast booth, and a fine Art Deco fieldhouse. The facility was dedicated in July of 1936. Unfortunately, these park facilities are no longer extant. Another sports facility nearly completed in 1936 was the new Washington Park Golf Course Clubhouse and improvement of the golf course. The new Tudor Revival clubhouse was, like the Simmons Island

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<sup>34</sup> *Ibid.*, pp. 29-35.

<sup>35</sup> "Park Department," *City of Kenosha, Wisconsin Fifteenth Annual Report*, Kenosha: City of Kenosha, 1936, pp. 38-43; "Park Department," *City of Kenosha, Wisconsin Sixteenth Annual Report*, Kenosha: City of Kenosha, 1937, pp. 36-41; "Park Department," *City of Kenosha, Wisconsin Seventeenth Annual Report*, Kenosha: City of Kenosha, 1938, pp. 36-39; "1938 Annual Report of the Department of Parks of the City of Kenosha, Wisconsin," unpublished report from the parks department, on file in the Simmons Library, Kenosha, Wisconsin, pp. 3-13.

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Beach House, built of recycled materials, but contained high-quality modern facilities such as a lounge, sun room, concession stand, kitchen, large locker rooms on the second floor.<sup>36</sup>

The Art Deco footbridge in Lincoln Park was a major accomplishment in 1936. Restored in 1987, this bridge is an outstanding historic landscape feature in the park today. In 1936, work finally began on the development of Southport Park, a 39-acre lake front park that could serve the south side of the city as Simmons Island served the north side. WPA crews graded, excavated, and landscaped much of the park and installed utilities, roads, walks, parking areas, and small buildings. Construction on the Southport Beach House began and its design made it, arguably, the best building in the park system. The beach house was much larger than its counterpart on Simmons Island, and its English manor house-Classical Revival influenced architecture made an impressive architectural statement. Some picnic shelters and landscaping was done at Alford Park, but the major project was the beginning of construction on jetties for lakeshore protection. Twelve jetties of about 300 feet each were started to protect lakefront parks. These jetties would considerably ease lakefront erosion by slowing currents and causing sand deposits on the beaches.<sup>37</sup>

In 1937, the cost of parks projects was slightly lower as fewer new projects were started. The most extensive work took place at Alford Park, where roads, parking areas, utility work, and landscaping were completed to more formally landscape the park. Comfort stations and shelter houses were started in Alford Park, as was the foundation for the park warehouse. Some finish work was done on the facilities at Lake Front Park, and excitement was generated when notable heavyweight boxer Joe Louis used the facilities in preparation for his fight with James Braddock in Chicago in that year. The new clubhouse at the Washington Park Golf Course was opened to the public in May of 1937, and additional work was done on the course, itself. Work on the jetty system was part of the 1937 parks program, and work was done on the Southport Beach House.<sup>38</sup>

In 1938, WPA work in Kenosha's parks again topped \$1,000,000, largely because of extensive work at Alford Park. Along with additional landscaping that included extensive planting of trees and shrubs, the WPA workers constructed three large comfort stations, three picnic shelters, a concrete and stone bridge, parking areas, utilities, and the Alford Park Warehouse building. A large storage building was also built for the Washington Park Golf Course and maintenance and improvements were made to other parks during the year. At Southport Park, more landscaping

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<sup>36</sup> *Fifteenth Annual Report*, p. 38.

<sup>37</sup> *Ibid.*, pp. 42-43.

<sup>38</sup> *Ibid.*, pp. 36-41.

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was completed, along with a small warehouse. Work on the Southport Park Beach House was completed to 90 percent, including much of the impressive Art Deco interior.<sup>39</sup>

WPA Work in the Kenosha park system continued in 1939 and 1940, but not at the pace of previous years. One of the major changes was a transfer of funds to the construction of a sewage disposal plant at the edge of Southport Park. The funding for this project cut the amount of money available to develop parks and park facilities. Perhaps, at this time, after all of the park work that had taken place during the previous few years, the city determined that much of what Carlson wanted to accomplish in developing the parks in Kenosha had been achieved, and a sewage treatment plant was a greater need. In any event, some park work did continue with the help of the WPA.

In 1939, some finish landscaping was completed in Alford Park, including planting lawns, adding trees and shrubs, and fine grading of roads and parking areas. Other completion work was done on the warehouse and the comfort stations. Considerable landscaping was done in Washington Park and in Pennoyer Park. The construction of the sewage plant halted most work on the Southport Beach House and in fact, during the summer of 1939, the park was closed due to work on the sewage plant. In 1940, the warehouse and comfort stations in Alford Park were opened and more planting of trees and shrubs in that park was completed. In Southport Park, the landscaping was completed, including paved walks, roads, and parking areas. But, once again, work to complete the beach house was delayed until the fall of 1940, so it was not open during the summer. In the fall, the concrete balustrades around the beach house were completed along with other concrete work, and interior electrical, plumbing, carpentry, and decoration was finished. The beach house was finally opened to the public for the summer of 1941.<sup>40</sup>

The year 1941 was a watershed year for the City of Kenosha and its parks. The country was already gearing up for World War II and Depression-era projects were ending as the economy was finally improving. At the end of the year, the country would be officially in the war, and Kenosha's factories geared up for war production, providing full employment to workers. Also in 1941, the third city manager, Harold Laughlin, one of the series of progressive city managers that served Kenosha between 1922 and 1941, left to work for the federal government. In November of 1941, the biggest blow to the parks department came when Floyd Carlson departed for a position as director of the Harrisburg, Pennsylvania Regional Planning Commission, one of

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<sup>39</sup> "1938 Annual Report of the Department of Parks."

<sup>40</sup> "1939 Annual Report of the Department of Parks of the City of Kenosha, Wisconsin," unpublished report from the parks department, on file in the Simmons Library, Kenosha, Wisconsin, pp. 4-7; "1940 Annual Report of the Department of Parks of the City of Kenosha, Wisconsin," unpublished report from the parks department, on file in the Simmons Library, Kenosha, Wisconsin, pp. 4-6.



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the first regional planning commissions in the country. In 1944, Carlson came back to Wisconsin, but as the City of Racine's planner and, later, as planner and director of parks. It is clear that the planning he accomplished as Kenosha's director of parks gave him considerable experience he was able to use as a full-fledged urban planner.<sup>41</sup>

During and after World War II, Kenosha took advantage of the first-class park system that had been started early in the twentieth century. Thanks to early twentieth century reformers and "city beautiful" proponents, the expertise of an early professional planner, the federal government's work relief programs of the 1930s and the professional planning efforts of the parks department staff that successfully exploited these programs, Kenosha built a park system that continues to serve the public today.

But, in recent years, the maintenance on the almost 70-year old park buildings constructed during the 1930s has become problematic. Budget concerns and changing uses and needs in the parks have meant that some of the buildings constructed during the Great Depression have been demolished, are currently underutilized, and/or are in need of considerable renovation. Current budget constraints make the preservation of these important resources a difficult task at best. Considerable planning and innovative solutions will need to be found so that these historically and architecturally significant park resources, built with considerable planning and innovation on the part of the parks department of the past and with the labor of many citizens of the community, can be maintained for a future generation

*Significance of the Washington Park Clubhouse*

The Washington Park Clubhouse is historically significant at the local level for its importance in the area of planning and community development in Kenosha. The context given for this significance is broad, but its scope is important because it explains how the building fits into the overall history of park planning and development during the important development years of the city's park system. By itself, the Washington Park Clubhouse would be an historically interesting building related to the growth and development city recreational facilities. But, the historic significance of the building goes beyond its obvious function. Its construction was a notable event in the broad plan that developed the extensive park system in Kenosha. The plan began with the community development and reform ideas of a small group of progressive citizens, then was formally articulated and expanded on in the 1925 city plan, and was finally brought to fruition during the Great Depression under the guidance of an expert planner who was able to take extensive advantage of federal government programs to achieve the park system's goals. As such, the Washington Park Clubhouse is important because it physically represents the historic

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<sup>41</sup> Ross, p. 480.

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planning and community development efforts that improved not just the city's park system, but the entire community.

The construction of the Washington Park Clubhouse was the culmination of an important planning goal of the city during the first half of the twentieth century, a goal that was specified in the 1925 Bartholomew city plan, that is, to provide better recreational facilities for the public. The building also achieved a goal of the 1930s, taking advantage of federal money to aid the unemployed in a time of economic crisis. The clubhouse is one of the major achievements in the career of Floyd Carlson, the city's important parks director and parks planner between 1928 and 1941. For its significance to the history of planning and community development in Kenosha, the Washington Park Clubhouse is eligible for the National Register of Historic Places and an important landmark in the community.

**AREA OF SIGNIFICANCE: ARCHITECTURE**

The Washington Park Clubhouse is architecturally significant at the local level as a fine example of the Tudor Revival style. It is also an example of the fine work of a notable parks department designer, an example of high quality craftsmanship using recycled materials and a building with a high level of integrity. The building was designed by parks department engineer Hugo Bothe, built primarily during the 1936 building season, and opened in May of 1937. The relief workers who built the clubhouse were not necessarily trained in construction, and Hugo Bothe was listed as a parks department civil engineer, not an architect. But, the result of the design and the construction is an important recreational facility for Kenosha, and a stylish period revival building that adds to the architectural landscape of the city.

The Tudor Revival style of architecture was one of the period revival styles popular between 1900 and 1940. These were based on historic architectural styles and included the Colonial Revival, Georgian Revival, Tudor Revival, Spanish Colonial Revival, and Mediterranean Revival styles, as well as some less well-known variations. As their names suggest, these styles revived historic Colonial, Georgian, Tudor, Spanish, and Mediterranean architectural details. Typical details of the Tudor Revival style included half-timbering in the gables, steeply-pitched rooflines, multi-paned casement or sash windows with label moldings, and decorative stonework. Some Tudor Revival buildings emphasized medieval details like half-timbering, while others emphasized details that suggested stone English castles. Still other Tudor Revival buildings had

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details that suggested the thatched roofs and eyebrow windows of English cottages. Some buildings combined many of these details for an eclectic appearance.<sup>42</sup>

The Washington Park Clubhouse is a fine example of the Tudor Revival style as used in a non-residential building. Yet, its appearance is much like a large residential building. Since the clubhouse sits near a largely residential area, its appearance is in keeping with the neighborhood. Its exterior details are typical of the style and are executed in an attractive manner. For example, the steeply-pitched gables with the clapboard or applied half-timber detail evoke the medieval element of the style. Here it is executed with a brick infill rather than a stucco infill. The well executed limestone accents by the main entrance and rear entrances add to the interest of the building. Other Tudor Revival details include the vertical board doors with English strap hinges and the many multi-pane metal casement windows. The casement windows are particularly significant because they are still extant and have no alterations.

The interior of the building has both typical and unusual Tudor Revival details and also details that give the building a distinctive lodge atmosphere. Most of the Tudor Revival details are found in the main lounge, enclosed porch and staircase. They include the vaulted ceiling with applied half-timber decoration on the end walls of the main lounge, the limestone fireplace in the main lounge and the beamed ceiling of the enclosed porch. What is unusual is the pine board paneling in the lounge, porch and foyers of the interior. Paneling in the interior of Tudor Revival buildings is typical, but it often consists of more formal, dark-stained panels. The use of the pine board paneling gives the clubhouse interior the "rustic" appearance often seen in lake cottages or in "country" style kitchens and dens of houses built during the mid-twentieth century.

The rest of the interior of the clubhouse is more simply decorated, with the exception of the finely crafted metal staircase that evokes the Tudor Revival style. But, although simple, the rest of the interior is well constructed of high quality materials. For example, the terrazzo floors were an expensive detail, but probably chosen because patrons might walk on them in golf shoes. This material has stood up well after 55 years of use. The extensive use of the pine board paneling might also have been more expensive than plain plaster walls, but this detail makes the interior special, giving it a rustic lodge effect that would make it a comfortable environment for the mostly male golfers of the era. Even women golfers, though, could appreciate the rustic environment since it relates well to the outdoor sport of golf.

The high quality of materials was paired with high quality construction. Much of the work was done by relief workers, most of whom had no training in construction or outdoor work. Floyd

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<sup>42</sup> Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. II*, Madison: State Historical Society of Wisconsin, 1986, Architecture, pp. 2-28--2-33.

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Carlson, the parks director at the time, stated in one of his parks department reports, that the men on work relief projects in the parks had given a "good account of themselves," and this building is evidence of the high quality of work the relief workers put into the effort.

The use of recycled bricks also adds architectural interest to the building. Recycled bricks were sometimes used for period revival buildings to give them an authenticity modern materials could not achieve. In the case of the clubhouse, the recycled bricks give the building an historic appearance that relates to its architectural style and a distinction not found in other period revival buildings.

There are a number of fine Tudor Revival style residences in Kenosha, in particular in the Third Avenue Historic District. What is significant about this building is that it is not a residence, yet its proportions, architectural details, and quality of construction make it compare favorably to any of the fine Tudor Revival residences in the city. Part of the reason for this is the high quality of the design from Hugo Bothe. Bothe was a native of Germany and was the parks department civil engineer during the 1930s. Aside from the clubhouse, Bothe designed the Alford Park warehouse, a large and impressive service building, and several large comfort stations in Alford Park, fine rustic Tudor Revival influenced buildings. The design of the clubhouse shows that Bothe was adept at architectural design along with his skill at engineering.<sup>43</sup>

Finally, what adds to the architectural significance of this building is its high level of integrity. According to information from the parks department, the only remodeling done at the clubhouse occurred in 1962, when the porch roof was replaced and bathrooms were probably renovated. But, these alterations are minor compared to the overall high integrity of the building. What is particularly of interest are all the extant casement windows. These windows are an important architectural detail and of high importance to the building's historic appearance. The building's original design has not been altered and the well-planned interior space and efficient facilities have served the golfing public well for many years, and still serves them today.

The Washington Park Clubhouse is architecturally significant at the local level because of its architectural style. It is also a fine design by an important local designer, uses interesting building materials, has a high quality of construction, and maintains a high level of integrity. The combination of fine Tudor Revival style elements and interesting recycled materials give the building a distinctiveness not seen in other period revival buildings. The high quality of construction has withstood decades of use with few modern alterations, resulting in a high level of integrity. For all these reasons, the building is an important architectural landmark in the city, a landmark that anyone who helped build it would be still proud of today.

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<sup>43</sup> Ross, p. 458.

Washington Park Clubhouse  
Name of Property

Kenosha County  
County and State

Wisconsin

### 9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous Documentation on File (National Park Service):**

preliminary determination of individual listing (36 CFR 67) has been requested  
previously listed in the National Register  
previously determined eligible by the National Register  
designated a National Historic landmark  
recorded by Historic American Buildings Survey #  
recorded by Historic American Engineering Record #

**Primary location of additional data:**

State Historic Preservation Office  
Other State Agency  
Federal Agency  
 Local government  
University  
Other  
Name of repository:

### 10. Geographical Data

Acreeage of Property less than one

UTM References (Place additional UTM references on a continuation sheet.)

1	16	431380	4716640	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

### 11. Form Prepared By

name/title	Carol Lohry Cartwright	date	9/5/02
organization	prepared for the City of Kenosha	telephone	262-473-6820
street & number	W7646 Hackett Road	zip code	53190
city or town	Whitewater	state	WI

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**MAJOR BIBLIOGRAPHICAL REFERENCES**

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Washington Park Clubhouse

Kenosha County

Wisconsin

Name of Property

County and State

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs** Representative black and white photographs of the property.

**Additional Items** (Check with the SHPO or FPO for any additional items)

**Property Owner**

Complete this item at the request of SHPO or FPO.)

<b>name/title</b>	Art Strong, Director	<b>date</b>	9/5/02
<b>organization</b>	City of Kenosha Department of Parks	<b>telephone</b>	262-653-4052
<b>street&amp;number</b>	3617 65 <sup>th</sup> Street	<b>city or town</b>	Kenosha
<b>city or town</b>	Kenosha	<b>state</b>	WI
		<b>zip code</b>	53142

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.



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**WASHINGTON PARK CLUBHOUSE**, Kenosha, Kenosha County, Wisconsin. Photos by Carol Cartwright, July 2002. Negatives on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin.

Views:

- 1 of 13: Site view, from the northwest.
- 2 of 13: Main elevation, from the northeast.
- 3 of 13: Northwest elevation, from the northwest.
- 4 of 13: South and southwest elevations, from the southwest.
- 5 of 13: Interior, showing main entrance and hallway into main lounge.
- 6 of 13: Interior, enclosed porch snack room.
- 7 of 13: Interior, main lounge.
- 8 of 13: Interior, main lounge.
- 9 of 13: Interior, close up of fireplace in main lounge.
- 10 of 13: Interior, snack bar.
- 11 of 13: Interior, staircase to the second floor.
- 12 of 13: Interior, hallway of second floor.
- 13 of 13: Interior, second floor, locker and dressing rooms.

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**GEOGRAPHICAL BOUNDARY**

The boundary of the Washington Park Clubhouse is defined as follows: Beginning at the intersection of the south curb line of Washington Road and a line running 50 feet west of the northwest corner of the enclosed porch of the building, then south along this line to the intersection with a line running 50 feet south of the intersection of the southwest and southeast elevations of the building, then east along this line to the intersection with the west curb line of 22<sup>nd</sup> Avenue, the north along this line to the south curb line of Washington Road, then west, northwest, along this line to the point of beginning.

**BOUNDARY JUSTIFICATION**

This boundary encompasses the historic site of the clubhouse, including its curved front drive that is an important part of the landscaping, while drawing out the other areas of the golf course, in particular the paved areas to the west and southwest of the building, along with the golf course, itself. The boundary reflects the area where the clubhouse has sat at the head of the golf course since its construction date in 1936-37.

