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IL Rental Housing Fund: \$0.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

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5998871

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Submitted By:

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City of Waukegan

Attn: Steve Sabourin

100 N Martin Luther King Jr Ave

Waukegan, IL 60085

JK
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CERTIFICATION

I, Mary Ellen Vanderverter, Recorder for the County of Lake, State of Illinois, do hereby certify this to be a true and correct copy of Document Number **5998871** recorded **May 26, 2006** as it appears from the records and microfilm in my office. In witness hereof, I have hereunto set my hand and affixed the seal of my office.

DATE: December 14, 2016

[Seal]

Mary Ellen Vanderverter
Mary Ellen Vanderverter
Lake County Recorder

by *James M Richards*
Clerk, Recorder's Office

18 N County St – 6th Floor
Waukegan, IL 60085-4358
(847) 377-2575
fax (847) 984-5860



5998871

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
05/26/2006 - 10:34:12 A.M.
RECEIPT #: 287597
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**COVERSHEET
FOR
MISCELLANEOUS,
NON-STANDARD
OR
RE-RECORDED
DOCUMENT**

(6)

06 - 0 - 94

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION
TO 445 N. GENESEE STREET**

WHEREAS, on December 17, 2001 the Waukegan City Council enacted Ordinance 01-O-144, the Historic Preservation Ordinance of the City of Waukegan, Illinois. (the Historic Preservation Ordinance)

WHEREAS, the Historic Preservation Ordinance was enacted to provide the City and its citizens a way to voluntarily protect, enhance, perpetuate and allow for the continued use of improvements of special character or historical interest or value within the City for the continued health, prosperity safety and welfare of the people of Waukegan.

WHEREAS, the Historic Preservation Ordinance established the Historic Preservation Commission and a mechanism whereby elements of the City's cultural, social, economic, political and architectural history could be identified and preserved.

WHEREAS, pursuant to the Historic Preservation Ordinance Shimer College filed an application with the Historic Preservation Commission (Commission) wherein it requested Historic Landmark Designation for 445 N. Genesee Street, known as the Joseph P. Arthur House.

WHEREAS, the Commission set a public hearing to consider the application, and after proper notice a hearing was convened and evidence heard. Thereafter, the Commission prepared a report and made findings of fact which the Commission conveyed to the Waukegan City Council and which are designated Exhibit A and attached to and made a part of this Ordinance.

WHEREAS, in its report the Commission has recommended to the City Council that 445 N. Genesee Street be designated a Historic Landmark within the City of Waukegan.

WHEREAS, the City Council of Waukegan has accepted the factual findings and recommendation of the Historic Preservation Commission and has determined that it is in the public interest and will tend to promote the public health, safety, morals, comfort, convenience and general welfare of the citizens of Waukegan, Illinois to designate 445 N. Genesee Street as a Historic Landmark.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Waukegan, Illinois, as follows:

SECTION 1: The recitals set forth above and the findings and recommendation of the Historic Preservation Commission are made a part of this Ordinance.

SECTION 2: The City Council approves the application of Shimer College and hereby designates 445 N. Genesee Street as a Historic Landmark.

mail to:

**CITY OF WAUKEGAN
CITY CLERK'S OFFICE
100 N. Martin Luther King Jr. Ave.
Waukegan, Illinois 60085**

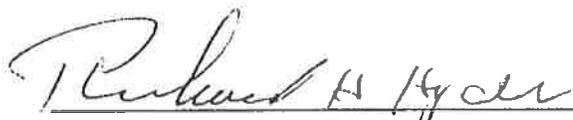
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SECTION 3: Hereafter any proposed alteration, construction, removal or demolition of the subject structure shall require a Certificate of Appropriateness issued by the Historic Preservation Commission pursuant to the provisions of the Historic Preservation Ordinance.

SECTION 4: The City Council hereby directs the City Clerk to send or deliver executed copies of this Ordinance to Shimer College the Historic Preservation Commission, the City Planning and Zoning Department and the City Building Department. The City Clerk is further directed to record a certified copy of this Ordinance with the Lake County Recorder of Deeds.

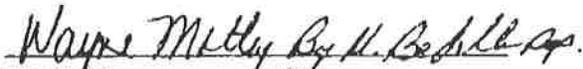
SECTION 5: All ordinances or parts of ordinances in conflict with terms of this ordinance, are, to the extent of such conflict, hereby repealed.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.



MAYOR RICHARD H. HYDE

ATTEST:



WAYNE MOTLEY, City Clerk

Presented and Read at a regular meeting of the Waukegan City Council on the 15th day of May, 2006.

Passed and Approved at a regular meeting of the Waukegan, City Council on the 15th day of May, 2006.

ROLL CALL: Aldermen Figueroa, Newsome, Tenpas, Needham, Larsen, Rivera, Cunningham, Balen & Moisio

AYES: Aldermen Figueroa, Newsome, TenPas, Needham, Larsen, Rivera, Cunningham, Balen & Moisio

NAYS: None

ABSENT: None

ABSTAIN: None

29.700 Ord.1371RJMjsp

SUMMARY OF INFORMATION (continued)
PROPERTY ADDRESS: 445 N. Genesee Street

Current designations:

City of Waukegan Bicentennial Landmark, 7 November 1976

Contributing structure, Near North Historic District, listed on the National Register, 3 May 1978

Number of structures recommended for designation:

Two (house and garage)

Date of construction:

1913

Architect and/or builder:

Tallmadge & Watson

Original use:

Residence

Current use:

Institutional use (college)

History:

The House

The Joseph P. Arthur house is a rare example of the Prairie style of architecture in Waukegan. The use of stucco, the emphasis on the horizontal line, heavy overhanging eaves, corner piers, broad chimney and shallow pitched roofs are all elements of the style present in this design. In addition, the house contains many excellent examples of Prairie style casement and leaded-glass windows. The plan of the house is cruciform, addressing its corner lot and providing for prominent elevations facing onto both Genesee and Cory. The property also includes the original garage executed in the Prairie style with a slab roof and stucco cladding.

The Owners

The house was built for Joseph P. Arthur, who with his brother Charles co-founded the Cyclone Fence Company, a highly successful business which operated for many years along the lakefront. It became the world's largest manufacturer of ornamental fencing and gates and by the 1910s employed over 125 men. Joseph P. Arthur served as President and General Manager. In 1917, Arthur sold the house to the Honorable Claire C. Edwards, a judge of the 17th Judicial District. In 1936, the house was purchased by the YWCA, which made various alterations to accommodate its new function, while preserving the basic architecture of the structure. It was acquired by Shimer College in the late 1980s and is known as Prairie House, containing offices and spaces for student and faculty functions.

The Architects

Thomas Eddy Tallmadge (1876-1940) and Vernon Spencer Watson (1878-1950) were prominent and prolific architects in the Chicago area during the first decades of the 20th century. The architects met while working in the office of D. H. Burnham and Company (which had been responsible for the planning of the World's Columbian Exposition of 1893). In October 1905, the two left the Burnham company and opened their own firm, which operated for thirty-one years and produced over 250 buildings. They designed many Prairie style residences in the Chicago area, including a significant number in Evanston and Oak Park, with Watson being the primary designer in this style. In the 1920s and 1930s, as the Prairie style fell from favor, they turned to ecclesiastical architecture, and designed a significant number of churches in the Gothic style. One of their last large-scale commissions was the design of the Colonial

SUMMARY OF INFORMATION (continued)
PROPERTY ADDRESS: 445 N. Genesee Street

Village at the 1933 Century of Progress Exposition. The partnership was dissolved when Watson retired in 1936 and Tallmadge opened his own practice.

Significance

The Joseph P. Arthur house is an excellent example of the Prairie style of architecture which developed at the turn of the century, with Frank Lloyd Wright being its leading proponent. The architectural firm of Tallmadge & Watson was one of a small number of firms known for their ability to produce beautiful and distinctive residences in the style at a reasonable cost for their clients. This house, although converted to institutional use seventy years ago, still clearly displays the trademark features of its design and style, and has become a distinctive part of the architectural fabric of the city. As one of the very few examples of the Prairie style standing in Waukegan, it is worthy of landmark status to ensure its careful preservation in the years to come.

The Historic Preservation Commission has determined that this structure is eligible for designation on the basis of the following criteria as established in Section 6.2 of the Historic Preservation Ordinance:

Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials.

The Arthur house is one of only a few examples of the Prairie style of architecture in Waukegan. Many features associated with this style including heavy overhanging eaves, cornier piers, broad central chimney, shallow pitched roof, leaded-glass windows and the use of stucco are present in this house. The cruciform plan of the house cleverly addresses its corner location, providing carefully designed elevations facing both Genesee and Cory. Although converted to institutional use seventy years ago, the house retains a high degree of integrity and has been carefully maintained to preserve the original elements of its design.

Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, state or country.

The firm of Tallmadge & Watson was highly prominent and prolific in the Chicago area during the first decades of the 20th century. One of a small group of successful architectural firms to work in the Prairie style under the influence of Frank Lloyd Wright, the firm produced many outstanding examples of homes in the Chicago suburbs, with the Arthur house being their only known work in Waukegan. The classic Prairie style lines of the house clearly exhibit the mastery they had gained working in this style during the eight years since forming their partnership in 1905.

Its character as a particularly fine or unique example of a utilitarian structure, including but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

The original garage, designed by Tallmadge & Watson, and easily visible from Cory, is a most unusual Prairie style design applied to this as-yet evolving building form in 1913. The slab roof, stucco cladding and linear emphasis are classic elements of the style and bring it into harmony with the main residence.

SUMMARY OF INFORMATION (continued)
PROPERTY ADDRESS: 445 N. Genesee Street

Photographs (taken 25 February 2006)

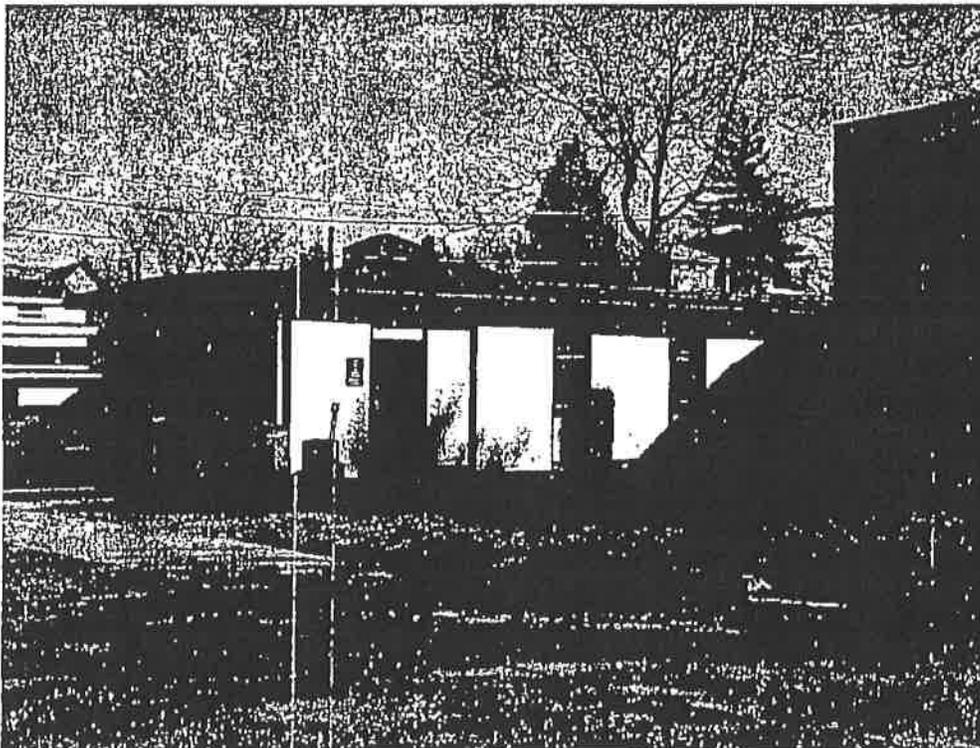


EXHIBIT A
LEGAL DESCRIPTION
445 N. GENESEE STREET

PARCEL 1: LOT 12 CORY'S ADDITION TO LITTLE FORT, AFORESAID (EXCEPT THAT PART OF THE SOUTH 17.0 FEET LYING WEST OF THE EAST 55.0 FEET THEREOF AND ALL THAT PART LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT 12 45.50 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 12; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, 50.86 FEET, MORE OR LESS, TO THE INTERSECTION OF A LINE 17.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 12 AT A POINT 55.0 FEET WEST OF THE EAST LINE OF SAID LOT 12), IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 14 IN BLOCK 1 IN THE FIRST ADDITION TO THE NORTH SIDE OF LITTLE FORT (NOW CITY OF WAUKEGAN) IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH PARALLEL WITH THE EAST LINE OF GENESEE STREET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP AND RANGE AFORESAID; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF GENESEE STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14 TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS, TOGETHER WITH AND SUBJECT TO SUCH RIGHTS AND LIABILITIES AS ARE CONTAINED IN DEED FROM IDA M. PRICE AND JOHN L. PRICE, HER HUSBAND, TO JENNY F. CAMPBELL, DATED OCTOBER 30, 1920, AND RECORDED AS DOCUMENT 197122, EXCEPTING THEREFROM THAT PART LYING WEST OF THE EAST 55.0 FEET THEREOF.

PARCEL 3: LOT 14 (EXCEPTING THEREFROM THE SOUTH 2 FEET LYING WEST OF THE EAST 42.5 FEET AND THAT PART LYING WEST OF THE EAST 55 FEET THEREOF) IN BLOCK 1 IN THE FIRST ADDITION TO THE NORTH SIDE OF THE TOWN OF LITTLE FORT, AFORESAID, IN LAKE COUNTY, ILLINOIS.