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IL Rental Housing Fund: \$0.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder
File **7356328**

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5994520

(Lake County numbers consist of 7 Digits)

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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
11



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 **5994520** recorded **May 17, 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 *Janis M Richards*
Clerk, Recorder's Office

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

5994520



FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
05/17/2006 - 03:25:21 P.M.
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**COVERSHEET
FOR
MISCELLANEOUS,
NON-STANDARD
OR
RE-RECORDED
DOCUMENT**

⑧

05 - 0 - 156

AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION TO 701 GRAND AVENUE

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, Venancio Rivera, filed an application with the Historic Preservation Commission (Commission) wherein he requested Historic Landmark Designation for 701 Grand Avenue, known as the Charles T. Dickenson House.

WHEREAS, the Commission set a public hearing to consider Mr. Rivera's 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 701 Grand Avenue 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 701 Grand Avenue 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 Venancio Rivera and hereby designates 701 Grand Avenue as a Historic Landmark. The legal description of

sent to:

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

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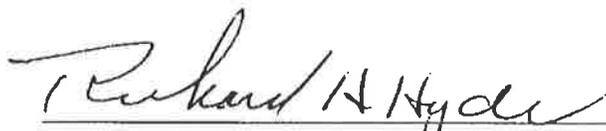
the subject property is attached as part of Exhibit A.

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.

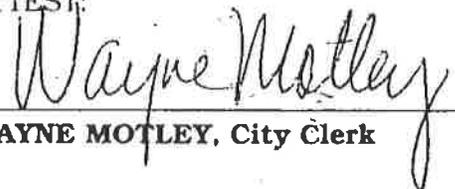
SECTION 4: The City Council hereby directs the City Clerk to send or deliver executed copies of this Ordinance to Mr. Rivera, the Historic Preservation Commission, the City Planning and Zoning Department and the City Building Department. The City Clerk is further directed to record a certified copy of 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 17th day of October, 2005

Passed and Approved at a regular meeting of the Waukegan, City Council on the 17th day of October, 2005.

- ROLL CALL: Aldermen Moisio, Figueroa, Newsome, Needham, Larsen, Rivera, Cunningham & Balen
- AYES: Aldermen Moisio, Figueroa, Newsome, Needham, Larsen, Rivera, Cunningham & Balen
- NAYS: None
- ABSENT: Alderman TenPas
- ABSTAIN: None

**HISTORIC PRESERVATION COMMISSION
CITY OF WAUKEGAN
DEPARTMENT OF PLANNING AND ZONING
100 N. MARTIN LUTHER KING JR. AVENUE
WAUKEGAN, ILLINOIS 60085**
WILLIAM TYRE, CHAIRMAN
HARRY CAME
MICHAEL HOHF
WILLIAM J. KEARNEY III

LINDA MCCULLOCH
MICHAEL RODRIGUEZ
BARBARA STONE



SUMMARY OF INFORMATION

PROPERTY ADDRESS: 701 Grand Avenue

Name of property:

Charles T. Dickinson House

Name and address of property owner:

Venancio Rivera
701 Grand Avenue
Waukegan, IL 60085

Nomination form received by the Department of Planning & Zoning:

28 June 2005

Preliminary determination by the Historic Preservation Commission:

13 July 2005

Notice of public hearing published in News Sun:

22 July 2005

Public hearing:

17 August 2005

Recommended for landmark designation by Historic Preservation Commission:

17 August 2005

Date of summary report:

14 September 2005

SUMMARY OF INFORMATION (continued)

PROPERTY ADDRESS: 701 Grand Avenue

Current designations:

City of Waukegan Bicentennial Landmark - 1976

Date of construction:

1866

Architect and/or builder:

Charles T. Dickinson, architect/builder

Original use:

Residence

Current use:

Residence

History:

The house at 701 Grand Avenue is an extraordinary example of the Second Empire style of architecture. Based on the architecture of the Second Empire era in France, the most prominent feature of the style is the steeply sloped mansard roof. Houses built in this style were typically three-stories in height; this example is somewhat unusual in that it only rises two stories.

The house was built about 1866 for Charles T. Dickinson, an architect/builder working in the Waukegan area. This may account for the unusually elaborate trim and ornament. Not only would Dickinson have paid special attention to his own personal residence, the building would have served as an example of his skill as a designer and builder, showing potential clients the level of artistry he was capable of achieving.

Notable features of the façade include the tall elaborately framed windows, the intricate dormers and the broad cornice with paired brackets and dentil trim. The most significant feature of the house however, is the amazingly detailed entryway. A pair of monumental wooden brackets in the shape of the letter K, flank the doorway and contain numerous carved details. The tall arched doubled doors are massive and heavy and decorated with further carved motifs. The house retains an incredibly high degree of architectural integrity.

Dickinson sold the house by the 1880s and it became the residence of the Nichols family until the turn of the century. After passing through several owners, it became the home of Frank Klann in the mid-1920s and he remained until the late 1960s when it was acquired by Paul Wilhelm & Associates, a real estate firm. It returned to single family use after they sold the property.

The house is a significant survivor of the period when elegant and gracious homes such as these lined Grand Avenue. In spite of early additions to the back end of the structure, the home has survived largely intact, including original wood siding and trim. As such, it is a rare and important example of the building period which followed the Civil War in Waukegan.

SUMMARY OF INFORMATION (continued)

PROPERTY ADDRESS: 701 Grand Avenue

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:

Significant value as part of the historic, heritage or cultural characteristics of the community, county, state or country.

This house is an outstanding example of the Second Empire style of architecture, in which many of Waukegan's most significant homes were built during the years following the Civil War. As such, it helps to define a period of optimism and expansion in the area, following the years of the war.

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

As the private residence of an architect/builder, the house is a particularly valuable and relevant structure in the study of architecture of the period and illustrates that Waukegan residents did not have to travel outside their community for architects and builders of quality homes. The extraordinary trim is a virtual textbook of mid-19th century 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.

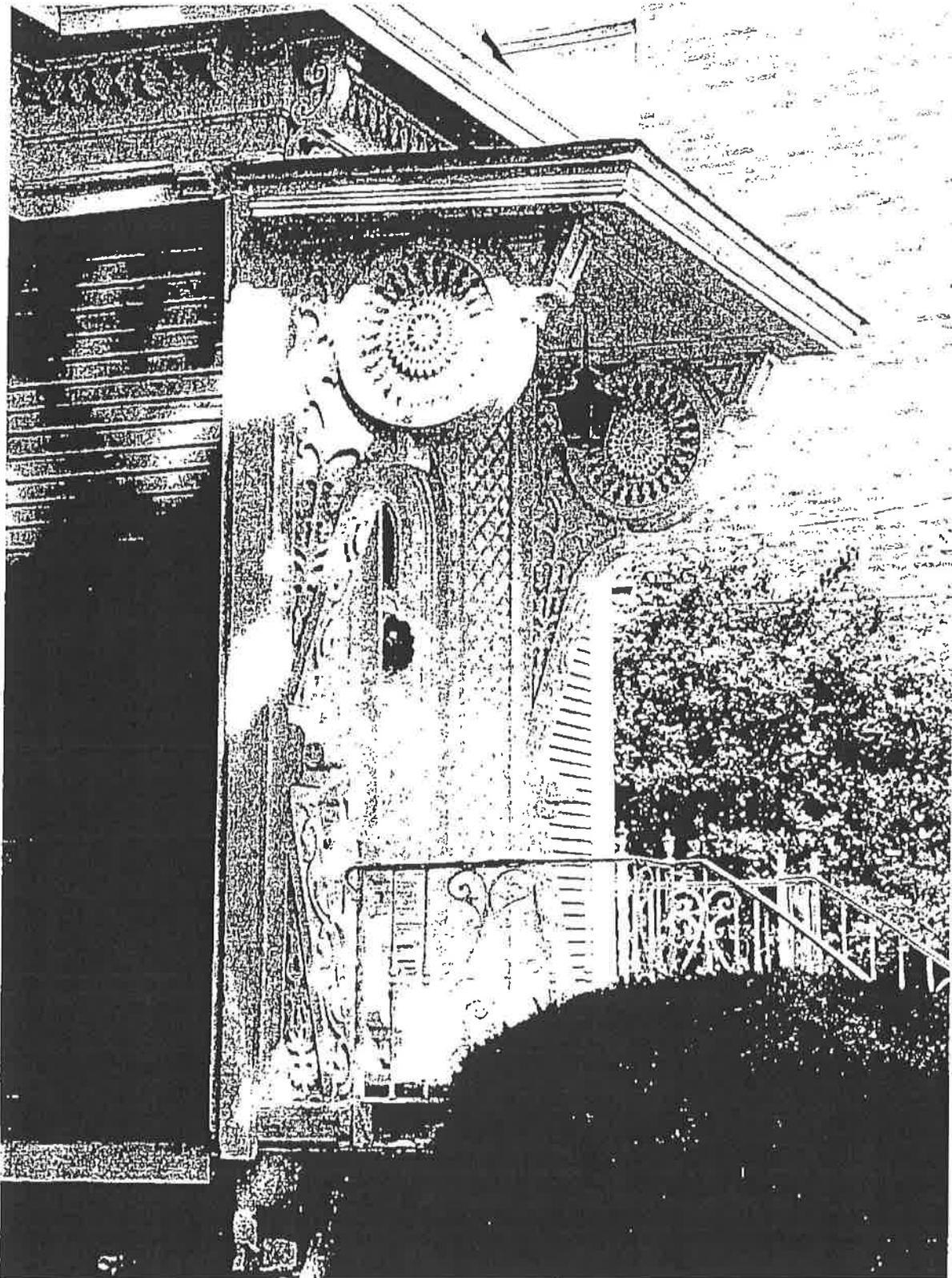
The design of the house clearly illustrates the Charles T. Dickinson was a highly skilled and talented architect and builder. Although records no longer exist that would show what other structures he designed and built in Waukegan, the quality of this design clearly shows that he would have been called upon to design homes for Waukegan's business and civic leaders of the period.

Its unique location or singular physical characteristics that make it an established or familiar visual feature.

Prominently situated on Grand Avenue, a major thoroughfare into the city, the house is a rare survivor of the many stately homes that once lined this street. One cannot help but notice the abundant ornament on the building as they pass by, making it one of the most well established and familiar buildings in Waukegan and earning it the nickname of the "wedding cake house."



701 Grand Avenue
(Photo taken 2005)



701 Grand Avenue, detail of front portico (Photo taken 2005)

EXHIBIT A
LEGAL DESCRIPTION
701 GRAND AVENUE

THAT PART OF LOT 13 IN ASSESSOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE MOST EASTERLY CORNER OF LOT 13, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 13 TO A POINT 132 FEET NORTHEASTERLY OF THE MOST SOUTHERLY PART OF LOT 13; THENCE NORTHWESTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 13 TO THE EASTERLY LINE OF LOT 12; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOT 12, PRODUCED NORTHEASTERLY, TO THE NORTHERLY LINE OF LOT 13; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 13 TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.