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Receipt#: 2016-00079199  
Page 1 of 9

IL Rental Housing Fund: \$0.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder  
File **7356327**

# RECORDING COVERSHEET

NON-STANDARD DOCUMENT

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5994519

(Lake County numbers consist of 7 Digits)

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Submitted By:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Return To:

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 **5994519** 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

*Mary Ellen Vanderverter*  
Mary Ellen Vanderverter  
Lake County Recorder

[Seal]  
by *Jeanette M Richards*  
Clerk, Recorder's Office

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

5994519

  
Mary Ellen  
Vanderventer  
Lake County RECORDER OF DEEDS

FILED FOR RECORD BY:  
MARY ELLEN VANDERVENTER  
LAKE COUNTY, IL RECORDER  
05/17/2006 - 03:24:57 P.M.  
RECEIPT #: 285972  
DRAWER #: 30

**COVERSHEET  
FOR  
MISCELLANEOUS,  
NON-STANDARD  
OR  
RE-RECORDED  
DOCUMENT**

6

06 - 0 - 7

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION TO 410 HICKORY 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 Thomas Barrett and Janine Goldstein filed an application with the Historic Preservation Commission (Commission) wherein they requested Historic Landmark Designation for 410 Hickory Street, known as the John McKey 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 410 Hickory 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 410 Hickory 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 Thomas Barrett and Janine Goldstein and hereby designates 410 Hickory Street as a Historic Landmark. The legal description of the subject property is attached as part of Exhibit A.

Send to: **CITY OF WAUKEGAN**  
CITY CLERK'S OFFICE  
100 N. Martin Luther King Jr. Ave.  
Waukegan, Illinois 60085 2

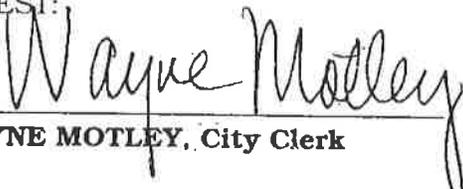
**SECTION 3:** Hereafter any proposed alteration, construction, removal or demolition of the subject structure shall require a Certificate of Appropriateness issued by the Historic Preservation Commission pursuant to the provisions of the Historic Preservation Ordinance.

**SECTION 4:** The City Council hereby directs the City Clerk to send or deliver executed copies of this Ordinance to Mr. Barrett and Ms. Goldstein, 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 January, 2006.

Passed and Approved at a regular meeting of the Waukegan, City Council on the 17th day of January, 2006.

ROLL CALL: Aldermen Newsome, TenPas, Needham, Larsen, Rivera, Cunningham, Balen, Moiso & Figueroa

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

NAYS: None

ABSENT: None

ABSTAIN: None

**SUMMARY OF INFORMATION (continued)**

**PROPERTY ADDRESS:** 410 Hickory Street

**Current designations:**

None

**Number of structures recommended for designation:**

Two (residence and coach house)

**Date of construction:**

Circa 1850

**Architect and/or builder:**

Unknown

**Original use:**

Residence

**Current use:**

Residence

**History:**

This house was built about 1850, pre-dating the incorporation of Waukegan as a city by nearly a decade. The original house, probably a good deal smaller than the structure we see today, was built in the vernacular style, sometimes also referred to as "farmhouse" style. The simple lines and balloon-frame construction incorporated in this style made it possible for homeowners to construct their own homes without the services of an architect or experienced contractor. As Waukegan grew, so did these houses, both with the addition of modern amenities including bathrooms and kitchens, as well as upgrading the style of the house on the exterior. The paneled bay windows marking the location of the two parlors, and the gracious wrap-around porch with Ionic columns are typical of the late 19<sup>th</sup>-century modifications made to these early homes. The original coach house, located immediately north of the residence, is a very rare survivor of late 19<sup>th</sup>-century outbuildings and still retains its original hayloft and carriage doors.

The house was built for John McKey, a miller born in Vermont in 1811. By 1890, it had been acquired by William and Alice (Paddock) Smith, early Lake County settlers. Their two children both became prominent Waukegan citizens. Daughter Genevieve married Cyrus Blodgett, son of a two-term mayor of Waukegan, and she remained in the house until her death in 1954 at the age of 75. Son Ashbel V. Smith became a prominent lawyer, attained the rank of Colonel during World War I, and served as Illinois State's Attorney from 1920 to 1932. At the time of his death in 1936, it was said that "Ashbel V. Smith rose to a place of great prominence and even greater eminence in Waukegan, Lake County, and Illinois. He was a great soldier and a gracious citizen of Waukegan."

After passing through several additional owners, it was acquired by the current owners, Dr. Thomas Barrett and Dr. Janine Goldstein in 1990. They have carefully maintained and restored the house during their ownership, preserving this early example of vernacular architecture in both the residence and coach house.

SUMMARY OF INFORMATION (continued)  
PROPERTY ADDRESS: 410 Hickory Street

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:

*Its identification with a person or persons who significantly contributed to the development of the community, county, state or country.*

From 1890 to 1908, the home served as the residence of Ashbel V. Smith. Smith was born in Lake County in 1877, moving to the house with his parents in 1890. During the years he lived there, he completed his education, graduated from Chicago Law School, passed the bar exam, and became a justice of the peace in Waukegan. After moving from the house about 1908, he served with distinction in World War I, attaining the rank of Colonel, and later served as Illinois State's Attorney from 1920 to 1932.

*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 house is an excellent example of the vernacular style of architecture. This style, which would have been used for many of Waukegan's early homes, features simple lines and balloon-frame construction, making it easy for homeowners to construct themselves. Although the house has been enlarged through the years, as was typical for these early homesteads, the basic lines of the house remain intact, making it one of the best preserved specimens in Waukegan.

*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.*

In addition to the house itself, the coach house has also survived intact, a very rare survivor of the days when horses and carriages were the only mode of transportation in town. The two-story structure, featuring a hayloft door above the original carriage doors, has been carefully preserved while being adapted to modern use for automobile storage.

LEGAL DESCRIPTION OF PROPERTY:

LOT 3 IN BLOCK 12 IN THE NORTHWEST ADDITION TO LITTLE FORT, BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 10, 1846 IN BOOK "F" OF DEEDS, PAGE 69, IN LAKE COUNTY, ILLINOIS.



410 Hickory Street  
(Photo taken 2004)

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**410 HICKORY STREET**

LOT 3 IN BLOCK 12 IN THE NORTHWEST ADDITION TO LITTLE FORT, BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 10, 1846 IN BOOK "F" OF DEEDS, PAGE 69, IN LAKE COUNTY, ILLINOIS.