Mary Ellen Vanderventer
Lake County RECORDER OF DEEDS

5998870

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
05/26/2006 - 10:23:56 A.M.
RECEIPT #: 287597
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Recorded: 06/29/2010 at 02:48:22 PM
Receipt#: 2010-00031503
Total Amt: $40.00 Page 1 of 15
IL Rental Housing Fund: $0.00
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AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION TO 414, 420, 426, 430 and 438 N. SHERIDAN ROAD

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 414, 420, 426, 430 and 438 N. Sheridan Road.

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 414, 420, 426, 430 and 438 N. Sheridan Road be designated as Historic Landmarks within the City of Waukegan and be collectively referred to as the Shimer Historic District.

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 414, 420, 426, 430 and 438 N. Sheridan Road as Historic Landmarks.

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 414, 420, 426, 430 and 438 N. Sheridan Road as a Historic

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

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Landmarks, which may be referred to collectively as the Shimer Historic District.

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.

Richard H Hyde

MAYOR RICHARD H. HYDE

ATTEST:

Wayne Motley By H. Bodell Dep.

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, Larseo, Rivera, cunningham, Balen & Moisio

NAYS: None

ABSENT: None

ABSTAIN: None

20 200 Ord 1370RJMsp

SUMMARY OF INFORMATION – DISTRICT (continued)
DISTRICT NAME: Shimer Historic District

Current designations:
414 and 438 N. Sheridan Road - City of Waukegan Bicentennial Landmarks, 7 November 1976
All five buildings are included in the Near North Historic District, listed on the Nation Register, 3 May 1978. 414, 420 and 438 N. Sheridan Road are individual listed as contributing structures in the district.

Number of structures recommended for designation:
Five

Date of construction:
1840s – 1870s

Architect and/or builder:
Unknown

Original use:
Residences

Current use:
Institutional use (college)

History:
The five houses located at 414, 420, 426, 430 and 438 N. Sheridan Road form a remarkable assemblage of homes dating back to the earliest days of Waukegan history. The properties are located within Block 1 of what is known as the "First Addition to the North Side of the Town of Little Fort," platted and recorded in December 1844. By the end of the 1840s, all five houses had been constructed, each in the Greek Revival style, the predominant style used by Waukegan's earliest home builders. Three of the homes, 414, 426 and 430, still retain their classical Greek Revival lines. The other two homes, 420 and 438, were remodeled within thirty years in the Italianate style, which had by then eclipsed the Greek Revival style in popularity. This remodeling trend was common in Waukegan in the latter part of the 19th century. Many of the earliest homes were enlarged and remodeled to provide additional living space and to appear "updated" and "modern" as Waukegan grew from a town to a city, and an important center of commerce and industry in Lake County.

The Greek Revival style of architecture was an outgrowth of the interest in Classical buildings that developed in America during the latter half of the 18th century, largely through the influence of Thomas Jefferson. The style began in the east and was at first confined to the design of public buildings. By the early 1830s it had adapted itself to residential architecture and was spread west by carpenter's guides and pattern books and through a growing body of trained architects. It flourished in the regions being settled from the 1830s to the 1850s and was so popular that it became known as the National style. It was gradually replaced by newer styles such as the Gothic Revival and Italianate and was rarely used after the Civil War.

Other examples of Greek Revival architecture survive in and around the downtown core of the city, but no where else does a grouping survive intact such as we find on the 400 block of North Sheridan Road. This section of Sheridan Road, located just north of Grand Avenue, is one of the most recognizable in

SUMMARY OF INFORMATION -- DISTRICT (continued)
DISTRICT NAME: Shimer Historic District

Waukegan, with the stately homes set back on large lots with mature trees. It is one of the most photographed streetscapes in the city.

The homes at 414 and 438 were two of twenty-seven buildings designated Bicentennial Landmarks by the City of Waukegan on November 7, 1976. All five properties are located with the boundaries of the Near North Historic District, listed on the National Register of Historic Places on May 3, 1978. Three of the buildings, 414, 420 and 438 are listed individually as contributing structures within the district. The two buildings at 426 and 430 are included for their intact Greek Revival architecture. Ironically, the five houses came under a single owner, following Shimer College's relocation to Waukegan in 1979. Originally located in the 438 property, the college (established in 1853) gradually purchased additional properties along Sheridan Road and Genesee Street. The College has recently announced plans to relocate the majority of their operations to the campus of the Illinois Institute of Technology in Chicago during 2006. As such, the creation of the district is considered extremely important at this time while the properties remain under the control of Shimer College, which has proven to be a faithful and conscientious steward of the properties, maintaining and enhancing their historic and architectural significance to the City of Waukegan.

Below is a brief summary of each of the five properties within the district.

414 N. Sheridan Road
John H. Swarthout House
Built 1847
The Swarthout House is the quintessential Greek Revival frame structure, featuring a temple front consisting of a series of four Doric columns supporting a classical pediment. The façade is further enhanced with tall six-over-six windows, pilasters with Greek bandwork, and a classic entryway with transom above. It was built for John H. Swarthout, a 30-year-old carriage maker who emigrated from New York to Waukegan. He was one of the charter members of the Baptist Church when it was formed in 1846, and served as a trustee of the Village of Waukegan in 1850.

In 1857 it was sold to Mary Ann Peterson, who added a large rear addition the following year, more than doubling the size of the house. In 1864, it was sold to Mrs. Sylvia Newcomb who added the fashionable Italianate style bay window to the north side of the house in 1877. Following her death in 1891, it was left to her niece, Mrs. W. G. Hardie, and she and her husband remained there for several decades.

In 1934, the house was extensively documented by the Historic American Buildings Survey (HABS), a project of the U.S. Department of the Interior. Detailed drawings of the exterior, floor plans and decorative details were executed by trained architects, in addition to photographs and written documentation. The HABS Advisory Committee stated that the house "possesses exceptional architectural interest and as being worthy of most careful preservation for the benefit of future generations." These records remain a part of the HABS collection on file at the Library of Congress in Washington, D.C. The residence took on additional prominence when it was featured in the 1949 book *Old Illinois Houses* by John Drury, who referred to the building as a "miniature Parthenon" and praised it as "a distinctive example of the Greek Revival style of architecture in America."

In 1981, the house was purchased by the Waukegan/Lake County Chamber of Commerce, and was subsequently acquired by Shimer College in 1993. It now serves as the Admissions Office.

SUMMARY OF INFORMATION – DISTRICT (continued)
DISTRICT NAME: Shimer Historic District

420 N. Sheridan Road
John M. Strong House
Built c. 1846
This frame home underwent several changes during the 19th century but began its life about 1846 as a simple and modest 1-½ story Greek Revival house. The original house is still evident in the second story gable in classic Greek Revival proportions, with simple dentil trim beneath the eaves. In the 1860s or early 1870s the house was significantly enlarged and remodeled in the then popular Italianate style. It features large floor-to-ceiling windows with finely detailed surrounds, and brackets beneath the roof line. It is highly probable that there were a series of additions over time, resulting in a house that includes four porches and eleven exterior doors.

The earliest family connected with the house is that of John M. Strong, a prominent business man involved in various commercial concerns. He also served as President of the Bureau of Transportation in the 1890s. His son William, became an attorney and resided in the house until after the turn of the century. This set a trend, as the next two owners were also attorneys. Clarence E. Smith bought the house about 1910 and sold in the mid-1920s to Okel and Lavinia Fuqua, who lived there for nearly fifty years. The Fuquas were both lawyers, and for a time were the only husband and wife team in the State of Illinois.

After the house was acquired by Shimer (who now uses it as the Hutchins Classroom), the house received a particularly fine and historically accurate paint scheme on the exterior, which serves to highlight and enhance the elaborate detailing of the building.

426 N. Sheridan Road
Henry F. Porter House
Built c. 1845
This two-story frame home still retains its elegant and simple Greek Revival lines. The classic pediment over the second story windows, the varied window sizes and groupings and the shallow pitched roof are all classic elements of the style. The only major changes to the house occurred after 1950 when the house was clad in aluminum siding and the one-story open porch was enclosed. These changes could be easily reversed.

The house was built for Henry F. Porter a pioneer settler born in Vermont in 1823. While engaged as a cabin boy on the schooner *Bolivar*, he first visited Waukegan in 1833. He returned ten years later and took up permanent residence in June 1843. He continued sailing until 1850 as a captain, and then became a prominent grocery merchant in town, retiring in 1895. Henry Porter and his wife were the parents of three children raised in the house, including a daughter Hattie, later Hattie Barwell, for whom the Barwell Club was named. The Club, located at 583 S. Sheridan, was part of the Barwell Settlement that provided free health care and other services to Waukegan residents in the days before the Lake County Health Department. The Porters remained in the house until after the turn of the century.

The building, known as Armstrong House, houses Shimer's computer lab and offices.

SUMMARY OF INFORMATION – DISTRICT (continued)
DISTRICT NAME: Shimer Historic District

430 N. Sheridan Road
Welcome Jilson House
Built c. 1845
This frame home is another classic example of the Greek Revival style consisting of the main two-story section surmounted by the traditional Greek pediment, and a one-story wing to the north. An overhang above the main entrance is supported by a pair of elaborately carved brackets, the style of which suggests that this alteration was made during the 1860s. Later changes to the house made after 1950 including the cladding of the house in siding, adding an attached garage to the north end, and removing the porch in front of the one-story wing. These changes, easily reversible, do not detract from the overall massing and detailing of the building.

The house was built for Welcome Jilson, another of Waukegan's earliest settlers. Jilson was born in Oneida County, NY in 1811 and moved west to Kenosha with his wife Cordelia in 1843. In May 1844 they relocated to Waukegan where they took up permanent residence. Jilson originally worked as a school teacher and taught at the first school in Antioch in 1843, a small room over a store. In later years he worked primarily as a painter. He died in December 1889.

Cordelia Jilson was an important founding member of the local Baptist Church. In the history of the church, it states that Rev. Peter Freeman was sent to Little Fort to establish a church and "the first task of the pioneer preacher was to seek out a Mrs. Cordelia Jilson who had recently moved here from Mount Morris, New York, and was known as a Baptist. Mrs. Jilson was found and enlisted as a charter member of the Church, where she remained a faithful member for more than fifty years." She remained in the house until her death about 1904. The building is currently owned by Shimer College but not used for classroom or housing purposes.

438 N. Sheridan Road
Robert A. Conolly House
Built c. 1845, enlarged 1871
This home began its life as a two-story brick Greek Revival home in the mid-1840s. In 1871, that house was incorporated into a new and much larger house for Robert A. Conolly, designed in the then fashionable Italianate style, modeled after Italian villas. The house features a prominent three-story central tower, at the base of which is found the main entryway with a pair of original paneled doors and stained-glass transom surrounded by wood rope trim. (Robert A. Conolly owned an 82 acre wooded lot which now forms part of the Shoreacres Country Club in Lake Bluff. The front doors of the house were made from trees taken from this lot.) The tower features large arched openings at each level with a pair of arched windows set within. To the north of the tower is the original section of the house, two stories in height which was improved with pairs of elaborately carved brackets under the eaves. To the south of the tower is a two-story section with a one-story porch featuring elegant Corinthian columns and a bracketed cornice, which is also repeated in the adjacent one-story bay window facing south. Tall double-hung windows across the façade, with glass imported from Europe, are topped with decorative bracketed pediments. The house is built of double brick walls with an air space in between.

Robert A. Conolly was born in County Donegal, Ireland in 1830 and immigrated to the United States with his parents in 1834. In 1852, he came west "seeking his fortune" and ended in Chicago, where he secured a position as a civil engineer with what was then known as the Chicago & Northwestern Railway. He was employed on the survey of the road from Chicago to Milwaukee passing through Waukegan. He was also a contractor on the construction of the road, and supposedly was criticized for building the finest of the

SUMMARY OF INFORMATION – DISTRICT (continued)
DISTRICT NAME: Shimer Historic District

railroad stations in his new hometown of Waukegan. Other projects in which he was involved were the construction of the first water intake cribs at Chicago, the extensive iron-ore docks at Escanaba, Michigan and the plan for the city of Holland, Michigan.

In 1861, Robert A. Conolly was married to Harriet Ballentine, daughter of David Ballentine, early mayor of Waukegan. They had four children, including Robert B. Conolly, who later served as city clerk, police chief and state deputy fire marshal. Grandson Richard Lansing Conolly, born in 1892, had a distinguished career in the Navy, achieving the rank of Admiral. In 1978, a destroyer was named in his honor, and plans are currently underway to try and bring this now decommissioned ship to the Waukegan harbor as a museum. Another grandson of Robert and Harriet Conolly was John Hamilton Conolly, who served several terms as a state representative, living in the old Ballentine house which still stands at 837 N. Sheridan Road.

This was the first building occupied by Shimer College after their move to Waukegan in 1979 and is currently used for classrooms.

The Historic Preservation Commission has determined that the district is eligible for designation on the basis of the following criteria as established in Section 8.2 of the Historic Preservation Ordinance:

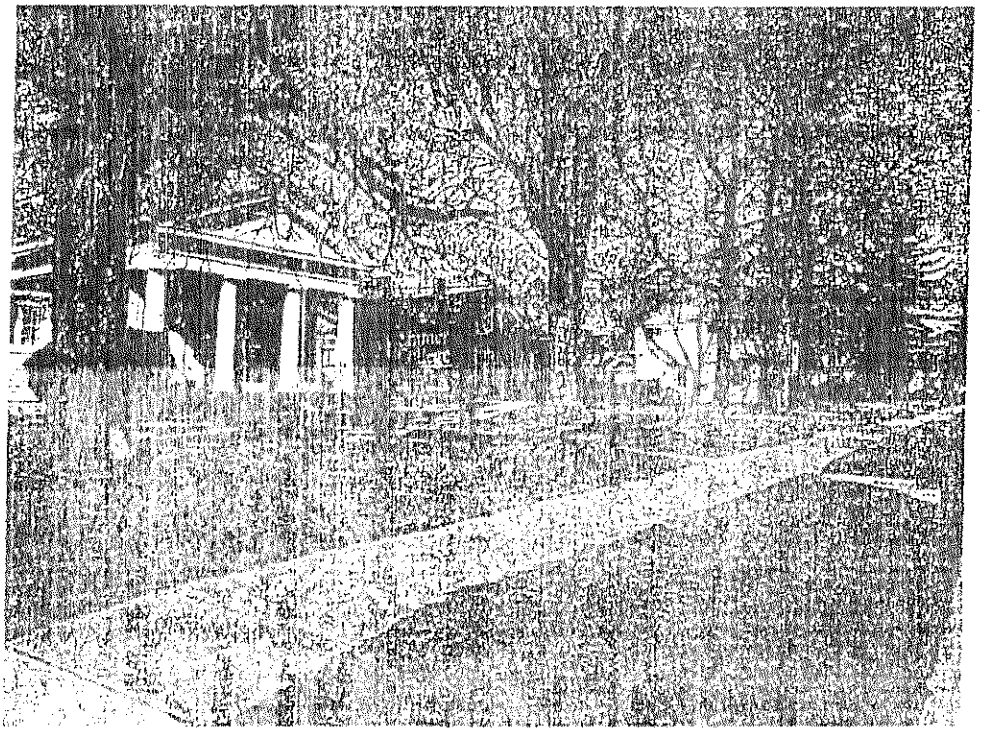
The Historic District contains one or more landmarks along with such other buildings, places or areas within its definable geographic boundaries that, while not of such historic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located in such District.
The grouping of five houses creates a unique assemblage in Waukegan in that all five structures date back to the 1840s. Although three structures (414, 420 and 438) have been individually identified as contributing to the Near North Historic District, all five are contributing structures within the proposed Shimer Historic District in order to preserve the continuity of the streetscape.

A significant number of structures meeting any of the standards of Subsection 6.2 under Landmark Designation Criteria.
All five houses meet criterias a, c and e. Criteria a relates to their significance as part of the historic characteristics of the community. With all five structures dating to the 1840s, they are rare survivors of Waukegan's initial settlement period, located within the first addition to the original town plat, and constructed by persons who contributed to the growth and prosperity of the town and later the city. Criteria c recognizes their significance from an architectural standpoint. Three of the buildings still retain their original Greek Revival style, the most prevalent style in Waukegan's early history. The other two buildings were extensively remodeled in the Italianate style in the 1860s and 1870s and are excellent examples of that style, popular in the period during and after the Civil War. Criteria e refers to the assemblage of buildings forming a familiar visual feature within the community. Prominently situated on Sheridan Road, the five structures form a gateway from downtown into the historic residential areas north of Grand Avenue. Three of the houses also meet criteria d, identifying them as the work of a master builder, designer or architect. Although these names have been lost over time, the buildings they created exhibit an expertise with the styles in which they work. The house at 414 has been identified as one of the most important examples of Greek Revival architecture in the state, and the houses at 420 and 438 are recognized locally as among the very finest examples of the Italianate style.

SUMMARY OF INFORMATION – DISTRICT (continued)
DISTRICT NAME: Shimer Historic District

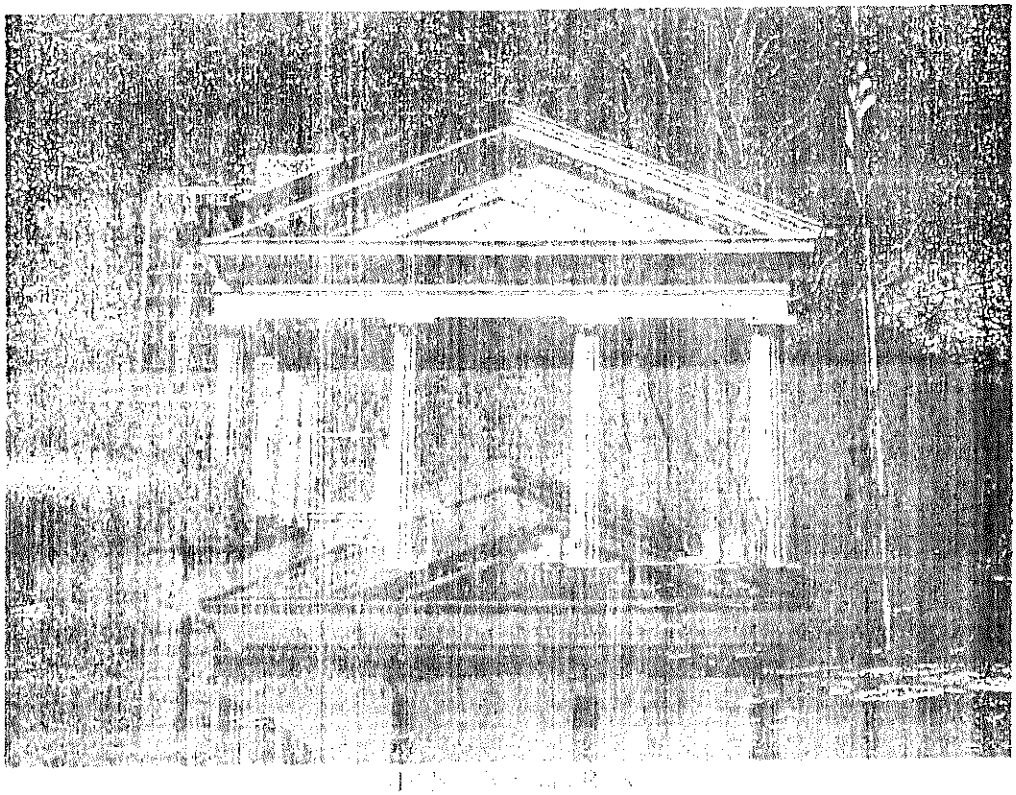
Establishing a sense of time and place unique to the City of Waukegan.
The unifying feature of the five structures is their origins in the 1840s, constructed in the first addition to the town of Little Fort. As such, they provide a link with the earliest history of the community, and as a intact grouping, are unique within the City today.

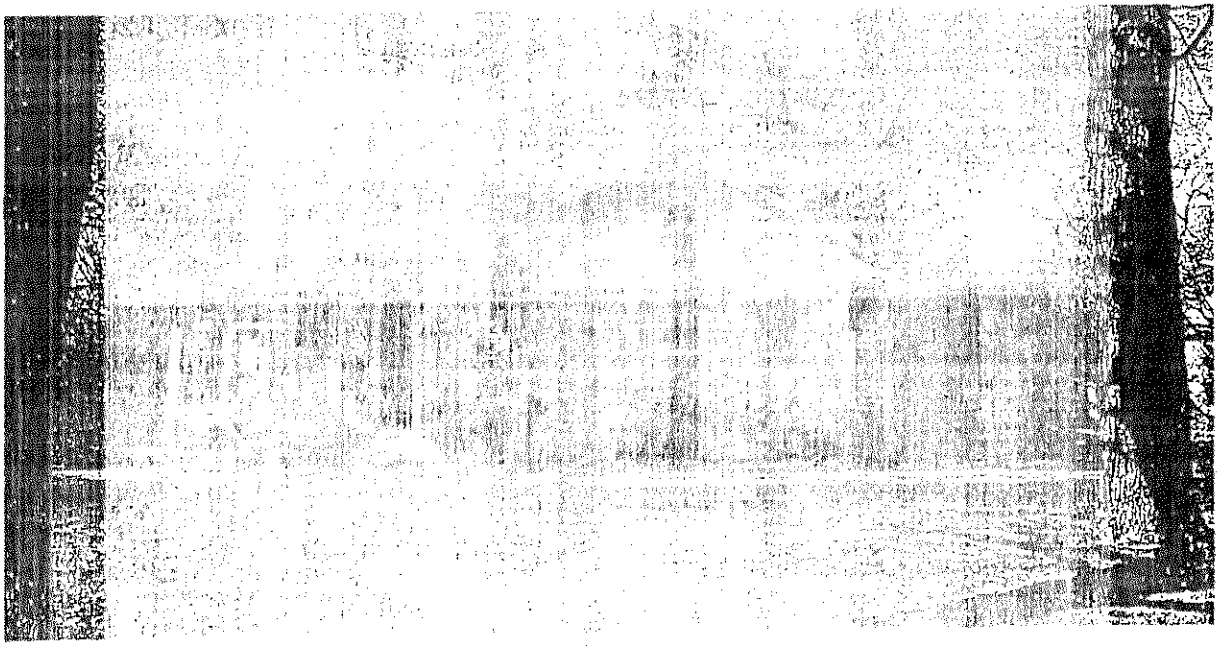
Exemplifying or reflecting the cultural, social, economic, political or architectural history of the nation, the state or the City.
The five houses clearly reflect the social and architectural history of the City. As survivors from the initial period of growth of Little Fort, they reflect the goals and dreams of the early settlers who sought to establish their families in the "West" and whose success is measured by the thoughtfully designed homes they constructed. Far more than simple shelters, the buildings reflect an attempt to bring style, culture and a sense of permanence to the fledgling outpost, and their survival speaks to the continuous growth and prosperity of the City and its attempts to remain connected to its roots.



SUMMARY OF INFORMATION - DISTRICT (continued)
DISTRICT NAME: Skinner Historic District

Photographs *(taken 25 February 2006)*





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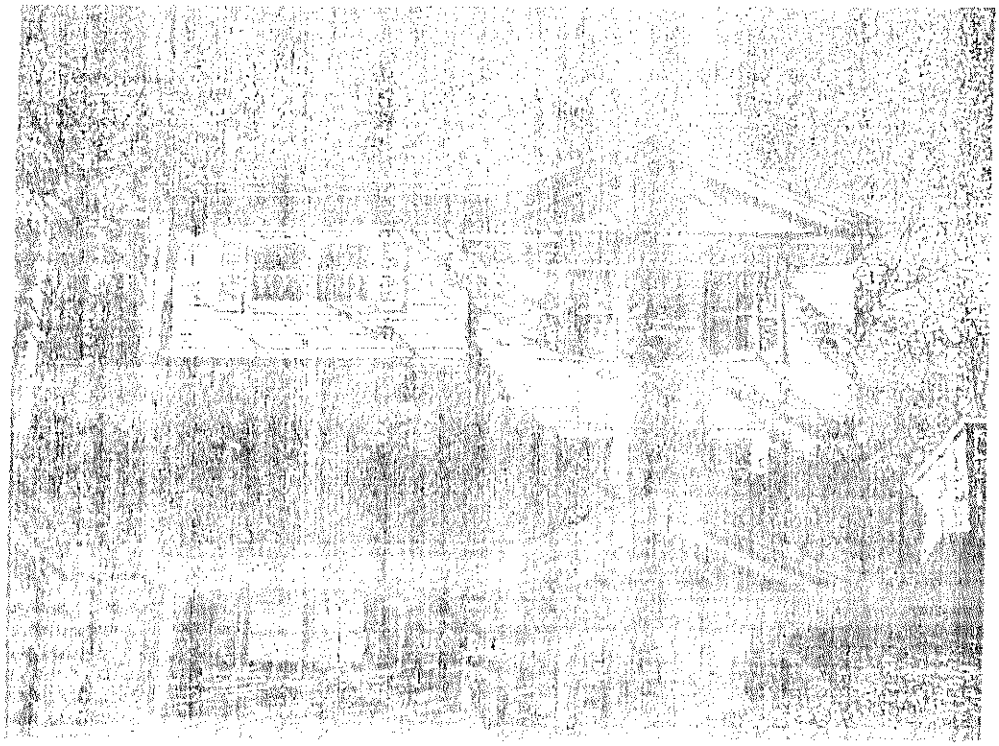
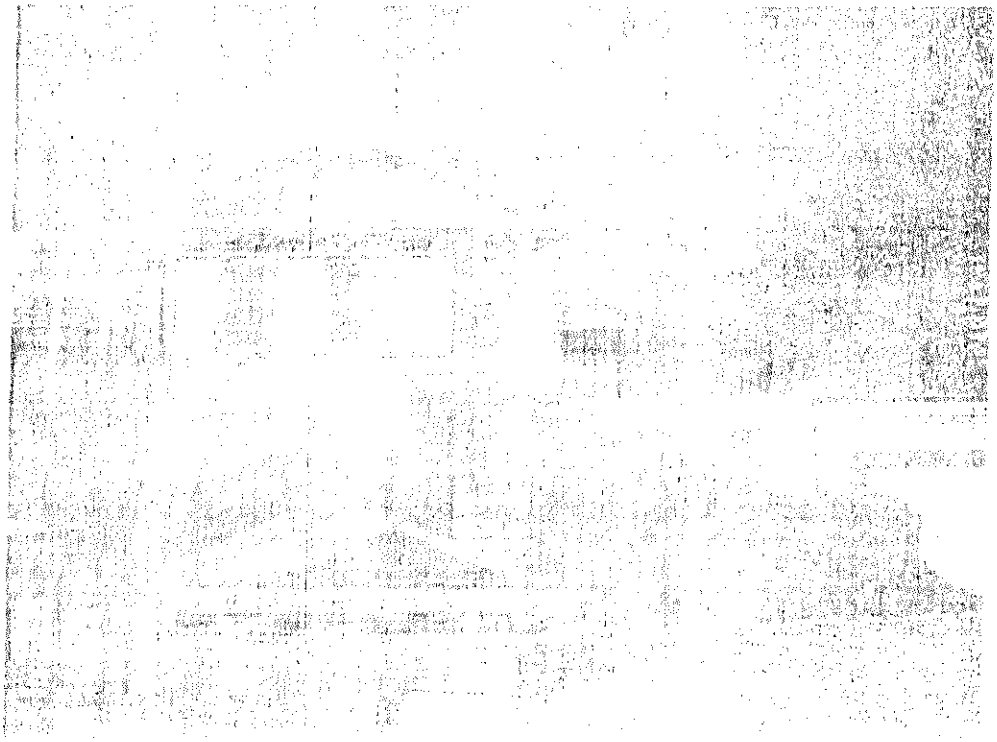
DISTRICT NAME: [illegible]





SUMMAR
DISTRICT

LEGAL DESCRIPTION OF PROPERTIES:

414 N. SHERIDAN ROAD
PIN: 08-21-212-024

LOTS 5 AND 10 (EXCEPT THE WEST 100 FEET OF LOT 10), IN BLOCK 1 IN FIRST ADDITION TO NORTH SIDE OF TOWN OF LITTLE FORT (NOW CITY OF WAUKEGAN), BEING A PART OF THE NORTH EAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE 3RD P.M., ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 3, 1844 IN BOOK "C" OF DEEDS, PAGE 294, IN LAKE COUNTY, ILLINOIS.

420 N. SHERIDAN ROAD
PIN: 08-21-212-023

PARCEL 1: LOT 3 (EXCEPT THE NORTH 50 FEET THEREOF), LOT 4 AND LOT 11 (EXCEPT THE WEST 100 FEET), IN BLOCK 1 IN FIRST ADDITION TO THE NORTH SIDE OF LITTLE FORT (NOW CITY OF WAUKEGAN), OF PART OF THE NORTH EAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 3, 1844, IN BOOK "C" OF DEEDS, PAGE 294, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: RIGHT OF WAY FOR THE PURPOSE OF MAINTAINING A DRIVEWAY AND GARAGE OVER AND ACROSS THE SOUTH 13 FEET OF THE WEST 65 FEET OF THE NORTH 50 FEET OF LOT 3 IN BLOCK 1 IN THE FIRST ADDITION TO THE NORTH SIDE OF LITTLE FORT (NOW CITY OF WAUKEGAN), AFORESAID AS CREATED BY THE RESERVATION IN THE WARRANTY DEED RECORDED FEBRUARY 4, 1942, AS DOCUMENT 508724, IN LAKE COUNTY, ILLINOIS.

426 N. SHERIDAN ROAD
PIN: 08-21-212-022

THE NORTH 50 FEET OF LOT 3 IN BLOCK 1 IN FIRST ADDITION TO NORTH SIDE OF LITTLE FORT (NOW KNOWN AS CITY OF WAUKEGAN), BEING A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 3, 1844 IN BOOK "C" OF DEEDS, PAGE 294, IN LAKE COUNTY, ILLINOIS.

430 N. SHERIDAN ROAD
PIN: 08-21-212-021

LOT 2 IN BLOCK 1 IN FIRST ADDITION TO NORTH SIDE OF TOWN OF LITTLE FORT (NOW CITY OF WAUKEGAN) BEING A PART OF THE NORTH EAST ONE-QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED DECEMBER 3, 1844, IN BOOK "C" OF DEEDS, PAGE 294, IN LAKE COUNTY, ILLINOIS.

438 N. SHERIDAN ROAD
PIN: 08-21-212-020

LOT 1 IN BLOCK 1 IN THE FIRST ADDITION TO THE NORTH SIDE OF LITTLE FORT (NOW CITY OF WAUKEGAN) ALSO THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; RUNNING THENCE NORTH TO THE NORTH LINE OF SAID HALF QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST SIDE OF STATE STREET (NOW CALLED SHERIDAN ROAD); THENCE SOUTHERLY ALONG THE WEST SIDE OF SAID STREET TO THE NORTHEAST CORNER OF LOT 1; AND THENCE WEST TO THE PLACE OF BEGINNING IN LAKE COUNTY, ILLINOIS.