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IL Rental Housing Fund: \$0.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7356333**

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6014937

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Submitted By:

Return To:

City of Waukegan

Attn: Steve Sabourin

100 N Martin Luther King Jr Ave

Waukegan, IL 60085

JA
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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 **6014937** recorded **June 23, 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 *Jessica M Richards*
Clerk, Recorder's Office

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


Lake County RECORDER OF DEEDS

6014937

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
06/23/2006 08:50:26 A.M.
RECEIPT #: 292775
DRAWER #: 29

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

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06 - 0 - 112

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION
TO 606 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 Randy Bowcott filed an application with the Historic Preservation Commission (Commission) wherein it requested Historic Landmark Designation for 606 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 606 N. Sheridan Road be designated as 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 606 N. Sheridan Road 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 Randy Bowcott and hereby designates 606 N. Sheridan Road as a Historic Landmark.

SECTION 3: Hereafter any proposed alteration, construction, removal or

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

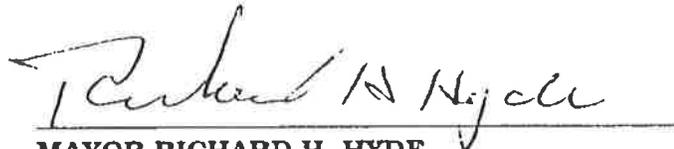
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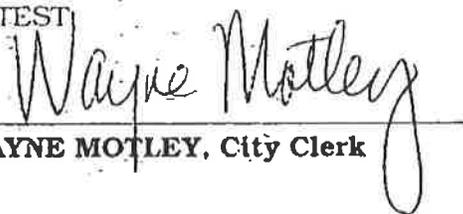
demolition of the subject structure shall require a Certificate of Appropriateness issued by the Historic Preservation Commission pursuant to the provisions of the Historic Preservation Ordinance.

SECTION 4: The City Council hereby directs the City Clerk to send or deliver executed copies of this Ordinance to Randy Bowcott, 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 19th day of June, 2006.

Passed and Approved at a regular meeting of the Waukegan. City Council on the 19th day of June, 2006.

ROLL CALL: Aldermen TenPas, Needham, Larsen, Rivera, Cunningham, Balen, Moisiso, Figueroa, and Newsome

AYES: ~~Aldermen TenPas, Needham, Larsen, Rivera, Cunningham, Balen, Moisiso, Figueroa, and Newsome~~

NAYS: None

ABSENT: None

ABSTAIN: None

29,700 Ord 1378RJMjsp

**HISTORIC PRESERVATION COMMISSION
CITY OF WAUKEGAN**

DEPARTMENT OF PLANNING AND ZONING
100 N. MARTIN LUTHER KING JR. AVENUE
WAUKEGAN, ILLINOIS 60085

MICHAEL HOHF, CHAIRMAN
HARRY CAME
WILLIAM J. KEARNEY III

LINDA MCCULLOCH
BARBARA STONE
WILLIAM TYRE



SUMMARY OF INFORMATION

PROPERTY ADDRESS: 606 N Sheridan Road

Name of property:
Dr. Moses Evans House

Name and address of property owner:
Randy Bowcott
606 N Sheridan Road
Waukegan, IL 60085

Nomination form received by the Department of Planning & Zoning:
12 April 2006

Preliminary determination by the Historic Preservation Commission:
12 April 2006

Notice of public hearing published in News Sun:
18 April 2006

Public hearing:
10 May 2006

Recommended for landmark designation by Historic Preservation Commission:
10 May 2006

Date of summary report:
11 May 2006

SUMMARY OF INFORMATION (continued)
PROPERTY ADDRESS: 606 N Sheridan Road

Current designations:

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

Number of structures recommended for designation:

One

Date of construction:

1857

Architect and/or builder:

Unknown

Original use:

Residence

Current use:

Residence

History:

This home was built in 1857 for Dr. Moses Evans, who owned a medical practice with Dr. David Cory, one of Waukegan's most prominent early residents. The two-story brick house is built in the Italianate style with tall arched windows, an open porch across the façade and a simple unadorned cornice. The property was originally five times larger than it is today and extended west to Genesee Street. In 1862, Evans was mustered into the Union Army as a surgeon with the Illinois 96th and traveled extensively with General Grant, being present at the battles of Chickamauga and Chattanooga, where he was wounded. He returned to his home in 1865 at the conclusion of the war, and soon after sold the property for \$7,800, to raise needed funds to restart his medical practice, located at the corner of Genesee and Washington. He later served as Waukegan postmaster.

The house has had six owners since Dr. Evans sold the property, including a prominent dentist (Dr. Shugart), the owner of a roofing company (Ford), and the owners of a vacuum company (Morrow). The rear addition was added in the 1870s and includes a servant's wing on the second floor. While owned by the Morrow family, it was converted into a two-flat. During World War II, it served as a nursery, where mothers could drop off their children for day care, allowing them to join the work force as part of the war effort.

At the close of the war, it was bought by an accountant, Leonard Murray, who owned several rental properties. He converted it into an apartment building, which each room being rented separately. When the current owner, Randy Bowcott, acquired the property in 1981, it was being used as a four-unit apartment building. He has gradually deconverted the property back into a single-family home. The exterior and interior have been extensively and accurately restored to their original 1870 appearance.

SUMMARY OF INFORMATION (continued)
PROPERTY ADDRESS: 606 N Sheridan Road

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 was one of several large imposing homes built in the period preceding the Civil War, prior to the incorporation of Waukegan as a city, which reflected the growth and prosperity of Waukegan. This is one of the largest and most accurately restored of these homes which survive today.

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

Dr. Moses Evans was a prominent citizen in Waukegan during the 19th century and was well-known to the community due to his large and successful medical practice. He distinguished himself during the Civil War as a surgeon, and later was deeply involved in community affairs, as represented by his service as postmaster.

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 Italianate style of architecture which thrived in the years before and after the Civil War, resulting in its listing as a contributing structure in the National Register Near North Historic District. Due to its careful and authentic restoration by the current owner, the building is a textbook example of the style with its tall arched windows, double-door entry, broad open porch and overhanging eaves.

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

The house is prominently situated on a corner lot along Sheridan Road, making it a familiar and established feature of the Near North Historic District. The large landscaped lot and the meticulously maintained and restored condition of the home make it one of the most recognizable examples of pre-Civil War architecture remaining in the City.

SUMMARY OF INFORMATION (continued)

PROPERTY ADDRESS: 606 N Sheridan Road

Photographs (taken March 2006 – top and December 2005 – bottom)

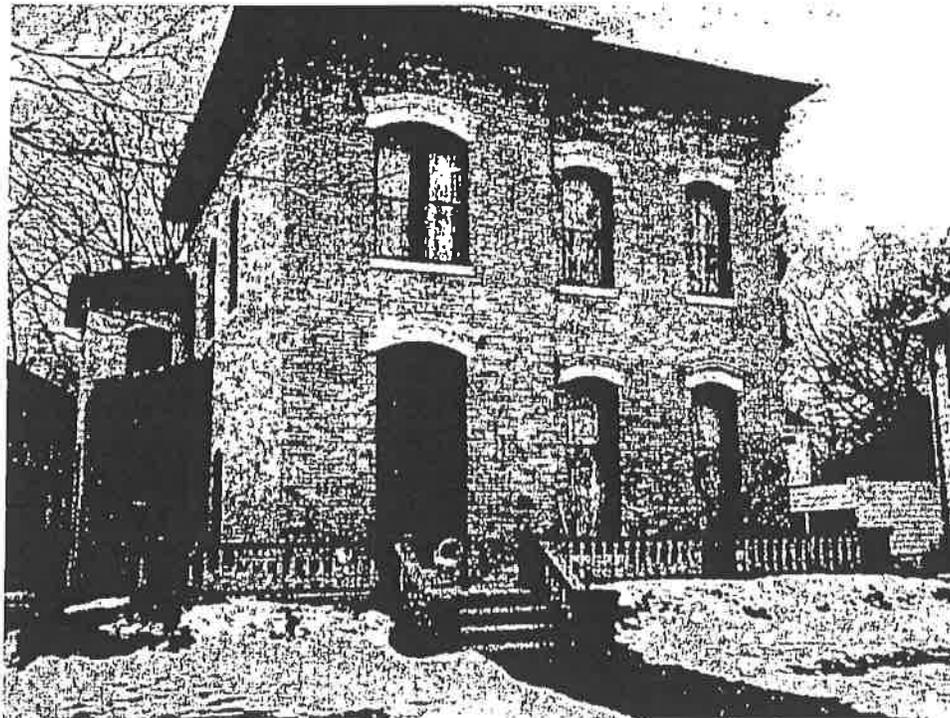
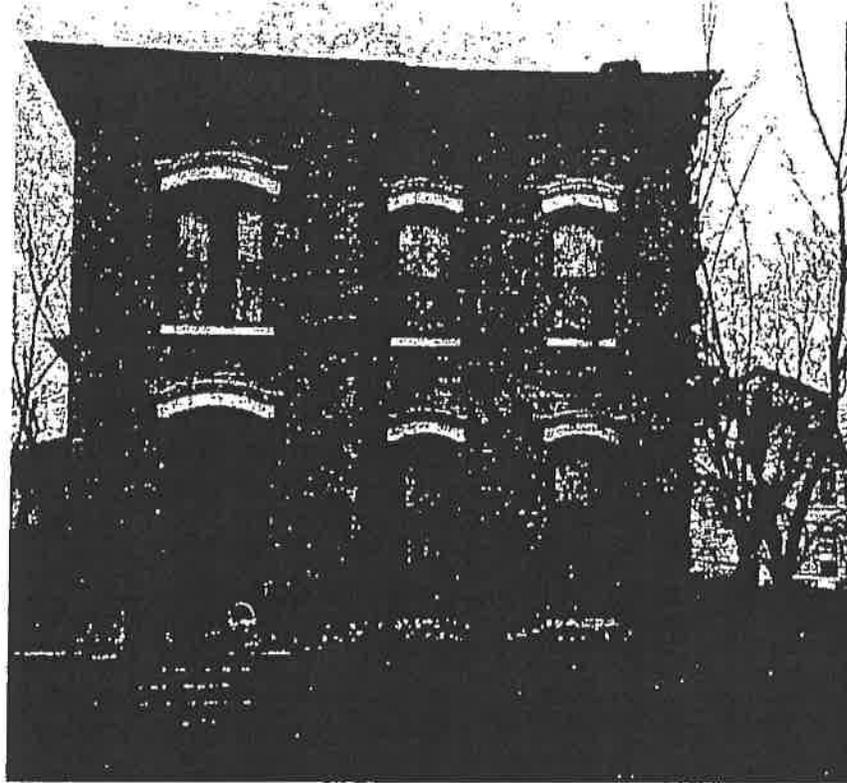


EXHIBIT A
LEGAL DESCRIPTION
606 N. SHERIDAN ROAD

THE SOUTH 91 FEET (EXCEPT THE WEST 116.37 FEET THEREOF) OF LOT 3 IN CORY'S ADDITION TO LITTLE FORT (NOW CITY OF WAUKEGAN), A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 1847, IN BOOK "G" OF PLATS, PAGE 316, IN LAKE COUNTY, ILLINOIS.

Property Index Number: 08-21-203-018