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**CITY OF WAUKEGAN**

**ORDINANCE NO 13-O-60**

**The Title of The  
Ordinance**

**AN ORDINANCE GRANTING APPROVAL OF  
LANDMARK DESIGNATION TO 405 WASHINGTON STREET**

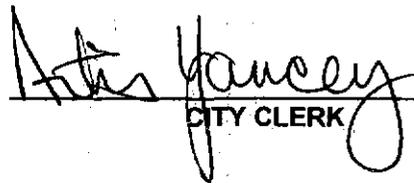
**ADOPTED AND PASSED BY THE CITY COUNCIL**

**OF THE CITY OF WAUKEGAN**

**ON THE 3<sup>rd</sup> DAY OF SEPTEMBER 2013**

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**Published in pamphlet form by authority of the City Council, of the City of Waukegan, Lake  
County, Illinois, on the 11th day of September 2013**

  
CITY CLERK

**AN ORDINANCE GRANTING APPROVAL OF  
LANDMARK DESIGNATION TO 405 WASHINGTON 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); and

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

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; and

WHEREAS, pursuant to the Historic Preservation Ordinance, Artspace Projects, Inc. filed an application with the Historic Preservation Commission (Commission) wherein they requested Historic Landmark Designation for the Karcher Hotel, 405 Washington Street; and

WHEREAS, the Commission set a public hearing to consider the application, and after proper notice, a hearing was convened and evidence heard on August 15, 2013. 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; and

WHEREAS, in its report the Commission has recommended to the City Council that 405 Washington Street be designated a Historic Landmark within the City of Waukegan; and

WHEREAS, the City Council of Waukegan has accepted the factual findings and recommendation of the 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 405 Washington 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 Artspace Projects, Inc., and that the following legally-described property at 405 Washington Street is hereby designated as a Historic Landmark:

PARCEL 1: LOT 1 (EXCEPT THE WEST 4 RODS THEREOF) AND THE NORTH 5 FEET OF LOT 2 (EXCEPT THE WEST 4 RODS THEREOF) IN BLOCK 23 IN THE ORIGINAL TOWN OF LITTLE FORT (NOW CITY OF WAUKEGAN), IN THE SOUTH EAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1841 IN BOOK "A" OF PLATS, PAGE 89, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF VACATED UTICA STREET DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF LOT 1 (AFORESAID); THENCE EAST 0.73 FEET; THENCE SOUTH TO A POINT WHICH IS 0.52 FEET EAST OF THE SOUTH EAST CORNER OF SAID LOT 1; THENCE WEST TO THE SOUTH EAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTH EAST CORNER OF SAID LOT 1, BEING THE POINT OF BEGINNING AS VACATED BY ORDINANCE RECORDED MAY 28, 1965 AS DOCUMENT 1264176, IN LAKE COUNTY, ILLINOIS.

**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.

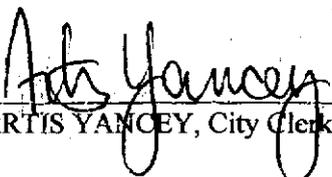
**SECTION 4:** The City Council hereby directs the City Clerk to send or deliver executed copies of this ordinance to Artspace Projects, Inc., the City Planning and Zoning Department and the City Building Department. The City Clerk is further directed to record a certified copy of this ordinance with the Lake County Recorder of Deeds.

**SECTION 5:** All ordinances or parts of ordinances in conflict with the 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 WAYNE MOTLEY

ATTEST:

  
\_\_\_\_\_  
ARTIS YANCEY, City Clerk

Presented and read at a regular meeting of the Waukegan City Council on the 3<sup>rd</sup> day of September, 2013.

Passed and approved at a regular meeting of the Waukegan City Council on the 3<sup>rd</sup> day of September, 2013.

ROLL CALL:

AYES: Alderman Beadling, Newsome, TenPas, May, Valko, Rivera and Cunningham

NAYES: NONE

ABSENT: Alderman Moisio and Koncan

ABSTAIN: NONE

SWS:SS:ss

**HISTORIC PRESERVATION COMMISSION  
CITY OF WAUKEGAN  
DEPARTMENT OF PLANNING AND ZONING  
100 N. MARTIN LUTHER KING JR. AVENUE  
WAUKEGAN, ILLINOIS 60085**

Wayne Munn, *Chair* - Ty Rohrer, *Vice Chair* - Linda McCulloch, *Secretary*  
Nikki Leach-Holland - Michael Hohf - Mary Frances Troha - James Neal



August 19, 2013

Alderman Rafael Rivera  
Chairman, Judiciary Committee  
City of Waukegan  
100 N. Martin Luther King Jr. Avenue  
Waukegan, IL 60085

Dear Alderman Rivera:

On 15 August 2013, the Historic Preservation Commission held a public hearing to consider the application received for landmark designation on the following property:

**405 W. Washington Street (historically the Karcher Hotel)  
PIN: 08-21-423-005**

The owner of the building, Artspace Projects, Inc., is requesting that the building be designated as a Waukegan landmark under the Historic Preservation Ordinance. Built in 1927, the Karcher Hotel at 405 Washington Street is an excellent example of the Classic Revival style which dominated American commercial construction at that time and was popular in Waukegan until about 1930. The Karcher Hotel epitomizes the Classical Revival Style with friezes, rows of eggs and dart moldings, dentils, acanthus leaves, and the repetition of the anthemion pattern in different stylized forms.

The Historic Preservation Commission voted unanimously in favor of a motion of recommendation for landmark status. The Historic Preservation Commission strongly recommends the designation of the Karcher Hotel at 405 Washington Street as a City of Waukegan historic landmark, and respectfully requests that the City Council adopt the ordinance and Statement of Significance that Steve Sabourin prepared designating the property as such.

Attached is a Summary Report on the property, along with the application, ordinance and Statement of Significance. Please do not hesitate to let me know if you have any questions about the report or the Historic Preservation Commission recommendation. On request I will be available to appear before the Judiciary Committee and City Council to discuss the designation request when it is addressed.

Thank you in advance for your assistance and consideration.

Sincerely,

Wayne Munn, Chairman

Encl.

**HISTORIC PRESERVATION COMMISSION  
CITY OF WAUKEGAN  
DEPARTMENT OF PLANNING AND ZONING  
100 N. MARTIN LUTHER KING JR. AVENUE  
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Wayne Munn, *Chair* - Ty Rohrer, *Vice Chair* - Linda McCulloch, *Secretary*  
Nikki Leach-Holland - Michael Hohf - Mary Frances Troha - James Neal



## **LANDMARK PROPERTY RECOMMENDATION**

### **SUMMARY OF INFORMATION**

**August 19, 2013**

**Property Address:**

405 W. Washington Street

**Name or historic identification of property:**

Karcher Hotel

**Permanent Index Number (PIN):**

08-21-423-005

**Name and address of property owner:**

Artspace Projects, Inc.  
250 Third Avenue North, Suite #500  
Minneapolis, MN 55401

**Nomination form received by the Department of Planning & Zoning:**

4 October 2012

**Preliminary determination by the Historic Preservation Commission:**

15 November 2012

**Notice of public hearing published in News Sun:**

July 22, 2013

**Public hearing:**

August 15, 2013

**Recommended for landmark designation by Historic Preservation Commission:**

August 15, 2013

**Current designations:**

National Register of Historic Places, August 9, 2002

**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS:** 405 Washington Street

**Date of construction:**  
1927

**Architect and/or builder:**  
BK Gibson of Chicago

**Original use:**  
Hotel

**Current use:**  
Live/work space residential units for artists and their families

**History:**  
The Karcher Hotel located at 405 Washington Street is a highly significant structure in the commercial and social history of Waukegan. It was built during a time of tremendous growth in Waukegan's history and played a major role in the city until the mid 1980s.

Construction on the Karcher Hotel began in early 1927 on the corner of Washington and Utica (now Martin Luther King) Streets and finished on October 6, 1927. The building was planned, developed and financed by George W. Benfer of Freeport, IL and built by architect BK Gibson of Chicago. The day after construction finished, on October 7, 1927, the Waukegan State Bank valued the land at \$55,000 and the building with all equipment at \$460,000 for a grand total value of \$515,000. The newspaper reported the Hotel to have an estimated gross income of \$134,160 with \$55,000 in expenses for an estimated net income of \$79,160. The name Karcher was selected in a contest by Justice Harry Hoyt.

The Karcher Hotel opened on June 28, 1928 and contained nine stories with 150 rooms and 120 bathrooms; it was over 100 feet tall. The Karcher was wider than the Waukegan Hotel, which had 150 rooms on twelve floors. There were two large dining rooms and a 20 x 50 feet lobby with bronze and gold leaf décor and bronze lighting fixtures throughout. A fireplace, large staircase, and mezzanine completed the design of the interior lobby. There were five storefronts accessible from either the lobby or the street and a café on the first floor. The second floor contained banquet space with a large wall mural and administrative offices and there was a billiard room in the basement. A postcard advertised a beacon on the roof of the building for visitors to follow. The heating system was vapor steam that was regulated by each occupant and there was a central vacuum system. The elevator machinery was put on the asphalt roof to lessen the noise throughout the Hotel.

The exterior of the Karcher Hotel is a modified Italian Classical Revival design in light gray terra cotta, red and dark brick, and gray terra cotta. The first two stories are faced with light gray terra cotta; the third through the eighth stories are faced with red brick. The upper section was once topped with a terra cotta cornice, but the imminent danger of the cornice crumbling and falling on the sidewalks below led to its removal, preservation and safe storage in 2012 during the Karcher Hotel's most recent renovation. There is an elaborate classical frieze around the outside of the top and lower section of the building as well as leaf, egg, and dart patterns.

**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS:** 405 Washington Street

The Karcher Hotel's unique location marks the western gateway into Waukegan's downtown along Washington Street. Its nine-story height towered over other buildings in the immediate area with only the Waukegan Hotel, Waukegan Building, and the Lake County Building higher.

In 1965, the Karcher Hotel was bought and renovated by James Collins and Nick Penn and the name was changed to the Collins-Karcher Hotel. In 1980, it was bought by Pilgrim Housing Partners of Oak Park, IL for a retirement home and reopened on May 26, 1982 as the Hotel for Active Seniors. Pilgrim Housing spent \$1 million dollars on renovating and restoring the building, including restoring the terra cotta, the plaster lobby ceiling, terrazzo flooring, elevators, railings, and heating system. They also added a red awning and replaced the windows.

On Christmas morning in 1984, a fire broke out in the interior wood and plaster wall of the Hotel and burned into a clothing store on the main floor. Eight people died from carbon monoxide poisoning, seven were injured, and four were hospitalized. This was the second fire in the Hotel's history; the first was in 1978 but did little damage. The fire of 1984 is known as the worst fire in Waukegan's history.

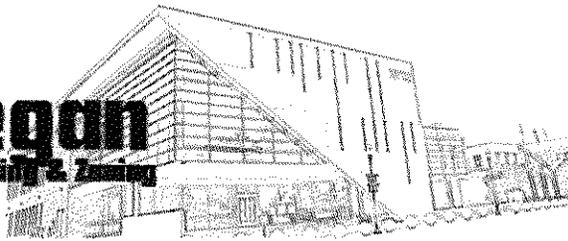
In February of 1988, the owner began rehabilitating the building and received a court order to finish the work by March and remove all boarding from the windows and replace the windows and exterior canopies as well as clean up the smoke damage. This was never finished. In March of 1990, the Karcher was purchased by Al Mini who planned to turn it into a Landmark Center and complete a \$750,000 renovation. Mini renovated three floors until the water pipes burst and flooded the building. In 1996, an engineering survey showed damage in the form of a 10 feet wide and 4 inch high bulge in the brick veneer.

Since 1984, the Karcher Hotel has sat empty and damaged. It is usable downtown space and throughout the last 27 years, ideas have included turning it into a retirement home again, and a minimum security prison. The city even filed suit to demolish the building in 1987. But despite the myriad of changes, the Karcher Hotel still stands today. In October 2011, Karcher Artspace Lofts, LP of Minneapolis, Minnesota purchased the building to convert the hotel into 36 units of "live/work" space for artists and their families. Additional retail space will be available on the ground floor for complementary small businesses and non-profit organizations. This project will help nurture an emerging arts community while bringing renewed vitality to Waukegan's downtown.

The Karcher Hotel was listed on the National Register of Historic Places on August 9, 2002.

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

- a. Significant value as part of the historic, heritage or cultural characteristics of the community, county, state or country.
- c. Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials.
- e. Its unique location or singular physical characteristics that make it an established or familiar visual feature.



Print Form

**LANDMARK NOMINATION FORM**

Street address: 405 Washington Street

Name of property (original if known): Karcher Hotel

Name and address of property owner: Karcher Artspace Lofts LP, 250 3rd Ave. N. Suite 500, Minneapolis, MN 55401

Date of construction: 1927

Original use: Hotel

Current use: Affordable housing for artists

This structure is eligible for designation on the basis of the following criteria (check all that apply):

- Significant value as part of the historic, heritage or cultural characteristics of the community, county, state or country;
- Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
- Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials;
- Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, state or country;
- Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- 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;
- Area that has yielded or may be likely to yield, information important in history or prehistory.

Include representative photos including general views of the exterior and photos showing any relevant architectural features. Historic photos are also encouraged. Please label each photo with the address, description (south elevation, turret detail, etc.) and date taken.

Name of applicant: Artspace Projects, Inc.

Address: 250 Third Avenue North, Suite 500, Minneapolis, MN 55401

Telephone: 612.465.0215 E-mail: heidi.kurtze@artspace.org

Affiliation (Commission member, owner, City Council, preservation organization, other):

Owner

Date submitted: September 24, 2012

Signature: Heidi Kurtze 9/20/12

Same applicant but 2nd contact email:

Name of second applicant (if applicable): Sarah Swingley

Address: 250 3rd Ave N, Ste 500, Minneapolis, MN 55401

Telephone: 612-465-0217 E-mail: sarah.swingley@artspaw.org

Affiliation: owner

Signature: Sarah Swingley 9/27/12

Please complete this entire form and return with photographs to the City of Waukegan Planning & Zoning Department, 100 N. Martin Luther King, Jr. Avenue, Waukegan, Illinois 60085.

Planning & Zoning Department use only:

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

Date forwarded to Historic Preservation Commission: \_\_\_\_\_

**Process**

This nomination form is the first step of a two-step process. A preliminary determination as to whether a property meets one or more of the foregoing criteria shall be made within thirty (30) days of filing of this nomination form with the Commission.

When the preliminary determination has been made that a property meets one or more of the foregoing criteria, a landmark application shall be submitted for consideration. A public hearing shall be scheduled within forty-five (45) days after receipt of the landmark application.





HOTEL KARCHER WAUKEGAN ILL

H137





W.961—The Karcher Hotel, Waukegan, Ill.



N 160027

The KARCHER HOTEL



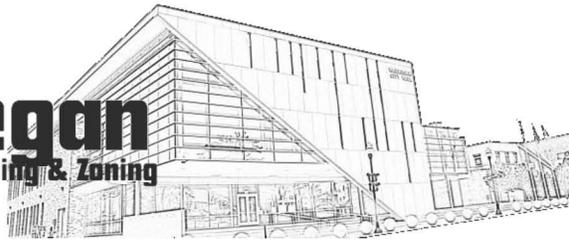
Waukegan, Illinois

Telephone Ontario 6600





City of  
**Waukegan**  
Department of Planning & Zoning  
(847) 625-6878



## LANDMARK APPLICATION FORM

Street address: 405 Washington Street

Name of property (original if known): Karcher Hotel

Name and address of property owner: Karcher Artspace Lofts LP, 250 3<sup>rd</sup> Avenue North, Suite 500  
Minneapolis, MN 55401

Permanent Index Number (PIN): 08-21-423-005

Legal description: PARCEL 1: LOT 1 (EXCEPT THE WEST 4 RODS THEREOF) AND THE NORTH 5 FEET OF LOT 2 (EXCEPT THE WEST 4 RODS THEREOF) IN BLOCK 23 IN THE ORIGINAL TOWN OF LITTLE FORT (NOW CITY OF WAUKEGAN), IN THE SOUTH EAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1841 IN BOOK "A" OF PLATS, PAGE 89, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF VACATED UTICA STREET DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF LOT 1 (AFORESAID); THENCE EAST 0.73 FEET; THENCE SOUTH TO A POINT WHICH IS 0.52 FEET EAST OF THE SOUTH EAST CORNER OF SAID LOT 1; THENCE WEST TO THE SOUTH EAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTH EAST CORNER OF SAID LOT 1, BEING THE POINT OF BEGINNING AS VACATED BY ORDINANCE RECORDED MAY 28, 1965 AS DOCUMENT 1264176, IN LAKE COUNTY, ILLINOIS.

Date of construction: October 6, 1927

Architect and/or builder: BK Gibson of Chicago

Original use: Hotel/Domestic

Current use: Karcher Artspace Lofts/Apartments

This structure is eligible for designation on the basis of the following criteria:  
(check all which apply)

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

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

- Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials;
- Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, state or country;
- Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- 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;
- Area that has yielded or may be likely to yield, information important in history or prehistory.

Use the final sheet to describe the property and its history and set forth the reasons why it is eligible for landmark status. Include any previous surveys in which the property is listed and/or whether it is included on the National Register of Historic Places.

Include representative photos including general views of the exterior and photos showing any relevant architectural features. Historic photos are also encouraged. Please label each photo with the address, description (south elevation, turret detail, etc.) and date taken.

Name of applicant: Artspace Projects, Inc.

Address: 250 Third Avenue North, Suite 500, Minneapolis, MN 55401

Telephone: (612) 465-0215

E-mail: heidi.kurtze@artspace.org

Affiliation (Commission member, owner, City Council, preservation organization, other): Owner

Date submitted: July 10, 2013

Signature: \_\_\_\_\_



Name of second applicant (if applicable): Artspace Projects, Inc.

Address: 250 Third Avenue North, Suite 500, Minneapolis, MN 55401

Telephone: (612) 465-0217

E-mail: sarah.swingley@artspace.org

Affiliation (Commission member, owner, City Council, preservation organization, other): Owner

Signature: \_\_\_\_\_

Please complete this entire form and return with photographs to the City of Waukegan Planning & Zoning Department, 100 N. Martin Luther King, Jr. Avenue, Waukegan, Illinois 60085.

Planning & Zoning Department use only:

Received by: Steven W. Sabourin

Date: July 10, 2013

Date forwarded to Historic Preservation Commission: August 15, 2013

## **Process**

This application form is the second step of a two-step process. A preliminary determination as to whether a property meets one or more of the foregoing criteria shall be made within thirty (30) days of filing of the Nomination Form with the Commission.

When the preliminary determination has been made that a property meets one or more of the foregoing criteria, this Landmark Application shall be submitted for consideration. A public hearing shall be scheduled within forty-five (45) days after receipt of this Landmark Application.

## **Landmark Application Form – Individual Property**

Use this sheet to describe the property and its history and set forth the reasons why it is eligible for landmark status. Include any previous surveys in which the property is listed and/or whether it is included on the National Register of Historic Places. Attach additional sheets if necessary.

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

*The Karcher Hotel located at 405 Washington Street is a highly significant structure in the commercial and social history of Waukegan. It was built during a time of tremendous growth in Waukegan's history and played a major role in the city until the mid 1980s.*

*Construction on the Karcher Hotel began in early 1927 on the corner of Washington and Utica (now Martin Luther King) Streets and finished on October 6, 1927. The building was planned, developed and financed by George W. Benfer of Freeport, IL and built by architect BK Gibson of Chicago. The day after construction finished, on October 7, 1927, the Waukegan State Bank valued the land at \$55,000 and the building with all equipment at \$460,000 for a grand total value of \$515,000. The newspaper reported the Hotel to have an estimated gross income of \$134,160 with \$55,000 in expenses for an estimated net income of \$79,160. The name Karcher was selected in a contest by Justice Harry Hoyt.*

*The Karcher Hotel opened on June 28, 1928 and contained nine stories with 150 rooms and 120 bathrooms; it was over 100 feet tall. The Karcher was wider than the Waukegan Hotel, which had 150 rooms on twelve floors. There were two large dining rooms and a 20 x 50 feet lobby with bronze and gold leaf décor and bronze lighting fixtures throughout. A fireplace, large staircase, and mezzanine completed the design of the interior lobby. There were five storefronts*

*accessible from either the lobby or the street and a café on the first floor. The second floor contained banquet space with a large wall mural and administrative offices and there was a billiard room in the basement. A postcard advertised a beacon on the roof of the building for visitors to follow. The heating system was vapor steam that was regulated by each occupant and there was a central vacuum system. The elevator machinery was put on the asphalt roof to lessen the noise throughout the Hotel.*

**2. 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 exterior of the Karcher Hotel is a modified Italian Classical Revival design in light gray terra cotta, red and dark brick, and gray terra cotta. The first two stories are faced with light gray terra cotta; the third through the eighth stories are faced with red brick. The upper section was once topped with a terra cotta cornice, but the imminent danger of the cornice crumbling and falling on the sidewalks below led to its removal, preservation and safe storage in 2012 during the Karcher Hotel's most recent renovation. There is an elaborate classical frieze around the outside of the top and lower section of the building as well as leaf, egg, and dart patterns.*

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

*The Karcher Hotel's unique location marks the western gateway into Waukegan's downtown along Washington Street. Its nine-story height towered over other buildings in the immediate area with only the Waukegan Hotel, Waukegan Building, and the Lake County Building higher.*

**Supplemental Information**

*In 1965, the Karcher Hotel was bought and renovated by James Collins and Nick Penn and the name was changed to the Collins-Karcher Hotel. In 1980, it was bought by Pilgrim Housing Partners of Oak Park, IL for a retirement home and reopened on May 26, 1982 as the Hotel for Active Seniors. Pilgrim Housing spent \$1 million dollars on renovating and restoring the building, including restoring the terra cotta, the plaster lobby ceiling, terrazzo flooring, elevators, railings, and heating system. They also added a red awning and replaced the windows.*

*On Christmas morning in 1984, a fire broke out in the interior wood and plaster wall of the Hotel and burned into a clothing store on the main floor. Eight people died from carbon monoxide poisoning, seven were injured, and four were hospitalized. This was the second fire in the Hotel's history; the first was in 1978 but did little damage. The fire of 1984 is known as the worst fire in Waukegan's history.*

*In February of 1988, the owner began rehabilitating the building and received a court order to finish the work by March and remove all boarding from the windows and replace the windows and exterior canopies as well as clean up the smoke damage. This was never finished. In March of 1990, the Karcher was purchased by Al Mini who planned to turn it into a Landmark Center and complete a \$750,000 renovation. Mini renovated three floors until the water pipes burst and flooded the building. In 1996, an engineering survey showed damage in the form of a 10 feet wide and 4 inch high bulge in the brick veneer.*

*Since 1984, the Karcher Hotel has sat empty and damaged. It is usable downtown space and throughout the last 27 years, ideas have included turning it into a retirement home again, and a minimum security prison. The city even filed suit to demolish the building in 1987. But despite the myriad of changes, the Karcher Hotel still stands today. In October 2011, Karcher Artspace Lofts, LP of Minneapolis, Minnesota purchased the building to convert the hotel into 36 units of "live/work" space for artists and their families. Additional retail space will be available on the ground floor for complementary small businesses and non-profit organizations. This project will help nurture an emerging arts community while bringing renewed vitality to Waukegan's downtown.*

*The Karcher Hotel was listed on the National Register of Historic Places on August 9, 2002.*

### **References**

*"The Karcher Place", by Lake County Residential Development Corporation-2002*

*"Karcher Plan Approved", Waukegan News-Sun, Dan Moran-7/27/04*

*"Big Rehab Work Awaits Karcher Hotel", Waukegan News-Sun, Dan Moran-11/3/11*

*"Waukegan: A History", by Ed Link-2009*

*"Karcher Opens May 26", Press Release from Pat Ettelson Brickhouse-1982*

# *The* KARCHER HOTEL



*Landmark Application*

Waukegan, Illinois

Telephone Ontario 6600





*Landmark Application*



*Landmark Application*

W.961—The Karcher Hotel, Waukegan, Ill.



[Apopkacardshoppe](http://Apopkacardshoppe.com)

[www.delcampe.net](http://www.delcampe.net)

# Statement of Significance

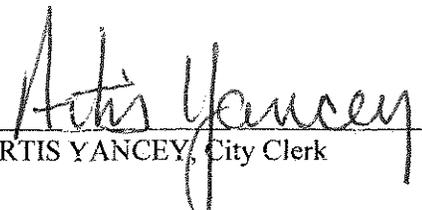
**WHEREAS**, the City of Waukegan recognizes that the Karcher Hotel, built in 1927, has significant value as part of the historic, heritage and cultural characteristics of the community. The Karcher Hotel is an excellent example of the Italian Classical Revival style which dominated American construction at that time and was popular from about 1895 to 1950. The Karcher Hotel epitomizes the Classical Revival Style with friezes, rows of eggs and dart moldings, dentils, acanthus leaves, and the repetition of the anthernion pattern in different stylized forms.

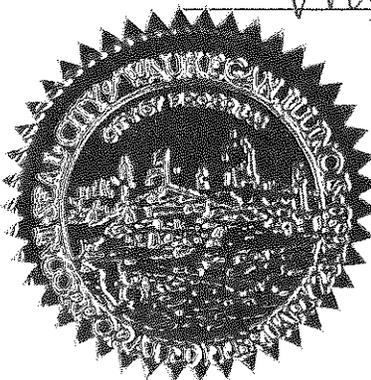
**WHEREAS**, the City of Waukegan recognizes the Karcher Hotel's significant value as part of the historic, heritage and cultural characteristics of the community. It was built during a time of tremendous growth in Waukegan's history and played a major role in the city until the mid 1980s. The Karcher Hotel opened on June 28, 1928 and contained nine stories with 150 rooms and 120 bathrooms; it was over 100 feet tall. The Karcher was wider than the Waukegan Hotel, which had 150 rooms on twelve floors. There were two large dining rooms and a 20 x 50 feet lobby with bronze and gold leaf décor and bronze lighting fixtures throughout. A fireplace, large staircase, and mezzanine completed the design of the interior lobby. There were five storefronts accessible from either the lobby or the street and a café on the first floor. The second floor contained banquet space with a large wall mural and administrative offices and there was a billiard room in the basement. A postcard advertised a beacon on the roof of the building for visitors to follow. The heating system was vapor steam that was regulated by each occupant and there was a central vacuum system. The elevator machinery was put on the asphalt roof to lessen the noise throughout the Hotel.

**WHEREAS**, the City of Waukegan finds the Karcher Hotel 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 exterior of the Karcher Hotel is a modified Italian Classical Revival design in light gray terra cotta, red and dark brick, and gray terra cotta. The first two stories are faced with light gray terra cotta; the third through the eighth stories are faced with red brick. The upper section was once topped with a terra cotta cornice, but the imminent danger of the cornice crumbling and falling on the sidewalks below led to its removal, preservation and safe storage in 2012 during the Karcher Hotel's most recent renovation. There is an elaborate classical frieze around the outside of the top and lower section of the building as well as leaf, egg, and dart patterns.

**WHEREAS**, the City of Waukegan recognizes the Karcher Hotel's unique location that makes it an established or familiar visual feature. The Karcher Hotel's location marks the western gateway into Waukegan's downtown along Washington Street. Its nine-story height towers over other buildings in the immediate area with only the Chateau (formerly the Waukegan Hotel), Waukegan Building, and the Lake County Building higher.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Waukegan, Illinois, that the Karcher Hotel, located at 405 Washington Street, be awarded this Resolution and receive official landmark designation, thus recognizing its importance to the City and ensuring its preservation for future generations of Waukegan residents, this 3<sup>rd</sup> day of September, 2013.

  
ARTIS YANCEY, City Clerk



  
WAYNE MOTLEY, Mayor