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 Page 1 of 4  
 Fees: \$50.00  
 Lake County IL Recorder  
 Mary Ellen Vanderverter Recorder  
 File **7459682**

STATE OF ILLINOIS )  
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 COUNTY OF LAKE )

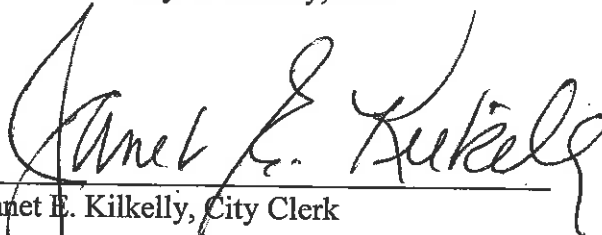
SS:

**CERTIFICATE**

I, JANET E. KILKELLY, City Clerk of the City of Waukegan, in the County of Lake, State of Illinois, do hereby certify that I am the keeper of records, ordinances, files, and seal of the City of Waukegan; and

I FURTHER CERTIFY that the attached is a true and correct copy of the executed City of Waukegan Ordinance #17-O-91 titled, "An Ordinance Granting Approval of Landmark Designation to 650 Grand Avenue", which was approved by the City of Waukegan City Council at a regular meeting held on November 6, 2017, and still in full force and effect, all as appears from the records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the City of Waukegan this 24<sup>th</sup> day of January, 2018.

  
 Janet E. Kil Kelly, City Clerk



Return to:

Steven W. Sabourin  
 City of Waukegan  
 100 N. Martin L. King, Jr. Avenue  
 Waukegan, Illinois 60085

922

**CITY OF WAUKEGAN**

**ORDINANCE No. 17-O-91**

**The Title of The**

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION  
TO 650 GRAND AVENUE**

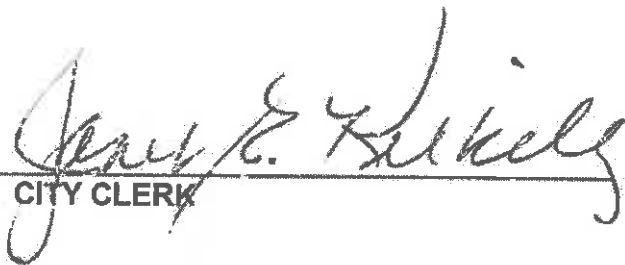
**ADOPTED AND PASSED BY THE CITY COUNCIL**

**OF THE CITY OF WAUKEGAN**

**ON THE 6<sup>th</sup>  
DAY OF NOVEMBER 2017**

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**Published in pamphlet form by authority of the City Council, of the City of  
Waukegan, Lake County, Illinois, on the 7<sup>th</sup> day of NOVEMBER, 2017**

  
CITY CLERK

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION  
TO 650 GRAND AVENUE**

**WHEREAS**, on December 17, 2001 the Waukegan City Council enacted ordinance #01-O-144, known as 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, Harry Came filed an application with the Historic Preservation Commission (Commission) wherein he requested Historic Landmark Designation for the Morrell-Carman Residence, 650 W. Grand Avenue; and

**WHEREAS**, the Commission set a public hearing to consider the application, and after proper notice, a hearing was convened and evidence heard on October 5, 2017. 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 650 W. Grand Avenue 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 650 W. 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 Harry Came, and that the following legally-described property at 650 W. Grand Avenue is hereby designated as a Historic Landmark:

THAT PART OF LOT 1 IN THE ADDITION TO THE NORTH WEST ADDITION TO LITTLE FORT (NOW CITY OF WAUKEGAN) BEING A SUBDIVISION IN THE NORTH WEST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

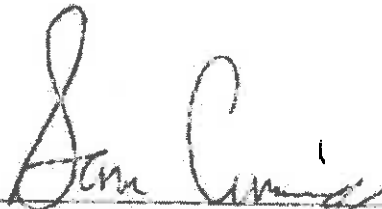
COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 1; THENCE SOUTH EASTERLY ALONG THE NORTHERLY LINE OF GRAND AVENUE, 4 RODS; THENCE NORTH EASTERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT, 8 RODS; THENCE SOUTH EASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID GRAND AVENUE TO THE EAST LINE OF SAID LOT; THENCE NORTH ON THE EAST LINE OF SAID LOT TO THE NORTH WEST CORNER OF SAID LOT; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING, 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 Harry Came, the Waukegan Planning and Zoning Department and the Waukegan 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 SAM CUNNINGHAM

ATTEST:

  
JANET E. KILKELLY, City Clerk

Presented and read at a regular meeting of the Waukegan City Council on the 6<sup>th</sup> day of  
NOVEMBER 2017

Passed and approved at a regular meeting of the Waukegan City Council on the 6<sup>th</sup> day of  
NOVEMBER 2017

ROLL CALL: Ald TenPas, Ald May, Ald Valko, Ald Taylor, Ald Bolton, Ald Seger, Ald Moisiso, Ald Villalobos, Ald Newsome

AYES: Ald TenPas, Ald May, Ald Valko, Ald Taylor, Ald Bolton, Ald Seger, Ald Moisiso, Ald Villalobos, Ald Newsome

NAYS: None

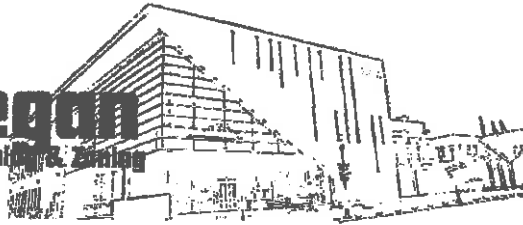
ABSENT: None

ABSTAIN: None

SWS:SS:ss  
DEPUTY CITY CLERK PATTERSON



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



## LANDMARK APPLICATION FORM

Street address: 650 Grand Avenue

Name of property (original if known): Morrell-Carman House

Name of property owner: Harry E. Came

Address of property owner: 614 N. Genesee Street

City: Waukegan

State: IL

Zip: 60085

Permanent Index Number (PIN): 08-21-118-033

**Legal description:**

This part of Lot 1 in the Addition to the North West Addition to Little Fort (now the City of Waukegan) being a subdivision in the North West Quarter of Section 21, Township 45 North, Range 12, East of the Third principal meridian, described as follows: Commencing at the South West corner of said Lot 1; thence South Easterly along the Northernly line of Grand Avenue, 4 rods; thence North Easterly parallel to the Westerly Line of said Lot, 8 Rods; thence South Easterly Parallel to the Northernly line of said Grand Avenue to the East line of said lot; thence to the North on the East line to the North West corner of said Lot; thence Southerly on the Westerly Line of said Lot to the place of beginning, in Lake County, Illinois

Date of construction: c1875

Architect and/or builder:

Original use: Single-Family Residence

Current use: Commercial

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.

*Landmark Application*

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: **Harry E. Came**

Address: **614 N. Genesee Street, Waukegan, IL 60085**

Telephone: **847 596 0384** E-mail: **hecame@sbcglobal.net**

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

Date submitted: **11 September, 2017**

Signature: *HE Came*



I have no objection to having a landmark plaque attached to my structure or building in a conspicuous spot should it be landmarked.



I wouldn't mind making a monetary donation toward the landmark plaque that would be issued and mounted on my landmarked structure or building.



I would prefer not to have a landmark plaque attached to my structure or building should it be landmarked.

Name of second applicant (if applicable):

Address:

Telephone:

E-mail:

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

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: \_\_\_\_\_

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

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

Process

*Landmark Application*

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**

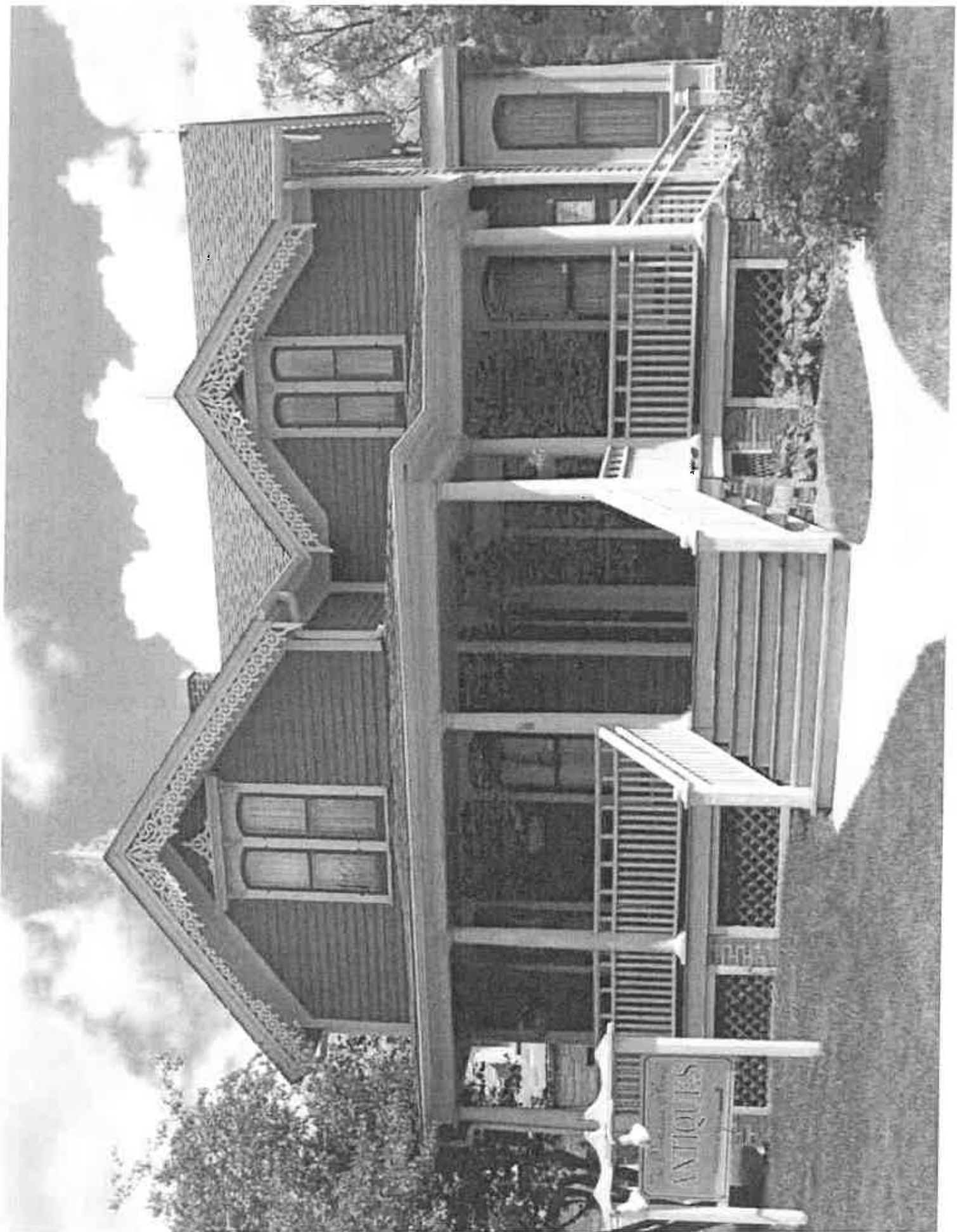
Use this sheet to describe the property and its history and set forth the reasons why it is eligible for landmark status. Include any previous surveys in which the property is listed and/or whether it is included on the National Register of Historic Places. Attach additional sheets if necessary.

The building has architectural as well as cultural significance to the community. Architecturally it is one of the few intact examples of Victorian, vernacular middle class homes. While considered Queen Anne in style, it also has many characteristics of the Italiante as well including the arch and hooded windows and bay at the side of the house. When looking at an early photograph of the home, one can see the characteristic square porch columns complete with decorative scrollwork and corbels. A later colonial porch was added, probably in the early 20th century. This house is one of the few examples left with its original bargeboard gingerbread, peak decorations, and architectural cutouts over the windows.

The house also has strong cultural significance as the home of Gertrude Carman, long time teacher and principal for who Carman-Buckner School was named. She lived in the house almost her entire life of 101 years. The building was also named a Bicentennial Landmark for 1976 celebration of the nation's 200th anniversary.







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

Ty Rohrer, *Chair* - VACANT, *Vice Chair* - Linda McCulloch, *Secretary*  
Randy Bowcott - Michael Hohf - Mary Frances Troha



October 6, 2017

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

Dear Alderman May:

On October 5, 2017, the Historic Preservation Commission held a public hearing to consider the application received for landmark designation on the following property:

**650 Grand Avenue (Morrell-Carman Residence)  
PIN: 08-21-118-033**

The owner of the residence, Harry Came, is requesting that the residence be designated as a Waukegan landmark under the Historic Preservation Ordinance. Built circa 1875, the Morrell-Carman Residence at 650 Grand Avenue is an excellent example of the Queen Anne style of architecture. The Morrell-Carman Residence epitomizes the Queen Anne as well as Italianate style with its arch and hooded windows and bay at the side.

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 Morrell-Carman Residence at 650 Grand Avenue 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 and ordinance. Please do not hesitate to let me know if you have any questions about the report or the Historic Preservation Commission recommendation. 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,

*Ty Rohrer*

Ty Rohrer, Chairman

Encl.

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

*Ty Rohrer, Chair - VACANT, Vice Chair - Linda McCulloch, Secretary  
Randy Bowcott - Michael Hohf - Mary Frances Troha - James Neal*



## **LANDMARK PROPERTY RECOMMENDATION**

### **SUMMARY OF INFORMATION**

**October 6, 2017**

**Property Address:**  
650 Grand Avenue

**Name or historic identification of property:**  
Morrell-Carman Residence

**Permanent Index Number (PIN):**  
08-21-118-033

**Name and address of property owners:**  
Harry Came  
614 Genesee Street  
Waukegan, IL 60085

**Nomination form received by the Department of Planning & Zoning:**  
July 6, 2017

**Preliminary determination by the Historic Preservation Commission:**  
July 20, 2017

**Notice of public hearing published in News Sun:**  
September 21, 2017

**Public hearing:**  
October 5, 2017

**Recommended for landmark designation by Historic Preservation Commission:**  
October 5, 2017

**Current designations:**  
Contributing property for the Near North Historic District, which was listed on the National Register of Historic Places on May 3, 1978.

**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS: 946 N. Sheridan Road**

**Date of construction:**  
Circa 1875

**Architect and/or builder:**  
Unknown

**Original use:**  
Residence

**Current use:**  
Antique shop

**History:**

The Morrell-Carman residence at 650 Grand Avenue is a highly significant structure that is a contributing landmark in Waukegan's Near North Historic District on the National Register of Historic Places (listed May 3, 1978). The iconic home portrays a significant value as part of the historic, heritage or cultural characteristics of the community. The residence is also identified with a person who significantly contributed to the community. The residence is also representative of the distinguishing characteristics of Victorian architecture inherently valuable for the study of a period, type, method of construction and use of indigenous materials.

The home was constructed circa 1875, which has architectural as well as cultural significance to the community. Architecturally, it is one of the few intact examples of Victorian, vernacular middle class homes. While considered Queen Anne in style, it also has many characteristics of the Italianate style as well, including the arch and hooded windows, and bay at the side of the residence. When looking at an early photograph of the residence, one can see the characteristic square porch columns, complete with decorative scrollwork and corbels. A later colonial porch was added, probably in the early 20<sup>th</sup> century. This house is one of the few examples left with its original bargeboard gingerbread, peak decorations, and architectural cutouts over the windows.

The house also has strong cultural significance as the home of Gertrude Carman, long-time teacher and principal for who Carman-Buckner School was named. She lived in the house almost her entire life of 101 years. The residence was also named a Bicentennial Landmark for the 1976 celebration of the nation's 200<sup>th</sup> anniversary.

**SUMMARY OF INFORMATION (continued)**  
**PROPERTY ADDRESS: 946 N. Sheridan Road**

**The Historic Preservation Commission has determined that the Morrell-Carman Residence 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.
- b. Its identification with a person or persons who significantly contributed to the development 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.