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 Page 1 of 4
 Fees: \$50.00
 Lake County IL Recorder
 Mary Ellen Vanderventer Recorder
 File **7459681**

STATE OF ILLINOIS)
)
 COUNTY OF LAKE)

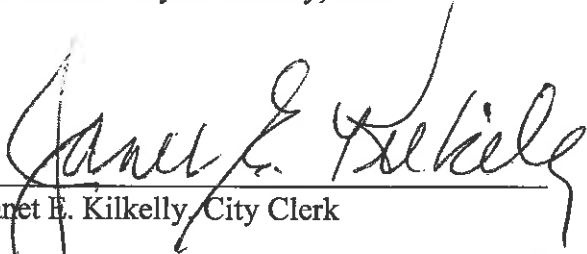
SS:

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-90 titled, "An Ordinance Granting Approval of Landmark Designation to 220 W. Julian Street", 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 24th day of January, 2018.



 Janet E. Kilkelly, City Clerk



Return to:

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

CITY OF WAUKEGAN

ORDINANCE No. 17-O-90

The Title of The

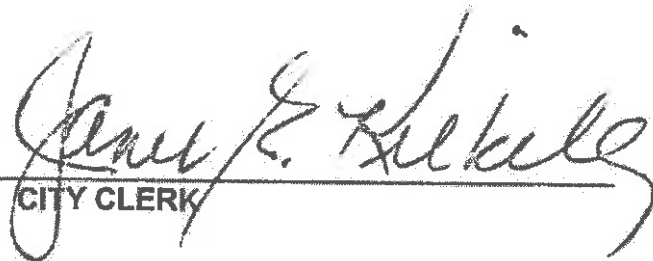
**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION
TO 220 W. JULIAN STREET**

ADOPTED AND PASSED BY THE CITY COUNCIL

OF THE CITY OF WAUKEGAN

**ON THE 6th
DAY OF NOVEMBER 2017**

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


CITY CLERK

ORDINANCE 17 – O - 90

**AN ORDINANCE GRANTING APPROVAL OF LANDMARK DESIGNATION
TO 220 W. JULIAN STREET**

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 Benjamin Merchant Residence, 220 W. Julian 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 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 220 W. Julian 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 220 W. Julian 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 Harry Came, and that the following legally-described property at 220 W. Julian Street is hereby designated as a Historic Landmark:

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 NORTHEAST 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.

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.

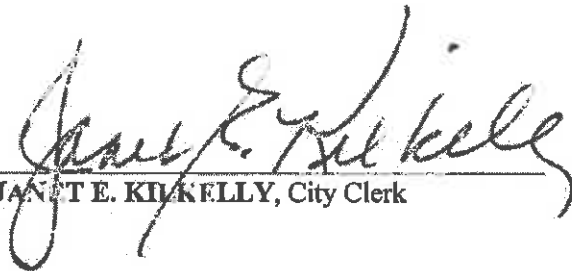
SECTION 5: All ordinances or parts of ordinances in conflict with the terms of this ordinance are, to the extent of such conflict, hereby repealed.

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 6th day of
NOVEMBER 2017

Passed and approved at a regular meeting of the Waukegan City Council on the 6th 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

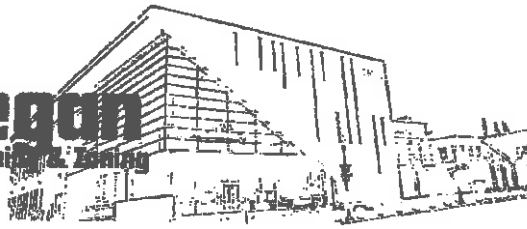
ABSENT: None

ABSTAIN: None

SWS:SS:ss
DEPUTY CITY CLERK PATTERSON



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



LANDMARK APPLICATION FORM

Street address: 220 Julian Street

Name of property (original if known): Benjamin Merchant

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): 08-21-211-012

Legal description:

The west 3 rods of the east 7 rods of the south 9 rods of lot 7 in the second addition to the north side of the town of Little Fort, in the northeast quarter of Section 21, Township 45 north, Range 12, east of the third principal meridian, in Lake County, Illinois.

Date of construction: c 1842

Architect and/or builder:

Original use: Single-Family Residence

Current use: Single-Family Residence

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: 

- 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.

This little house may be the oldest home in Waukegan. Built in a simple Greek Revival style which was popular in Waukegan in the 1840's but had already gone out of favor in the Eastern United States. Many early residents of Waukegan were transplants from upstate New York where this style had been popular and the new residents were comfortable applying this style in their homes in the newly settled area. The Greek temple style gabled end facing the street with a wide frieze and corner pilasters along with a simple front door with a small portico and side light framing the door were typical of the simple Greek Revival style.

This building was listed as a contributing structure in the application for the Near North Historic District and was designated a Bicentennial Landmark during that celebration. The home remained in the same family from the time it was built c1842 until it was sold in 1982, a remarkable period of about 140 years. Standing next to a large apartment block and being overshadowed by that building and the large Post Office across the street, the little home retains a noble dignity inherent in the simple Greek Revival style.





**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:

**220 Julian Street (Benjamin Merchant Residence)
PIN: 08-21-211-012**

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 1842, the Benjamin Merchant Residence at 220 Julian Street may be the oldest surviving residence in Waukegan and is an excellent example of the Greek Revival style of architecture. The Benjamin Merchant Residence epitomizes the Greek Revival style that was prominent during this time.

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 Benjamin Merchant Residence at 220 Julian 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 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:
220 W. Julian Street

Name or historic identification of property:
Benjamin Merchant Residence

Permanent Index Number (PIN):
08-21-211-012

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 1842

Architect and/or builder:
Unknown

Original use:
Residence

Current use:
Residence

History:

The Benjamin Merchant residence at 220 W. Julian Street 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 representative of the distinguishing characteristics of Greek Revival architecture inherently valuable for the study of a period, type, method of construction and use of indigenous materials.

The home was constructed circa 1842 and is known to be the oldest home in Waukegan. Built in a simple Greek Revival style which was popular in Waukegan in the 1840's, but had already gone out of favor in the Eastern United States. Many early residents of Waukegan were transplants from upstate New York where this style had been popular and new residents were comfortable applying this style in their homes in the newly-settled area. The Greek temple style gabled end facing the street with a wide frieze and corner pilasters along with a simple front door with a small portico and side light framing the door were typical of the simple Greek Revival style.

This residence was listed as a contributing structure in the application for the Near North Historic District and was designated a Bicentennial Landmark during that celebration. The home remained in the same family from the time it was built circa 1842 until it was sold in 1982, a remarkable period of about 140 years. Standing next to a large apartment block and being overshadowed by that building and the large Post Office across the street, the little home retains a noble dignity inherent in the simple Greek Revival style.

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

The Historic Preservation Commission has determined that the Benjamin Merchant 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.
- 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.