

PH0662267

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

**DATA SHEET**

RECEIVED FEB 7 1978

DATE ENTERED MAY 3 1978

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC NEAR NORTH HISTORIC DISTRICT

AND/OR COMMON

**2 LOCATION**

*roughly bounded by Ash St, 20th Ave, Grant Lane Ave & City Hall*

STREET & NUMBER An irregular residential area adjacent to and immediately north of the central business district

CITY, TOWN

Waukegan

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

13<sup>th</sup>

STATE

Illinois

CODE

COUNTY  
Lake

CODE

99

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Multiple -- see accompanying list

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Lake County Courthouse

STREET & NUMBER

CITY, TOWN

Waukegan

STATE  
Illinois

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Illinois Historic Structures Survey, Lake County

DATE

October 1973

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS Illinois Department of Conservation

CITY, TOWN

Springfield

STATE  
Illinois

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The City of Waukegan (1970 population: 65,269), the seat of Lake County, lies on the western shore of Lake Michigan about midway between Chicago and Milwaukee, Wisconsin. It is built on and west of a bluff about 50 feet above the lake and on the plain between the bluff and the lake shore, with most of the latter given over to industry. The terrain, except for the bluff itself, is gently rolling and is cut occasionally by deep ravines, none of the latter, however occurring within the historic district.

The Near North Historic District is a highly irregular, generally residential area immediately north of and adjacent to the city's central business district. The precise boundary was established on the basis of visual cohesion, with age and quality of the building stock the two major criteria used in determining the extent of this generally homogeneous area that still reflects Waukegan's growth during the 19th and early 20th centuries. The only exception is the inclusion of the entire face of the bluff east of Sheridan, the district's major topographic feature and the immediate cause of the series of fine residences on Sheridan itself. The eastern boundary north of about Grand reflects the bluff line, the new expressway at its base, and the railroad and industry further east. The remainder of the eastern boundary and the irregular southern boundary mark the present extent of the central business district, which is demonstrating certain tendencies to expand farther toward the northwest and which has already weakened those parts of the district lying south of Grand. The northern extent along Sheridan is terminated by the recent Victory Memorial Hospital at Glen Flora and the general newness beyond, newness that begins just south of Douglas on the west side of the street. The causes of the highly irregular nature of the western boundary -- particularly the large hole on 4th and Franklin -- remain obscure, but the minor nature of both 4th and Franklin, with no major buildings and a high incidence of more recent structures, precludes their being included in any historic district. The rest of the western boundary reflects the gradual transition from an area characterized by older structures of quality to one that is of little interest. Grand, now becoming something of a strip commercial street, is something of an exception, since the historic fabric re-appears briefly just west of Ash. There is, however, absolutely no remaining visual connection between this small area and the bulk of the district, so that, if it is to be nominated, it should be placed under separate nomination.

Land use within the district is almost exclusively residential or residential related (religious, educational, park, etc.). There are no industrial uses and the few commercial uses -- both original and converted -- are located near the district's southern end, as are all but one of the vacant parcels and most of the parking lots. The only Federal property is the United States Post Office at Genesee and Julian.

Waukegan's street pattern is generally based on a series of rectilinear grids aligned along major compass points. But these are not always fully expressed and do not always perfectly interlock, so that the actual pattern is quite varied. If the streets in the district, only Sheridan, running roughly parallel to the top of the bluff just to the east, is determined by the topography. The major traffic arteries are Sheridan, a state highway, Grand, West, and North, but most of the area south of Julian is also relatively congested, due to the proximity of the central business district. Almost all of the streets are lined with mature shade trees and residences front on almost all, though the north-south thoroughfares are generally favored.

Most residences in the district are single-family and detached, although many have been converted into multi-unit dwellings. But these conversions have had little effect on the exteriors, are not readily apparent to the uninitiate, and have thus hardly altered



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CONTINUATION SHEET DESCRIPTION ITEM NUMBER 7 PAGE 2

the streetscape. Frame construction is dominant, but there is a significant proportion of masonry and some use of stucco. Most residences are 2-2½ stories in height and set well back from the street. The largest homes and lots are concentrated on Sheridan and Genesee, with the smallest on east-west streets such as Center and Cory; but the differences in size and scale are not particularly extreme. The tallest structures in the district were once the spires of the churches, but these are now exceeded by a highly intrusive high-rise at Genesee and Julian.

Of 449 structures included within the Near North Historic District, excluding garages and other ancillary buildings, 68 have been evaluated as possessing special architectural and/or historical significance and an additional 92 were photographed by the Illinois Historic Structures Survey. This relatively large number of other structures photographed reflects the generally high niveau of architectural expression and could easily have been considerably larger. Background structures are also of good quality and include several pre-Civil War houses, but their cumulative contribution is rather lessened by the very high percentage -- 44.5 -- that have been sided with incongruous materials ranging from brick paper to redwood and omnipresent aluminium. New construction, intrusions, and intrusively remodeled older structures together account for 22 structures or 4.8% of those extant. The major intrusions -- beyond the previously mentioned high-rise -- include two other apartment buildings on Genesee and some thoroughly non-descript commercial and apartment buildings south of Grand. No intrusions occur north of Franklin or northwest of Julian and Steele.

Stylistically, the Near North Historic District includes good and often outstanding examples of most styles current in Northern Illinois from ca.1830 to the Great Depression. The oldest houses, all dating from the 1840's and early 1850's, are Greek Revival (Nos.2, 6,9,14,21,23,32a-f among them) and include one of the finest examples of the style in Illinois (the Swartout House, No.9 below). The earlier Gothic Revival is also surprisingly well-represented (including Nos.7,22,25 below), while the later, more archaeological phase (v.No.1) is nearly absent. In terms of quality and numbers, the Italianate rivals the Greek Revival (including Nos.5,10,18-20,24,26,28-30 below). There are a few examples of the transition from Italianate to Queen Anne (including NO.8 below), and large numbers of Queen Anne itself, often with strong classical tendencies (incluign No.17). These latter, while often very fine, are not of the highest significance in terms of quality. Other styles occurring in lesser numbers include the Classical (No.15), Georgian, Renaissance and Tudor (No.12) revivals, Romanesque (including No.13) and Stick (No.27). One structure (No.31) combines elements of Carpenter Gothic and Italianate with a gambrel roof (!) in such an original manner as to defy classification. Of particular interest is the Prairie School, represented by both main-line examples (Nos.3,4) and several related rectilinear houses (including No.11).

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The areas of Waukegan's Near North neighborhood included within the Near North Historic District form an unusually clear expression of slow, almost organic growth producing an urban landscape of great variety, yet of nonetheless consistent character and quality. The oldest major building in the district dates from ca.1842 -- one year after the town's organization -- the most recent from 1928, and there is not a single intervening decade that did not contribute significant structures to the overall fabric. Architecturally, virtually every major style popular in Northern Illinois from the Greek Revival to the Prairie School and the revival styles of the 1920's occurs in significance. And despite the fact that Waukegan's greatest growth came in the 20<sup>th</sup> Century, the earliest styles -- notably Greek Revival and Italianate -- are, if anything, best represented. Beyond architecture, there is a streetscape that, due to its slow development, is in effect a visual textbook of the city's history. It is no jangle of juxtaposed modernity and antiquity, but a balanced composition left us by men and women without whom Waukegan would hardly be the place it is.

## HISTORY

Favored by nature with a combination of lake, bluff, river and woods, the Waukegan area has a long history of human habitation, extending far back before the beginning of the historic period. But even within that latter, Waukegan can claim to be one of the oldest sites in the state, since it was at least visited by Marquette in late 1673, by Allouez in 1677, and by LaSalle and Hennepin in 1679. Indicative of the striving for greater permanence, by the end of that century the French had established the Little Fort Trading Post. This was continued until about 1760 and was still identified on maps as late as 1795.

The settlement of modern Waukegan, however, is connected with Little Fort in name only, it not having begun until after the cession of Northern Illinois to the United States government by the Potawatomi Nation under the agreement of 29 July 1829, to take effect in 1836. As soon as 1835, though, white settlers had begun to infiltrate the area, then still part of Cook County. Their progress was sufficient to warrant the creation of a new county (McHenry) in 1836 and further increased to justify organization of Lake County on 1 March 1839. With much of this earliest settlement occurring well back from the lake shore, the original county seat was located at Burlington (now Libertyville). Though the first arrivals at Waukegan -- then still known as Little Fort -- had also come in 1835, the community was still largely a non-entity in 1839. But by a series of maneuvers -- mainly the extolling of harbor development as a great boon for the entire area and the incorporation of the town of Little Fort on 19 February 1841 -- an election was held and Little Fort made the county seat on 5 April 1841. The town plat was filed on 20 April and the first sale of lots held on 20 May, but the budding new town did not

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Bateman, Newton, et al., Historical Encyclopedia of Illinois and History of Lake Co., Chicago 1902.
- Portrait and Biographical Album of Lake County, Illinois, Chicago 1891.
- Halsey, J.J., A History of Lake County, Illinois, 1912.
- Osling, Louis and Julia, Historical Highlights of the Waukegan Area, Waukegan 1976.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 203

UTM REFERENCES

(cont.)

A	116	437	9150	46	91	8010	B	116	437	81010	46	910	4510
	ZONE	EASTING	NORTHING					ZONE	EASTING	NORTHING			
C	116	437	6160	46	910	3510	D	116	437	41410	46	910	1210
	ZONE	EASTING	NORTHING					ZONE	EASTING	NORTHING			

VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of Sheridan and Glen Flora, the boundary extends E on the line of Glen Flora to the western R.O.W. of Amstutz, S on this to the S line of 411 N. Sheridan, W on this to Sheridan, S on Sheridan to the S line of 320 N. Sheridan, W on this to the interior property lines W of Sheridan, N on these to the S line of 401 N. Genesee, W on this to Genesee, S on Genesee to the S line of 326 N. Genesee, W on this and the S line of 319 N. County to County, S on County to the S line of 322 N. County, W

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Robert Wagner

ORGANIZATION

Illinois Department of Conservation

DATE

3 November 1977

STREET & NUMBER

9640 South Longwood Drive

TELEPHONE

(312) 779-2109

CITY OR TOWN

Chicago

STATE

Illinois

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*David Fenner*

TITLE

Director, Department of Conservation

DATE

12/30/77

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Wm J. Harty*

DATE

5/3/78

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

MEMBER OF THE NATIONAL REGISTER

ATTEST:

*Valerius H. Cole*

DATE

4.18.78

KEEPER OF THE NATIONAL REGISTER

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CONTINUATION SHEET SIGNIFICANCE

ITEM NUMBER 8

PAGE 2

exactly flourish: by August 1842 it claimed only 85 inhabitants (Lake County, by comparison, had 2,634 in 1840). Increasing commerce, completion of the courthouse (1844), and harbor improvements soon altered that condition and Little Fort grew to 150 by 1 January 1844 and 452 by 1 January 1845. The town was organized as a village and the name changed from Little Fort to the Potawatomi equivalent, Waukegan, in 1849 and incorporated as a city in 1859.

The commercial growth of Waukegan, the most important port on Lake Michigan between Chicago and Milwaukee, is the salient feature of the town's 19<sup>th</sup> Century development. The first pier was built in 1841, but D.O. Dickinson's pier and warehouse (1844) signaled the real beginning. Vessel arrivals in 1844 were 151, a figure that grew to 191 the following year. In 1846, Little Fort was made a Port of Delivery and registered 349 arrivals. Further improvements included erection of the U.S. Government lighthouse (1847), elevation to Port of Entry (1851), and the first congressional appropriations for harbor improvements (1852). In 1852, vessel arrivals had risen to 1,247 and the 541,000 bushels of grain handled through the port in 1854 indicate further growth. The advent of railroads was an added stimulus. The Illinois Parallel Railroad (now the Chicago and Northwestern) was chartered to construct a line north from Chicago along the lake in 1851 and its first train reached Waukegan on 11 January 1855. The total value of goods handled through the city that same year by water and rail was \$1,415,998, a notable increase over the preceding year. After the Civil War, though, westward expansion of agriculture into the Great Plains and the concentration on Great Lakes shipping on Chicago and Milwaukee left Waukegan in something of a backwater. Population declined between 1870 and 1880 and the 1890 figure of 4,915 was only slightly above that of 1870.

Though now an important industrial center, Waukegan was not a city of industry in the 19<sup>th</sup> Century, despite efforts in that direction. Lumber, flour milling, wool, tanning, pork packing, milk, and the manufacture of stoves and scales all had their day, but the only early establishment to really flourish was Besley's Waukegan Brewing Company, founded in 1853. But in 1889, the Waukegan and Southern Railroad (now the Elgin, Joliet and Eastern) was constructed and provided the city with access to all of the major railroads of the Chicago metropolitan region. It was not long after that Waukegan began taking its place as the northernmost element in the Chicago industrial complex stretching south into northern Indiana (Waukegan, though, with only 2% of its residents employed in Chicago, is not and has never been a true suburb of that city). The first major plant to locate at Waukegan was the Washburn and Moen Wire Mill (1891, now the American Steel and Wire Mill), followed quickly by the United States Sugar Refinery, the United States Starch Works and a number of other major firms. Population rose to 10,000 by 1900 and was further stimulated by the opening of the Great Lakes Naval Training Station just south of the city in 1911. It spiraled to 33,499 by 1930, 38,946 by 1950, and 55,719 by 1960.

As should be obvious by the preceding, Waukegan is to a great extent an industrial city of quite recent origin. But what is true of the city as a whole is not true of the area included within the Near North Historic District. Most of the recent growth has occurred in previously undeveloped sections and a considerable share was the result of simple annexation, leaving much of the city's older fabric and the Near North neighborhood in particular relatively unaffected. No doubt, the beginnings of industrial Waukegan -- a



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CONTINUATION SHEET SIGNIFICANCE

ITEM NUMBER 8

PAGE 3

phase that lasted until the Great Depression -- left their mark on the Near North with a number of generally high quality residences, but in essence it remains a neighborhood whose origins visibly coincide with those of the city itself.

SITES AND STRUCTURES OF SPECIAL SIGNIFICANCE

Numbers refer to the accompanying map and are not a ranking. For entries to which more than one area of significance applies, the greater is mentioned first.

1. BATTERY C ARMORY (NOW: ST. NIKOLAS CHURCH)  
228 North County  
1909

ARCHITECTURAL SIGNIFICANCE

2. RESIDENCE  
322 North County  
ca. 1853-6

ARCHITECTURAL SIGNIFICANCE

3. THOMAS W. SNELLING HOUSE  
1114 North Sheridan  
1913; Purcell and Elmslie, architects

Mr. Snelling was president of the Besley Waukegan Brewing Company.

ARCHITECTURAL SIGNIFICANCE

4. JOSEPH P. ARTHUR HOUSE (NOW: YWCA)  
445 North Genesee  
1913; Tallmadge and Watson, architects

Joseph Arthur was one of the founders of the Cyclone Fence Company. The house has been a YWCA since 1936.

ARCHITECTURAL SIGNIFICANCE

5. JOHN L. TURNER AND/OR CHARLES BREED HOUSE  
509 North Genesee  
ca. 1870-4

John Turner was prominent in local political affairs, serving in county government from 1853 until his death in 1879. Mr. Turner only lived at this address for two years, selling to Charles Breed in 1872. There is strong evidence to suggest that at least the present appearance dates from his period of occupancy.

ARCHITECTURAL SIGNIFICANCE

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CONTINUATION SHEET SIGNIFICANCE

ITEM NUMBER 8

PAGE 4

6. RESIDENCE  
638 North Genesee  
ca.1847-52 and later 19th century additions

ARCHITECTURAL SIGNIFICANCE

7. ROBERT DOUGLAS HOUSE AND GROUNDS (NOW: UPTON PARK)  
732 North Genesee  
1853

Robert Douglas, a native of England, settled in Little Fort in 1848. A prominent nurseryman and nationally known authority on forestry (the Douglas Pine is named for him), the two most famous projects in which he had charge of the tree plantings were most probably the Biltmore Estate (Asheville, N.C.) and Stanford University. Present-day Upton Park is the only remaining undeveloped part of the once even more extensive Douglas Nurseries.

ARCHITECTURAL AND HISTORICAL SIGNIFICANCE EQUALLY

8. FRANCES E. CLARKE HOUSE  
408 North Sheridan  
1877; Ben Porter, contractor

Mr. Clarke, a native of Vermont, was a prominent educator, lawyer, and judge. He originally came to Waukegan in 1850, but did not settle there permanently until the following year, when he became principal of the Waukegan Academy. He served as Superintendent of Schools for Lake County (1852-60), Superintendent of Waukegan City Schools, County Judge (1879-94), county supervisor, and Master in Chancery. He was also one of the original incorporators of the First National Bank of Waukegan.

ARCHITECTURAL AND HISTORICAL SIGNIFICANCE

9. JOHN H. SWARTOUT HOUSE (HABS, ILL-26-3)  
414 North Sheridan  
1847

Little is known about Mr. Swartout beyond the fact that he was elected a village trustee in 1850 and was one of the twelve founders of the Baptist Church.

ARCHITECTURAL SIGNIFICANCE

10. ROBERT A. CONOLLY HOUSE  
438 North Sheridan  
1871

Robert Conolly was a civil engineer. His several projects of note included work on the Chicago and Northwestern RR and the ore docks at Escanaba, Michigan.

ARCHITECTURAL SIGNIFICANCE

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CONTINUATION SHEET SIGNIFICANCE ITEM NUMBER 8 PAGE 5

11. JOSEPH MILLER HOUSE  
721 North Sheridan  
1926; Leonard Latz, architect  
  
Mr. Miller was an attorney.  
  
ARCHITECTURAL SIGNIFICANCE
12. DR. HARRY JAMES MC KEAN HOUSE  
907 North Sheridan  
1928  
  
Dr. McKean was a dentist.  
  
ARCHITECTURAL SIGNIFICANCE
13. CHRIST EPISCOPAL CHURCH  
Northwest corner of Grand and Utica  
Designed in 1887, consecrated in 1889; Edbrooke and Burnham, architects  
  
ARCHITECTURAL SIGNIFICANCE
14. ELISHA PEYRE FERRY HOUSE  
308 Julian  
ca. 1846; since considerably altered  
  
Elisha Ferry enjoyed a political career of considerable prominence, much of it, however, elsewhere. An early postmaster, he was Waukegan's first mayor (1859), a member of the state Constitutional Convention (1861), and Bank Commissioner of Illinois (1861-5). In 1869, he was appointed Surveyor General of Washington Territory and the rest of his career is connected with the history of that state. He was both Territorial Governor (1872-8) and the first elected State Governor after admission to the Union (1890-95).  
  
HISTORICAL SIGNIFICANCE
15. CHARLES WHITNEY HOUSE  
414 Julian  
1903; John A. Sutherland, architect-builder  
  
Charles Whitney was an attorney of considerable prominence in local political affairs. His several offices included States' Attorney for Lake County (1876-87), Mayor of Waukegan (1886-7), Master in Chancery (1887 et seq.) and Judge of the Circuit Court (1902 et seq.).  
  
HISTORICAL AND ARCHITECTURAL SIGNIFICANCE
16. (EDWARD H. AMET) HOUSE  
421 N. North  
before 1874

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CONTINUATION SHEET SIGNIFICANCE

ITEM NUMBER 8

PAGE 6

16. Continued

The original owner has not been determined. Edward Amet was an electrical engineer and inventor, best known now for his early work in the development of the motion picture industry. Though the chronology is unclear and there are certainly conflicting claims (notably Lumiere's), Amet's Magniscope, first exhibited in August 1894, was one of, if not the first device for projecting a moving image on a vertical surface. In partnership with George Spoor (the founder, in 1907, of Essanay Studios), Amet subsequently produced a series of films, including the Battle of Santiago and the Battle of Manila Bay, showing them at fairs and carnivals across the country. Most, if not all of this work was carried out at the recently demolished studio-workshop located behind this house, Amet's residence from about 1894-1904.

HISTORICAL SIGNIFICANCE

17. WILLIAM WERDEN HOUSE

324 Center  
1892

Mr. Werden, among several other things, was a dealer in dry goods.

ARCHITECTURAL SIGNIFICANCE

18. SAUL HARMON FLINN HOUSE

614 North Genesee  
before 1858; since somewhat altered

Saul Flinn settled at Waukegan in 1846, working first as a salesman but soon venturing into wool and real estate. Particularly in the latter field, he was an extremely prominent and influential citizen, closely connected with the city's early development. One of the organizers of the town, he later served for 25 years as assessor and treasurer.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

19. WARREN H. ELLIS HOUSE

710 North Sheridan  
ca. 1872

Warren Ellis was active in a number of pursuits, including real estate, tanning, insurance, conveyancing, and politics. In regard to the latter, he was a member of the City Council for two terms and County Clerk for three (1865-77). As to real estate, besides local holdings he also owned considerable land in Wisconsin, Minnesota and the Dakotas.

ARCHITECTURAL AND HISTORICAL SIGNIFICANCE



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CONTINUATION SHEET SIGNIFICANCE

ITEM NUMBER 8

PAGE 7

20. JOHN B. LEGNARD HOUSE  
628 North Genesee  
Before 1885

John Legnard, a native of Vermont, first passed through the area in 1849, wintering in Chicago on his way to the California gold fields. Remaining there and in Colorado until 1860, he then engaged in the oil trade in western Pennsylvania. Finally settling in Waukegan in 1867, he began a brick factory in Chicago that eventually grew to a capacity of 26,000,000 bricks annually. One of Waukegan's wealthiest citizen's, he also owned "several large ranches" in Iowa and Nebraska.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

21. OLIVER S. LINCOLN HOUSE  
425 N. North  
ca. 1847

Oliver Lincoln was one of the earliest settlers of Waukegan, arriving there from New York via Chicago in 1838. Originally engaging in the manufacture of chairs, about 1856 he abandoned that line in favor of real estate and money-lending. In those latter fields, he took a significant part in the development of the town and city during the 1850's and 1860's.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

22. (ROBERT J. DOUGLAS) HOUSE  
505 North Sheridan  
Before 1890; sided but otherwise intact exterior

Robert J. Douglas was a son of Robert Douglas (v.No.7) and was, at least for a time, engaged in the nursery business with him. In 1877, he entered into partnership with J.F. Powell in the manufacture of pumps and windmills, buying out Powell's interest in 1884 and continuing under the name of R.J. Douglas and Co. until 1895. He then went into real estate. Active in local politics, he was Mayor of Waukegan (1891), City Treasurer (1896-8), and Assessor (1908-9).

The house is most probably considerably older than 1890; nothing definite, however, could be discovered about its earlier history.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

23. JAMES MC KAY HOUSE  
524 Madison  
1845

James McKay was one of Waukegan's pioneer settlers, arriving there in 1835. An early and important subdivider, he served as Mayor of the city in 1863-5.

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ITEM NUMBER 8

PAGE 8

23. Continued

Mr. McKay was also involved in early shipbuilding attempts, having been one of the owners of the locally built schooner, James McKay. A later resident (1871 et seq.), was Horace S. Berry, who originally settled at Waukegan in 1845, spent four years in the California gold fields -- as a teamster and butcher -- and returned to Waukegan in 1854. The following year, he was one of the founders of the Waukegan Flour Mills, one of the city's important early firms, and remained identified with that company until at least 1885.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

24. AMOS S. WATERMAN HOUSE

312 Grand  
After 1852

Mr. Waterman was an attorney and large land holder who also served in various local political offices.

ARCHITECTURAL SIGNIFICANCE

25. JOHN HOWARD HOUSE

408 N. North  
ca. 1853-5

ARCHITECTURAL SIGNIFICANCE

26. JOHN L. CURTIS HOUSE

720 N. North  
1867

Mr. Curtis was an attorney. Historically, the house is of greater significance as the location of the first hospital in the City of Waukegan. The Waukegan Hospital Association first met on 25 September 1891 and rented the house for use as a 6-bed hospital that same year. It remained in use until 1896, when a larger structure was acquired.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

27. KINSLEY S. BUCK HOUSE

310 Ridgeland  
1894

Mr. Buck was a jeweller.

ARCHITECTURAL SIGNIFICANCE

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CONTINUATION SHEET SIGNIFICANCE ITEM NUMBER 8 PAGE 9

28. DAVID BALLENTINE HOUSE  
837 North Sheridan  
1857-8; altered ca.1874 and later

David Ballentine arrived from Canada in 1837, settling first in Chicago and engaging in banking and contracting on the Illinois and Michigan Canal. Later, he operated a chain of retail stores in Chicago, Waukegan, and Kenosha (Wis.), moving to Waukegan about the same time. Among his other business pursuits was a distillery, which he carried on in Waukegan from 1850-66. David Ballentine's importance in early Waukegan, however, was not primarily in business but in politics: president of the board of village trustees in 1850 and mayor for three terms (1860-62), he was also one of the charter commissioners of the Illinois Parallel Railroad Company (1851), which evolved into the Chicago and Northwestern Railroad and has played a decisive role in Waukegan's economy since arrival of its first train in 1855.

HISTORICAL SIGNIFICANCE

29. ISAAC R. LYON HOUSE  
946 North Sheridan  
1873; somewhat altered

Isaac Lyon was one of the most prominent and successful businessmen in 19<sup>th</sup> Century Waukegan, establishing a dry goods business in 1843 and continuing in it until his death in 1893. He was succeeded both in the house and the business by his son, George Reed Lyon, prominent in his own right, particularly in politics. He was elected to the Illinois House of Representatives in 1896 and re-elected in 1898 and 1900. While in the Legislature, he served two terms as chairman of the Committee on Banks and Banking and made a strong, albeit unsuccessful bid to become Speaker of the House. The house was moved to its present location from the corner of Grand and Sheridan at some point late in the 19<sup>th</sup> Century.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

30. JAMES Y. CORY HOUSE  
321 North Utica  
ca.1852-8

James Cory was one of Waukegan's leading citizens, active in a number of important ventures before moving to New York in 1876. In 1855, he entered into partnership with George Allen and N.K. Fairbanks in the grain commission business in Chicago, quickly followed that with an interest in the banking house of Coats, Dryenforth and Co., also of Chicago, and the purchase of the Waukegan Gazette (1856), which he edited for the 12 years following. Also in

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ITEM NUMBER 8

PAGE 10

30. Continued

1855, he was one of the organizers and secretary of the Waukegan Gas, Light and Coke Co. In 1861, he was appointed Postmaster by President Lincoln and re-appointed in 1869 by President Grant. Mr. Cory was also a member of the State Board of Equalization in 1867.

The house is now sided, but since this was done many years ago with little or no loss of detailing, proper restoration could return it to its once pre-eminent place in Waukegan's streetscape.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

31. WILLIAM C. NEWMAN HOUSE

334 North Utica  
ca. 1867

Mr. Newman was a dealer in patent medicines.

ARCHITECTURAL SIGNIFICANCE

32. This entry includes six relatively intact Greek Revival houses that together form a significant reminder of pre-Civil War Waukegan. Several others are also extant but so greatly modified as to have been reduced to the level of mere background.

A. RESIDENCE

710 North Genesee  
Date unknown

B. BENJAMIN MERCHANT HOUSE

220 Julian  
ca. 1842

C. RESIDENCE

436 Julian  
Date unknown

D. DANIEL BREWSTER HOUSE

320 North Sheridan  
ca. 1852

Daniel Brewster was a saddle and harness maker.

E. WILLIAM B. DODGE HOUSE

526 North Sheridan  
ca. 1846-50

William Dodge was a hardware dealer. He also served in the Illinois House (1870-2) and as Mayor of Waukegan (1877-80).



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CONTINUATION SHEET    SIGNIFICANCE    ITEM NUMBER 8    PAGE 11

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32. Continued

F. RUFUS SOULE (?) HOUSE  
524 2nd  
ca.1853-5

Rufus Soule was a developer and subdivider and may never actually  
have lived here.

ARCHITECTURAL SIGNIFICANCE

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CONTINUATION SHEET GEOGRAPHICAL DATA ITEM NUMBER 10 PAGE 2

on this to the E line of 312 Grand, S on this to Grand, E on Grand to County, S on County to Clayton, W on Clayton to Utica, S on Utica to the second property line S of Clayton, W on this to the interior property lines W of Utica, N on these to the interior property lines S of Clayton, W on these and the S line of 129 N. West to West, S on West to Madison, W on Madison to Sherman, N on Sherman to the interior property lines N of Madison, E on these to the interior property lines W of West, N on these and the W line of 517 Clayton to Clayton, W on Clayton to Sherman, N on Sherman to the interior property lines N of Clayton, E on these to the interior property lines W of West, N on these and the first driveway W of West N of Grand to the interior property lines S of Julian, W on these to Hickory, N on Hickory to Julian, W on Julian to Ash, N on Ash to the interior property lines N of Julian, E on these to the interior property lines W of Hickory, N on these to 1st, further N on the W line of 612 1st and the interior property lines W of Hickory to 2nd, W on 2nd to Ash, N on Ash to the interior property lines N of 2nd, E on these to the interior property lines W of North, N on these to Franklin, E on Franklin to North, S on North to the interior property lines N of Cory, E on these to the interior property lines W of Genesee, N on these to the S line of 527 N. County, W on this to County, N on County to Franklin, E on Franklin to the interior property lines W of Genesee, N on these to the S line of 715 N County, W on this to County, S on County to 4th, W on 4th to the interior property lines W of County, N on these to the interior property lines S of Center, W on these and the S lines of 717 and 720 N. North to the interior property lines W of North, N on these to the N line of 806 N. North, E on this <sup>to</sup> the N line of 803 N. North, the interior property lines N of Center and the N line of 816 N. County to County, N on County to Gillett, W on Gillett to the interior property lines W of County, N on these and the W line of 314 Ridgeland to the interior property lines N of Ridgeland, E on these to the interior property lines W of Sheridan, N on these to the N line of 1114 N. Sheridan, E on this to Sheridan and then N on Sheridan to the point of beginning.

N.B.: Unless otherwise indicated, all boundary segments along streets and alleys follow the mid-point of those streets and alleys.

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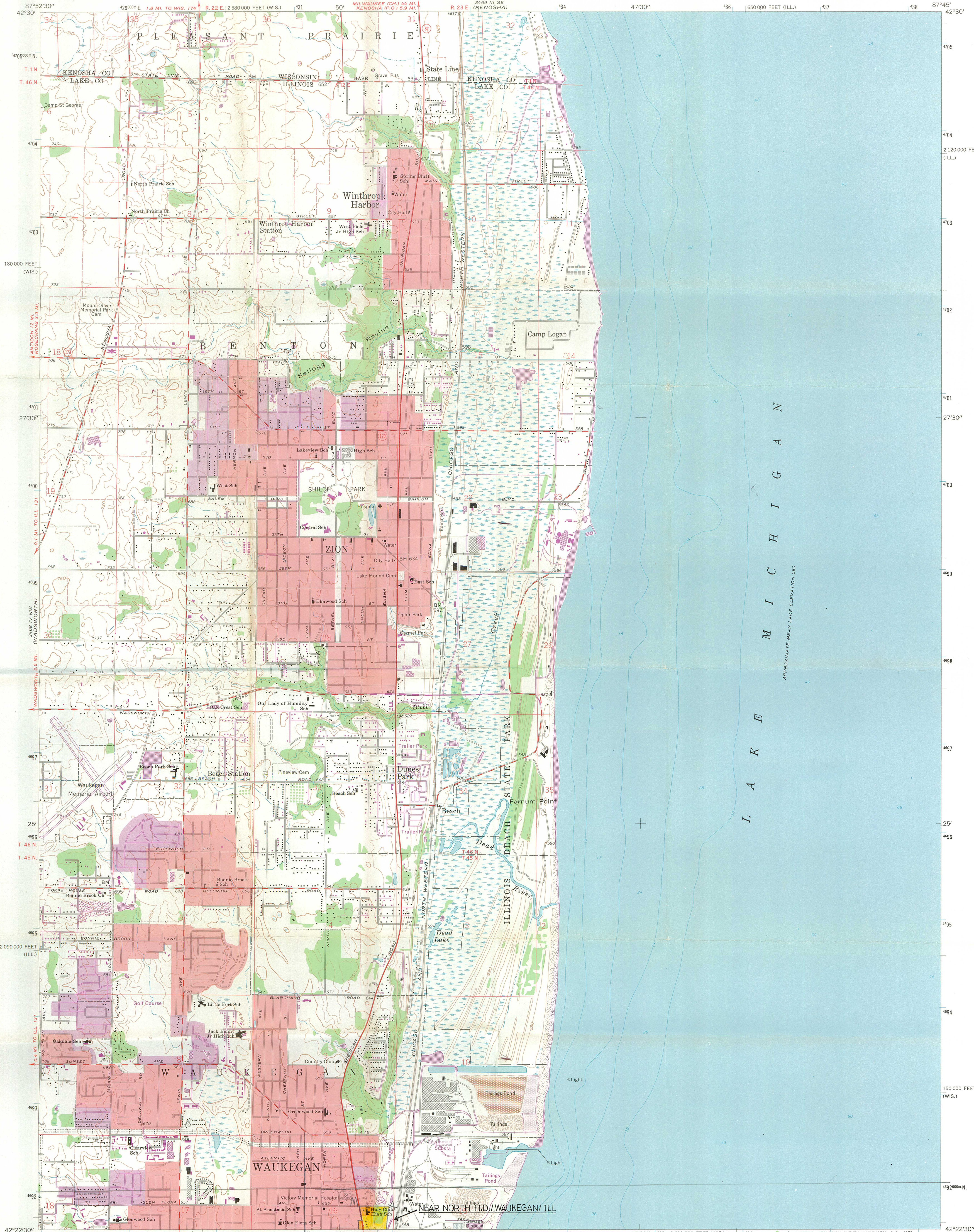
CONTINUATION SHEET      GEOGRAPHICAL DATA      ITEM NUMBER 10      PAGE 2

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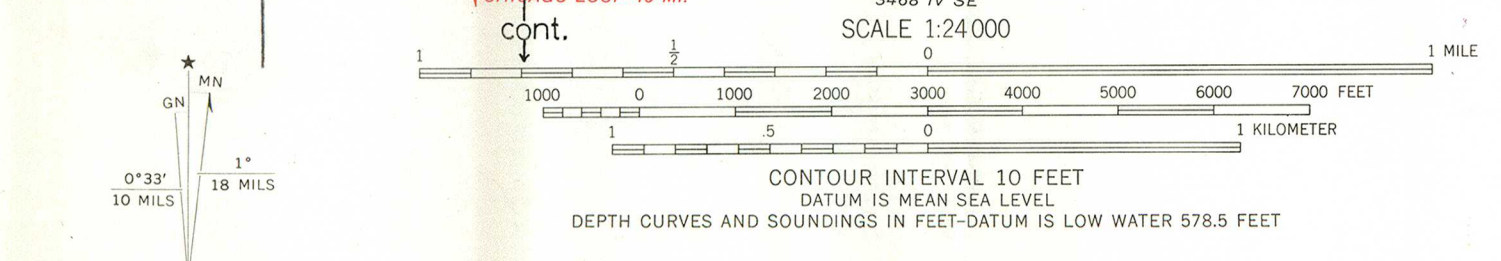
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F. 16 4 30 940	46 90 450
Easting	Northing
G. 16 4 30 940	4690 700
Easting	Northing
H. 16 4 31 140	46 90 820
Easting	Northing
I. 16 4 31 460	46 90 800
Easting	Northing
J. 16 4 31 130	46 90 980
Easting	Northing
K. 16 4 31 130	46 91 120
Easting	Northing
L. 16 4 31 420	46 91 400
Easting	Northing
M. 16 4 31 610	4691 810
Easting	Northing





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Control by USGS and USC&GS  
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1958. Field check 1960  
Selected hydrographic data compiled from U. S. Lake Survey  
Chart 74 (1957). This information is not intended  
for navigational purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grids based on Illinois coordinate system, east zone  
and Wisconsin coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 16, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
State Route	

SCALE 1:24,000

CONTOUR INTERVAL 10 FEET  
DATUM IS MEAN SEA LEVEL  
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS LOW WATER 578.5 FEET

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NE/4 WAUKEGAN 15' QUADRANGLE  
N 4222.5—W 8745/7.5

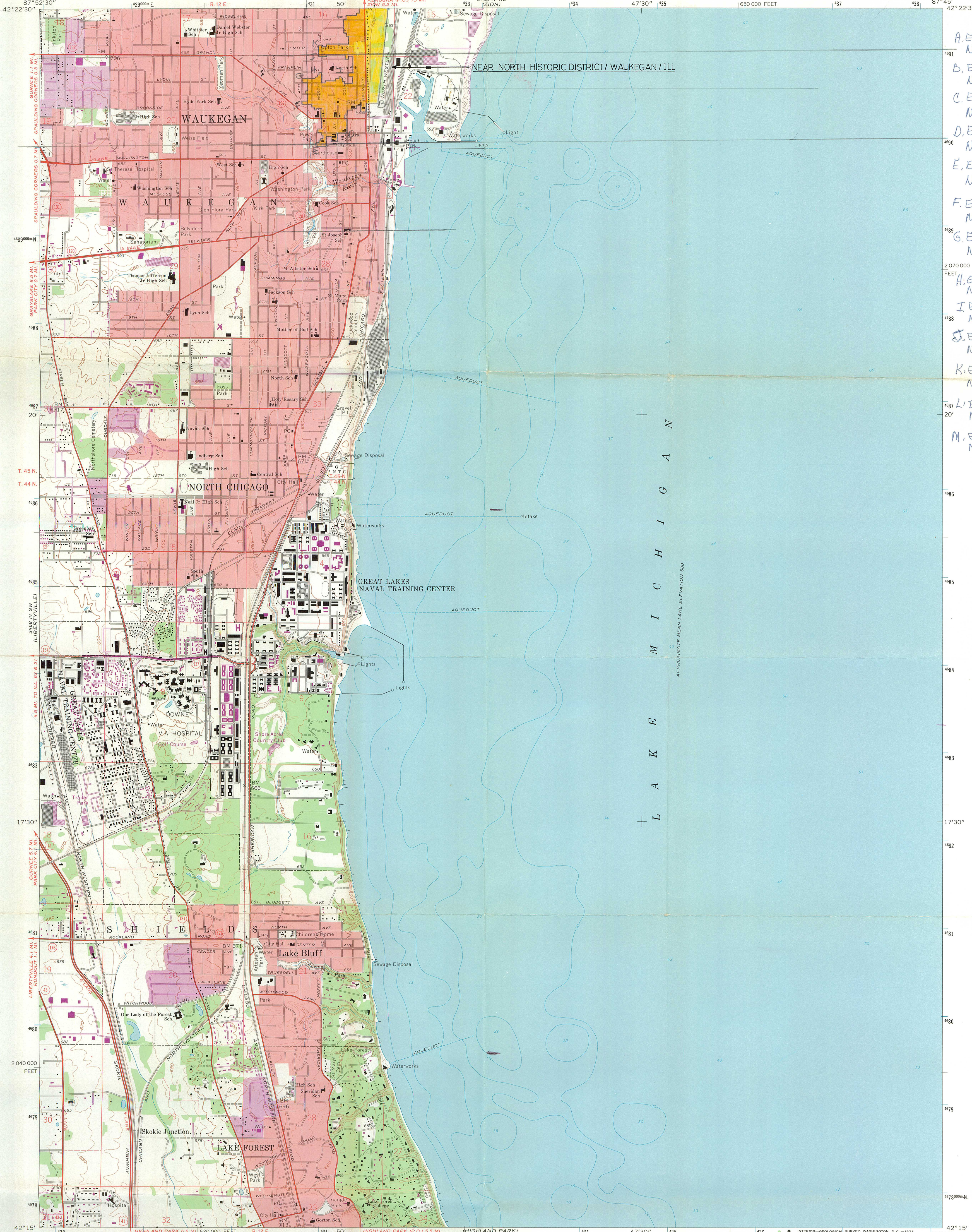
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MAY 3 1978

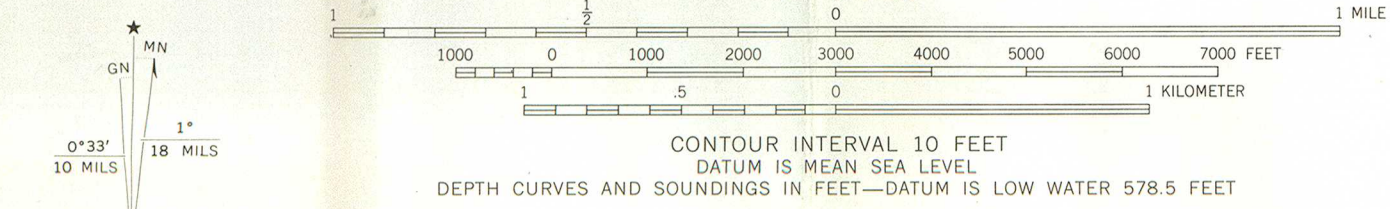


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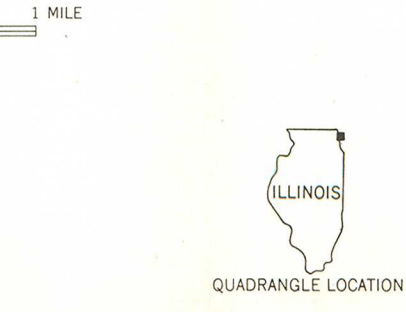
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- 2070 000  
FEET
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- M.E. 431 610  
N. 4691 810



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ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route ——— State Route ———

WAUKEGAN, ILL.  
SE/4 WAUKEGAN 15' QUADRANGLE  
N4215—W8745/7.5  
1960  
PHOTOREVISED 1972  
AMS 3468 IV SE—SERIES V863

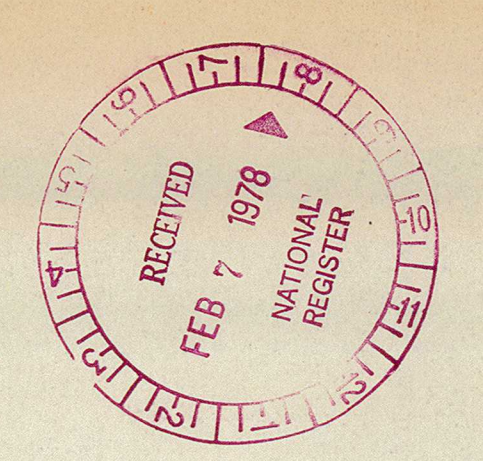


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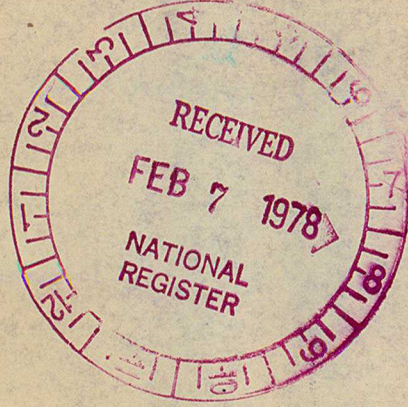
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- OTHERS OF SPECIAL ARCHITECTURAL SIGNIFICANCE
- ABOVE AVERAGE BACKGROUND QUALITY
- RECOGNIZABLY GREEK REVIVAL BACKGROUND
- BACKGROUND WITH INAPPROPRIATE SIDING
- BACKGROUND INTENSIVELY REMODELED
- BACKGROUND STRUCTURES
- NON-INTRUSIVE RECENT STRUCTURES
- INTRUSIONS
- PARKING [pkg] • VACANT [vac] • OPEN LAND

FURTHER STRUCTURES PHOTOGRAPHED BY THE ILLINOIS HISTORIC STRUCTURES SURVEY  
 RECOGNIZABLY GREEK REVIVAL BACKGROUND QUALITY





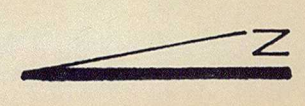
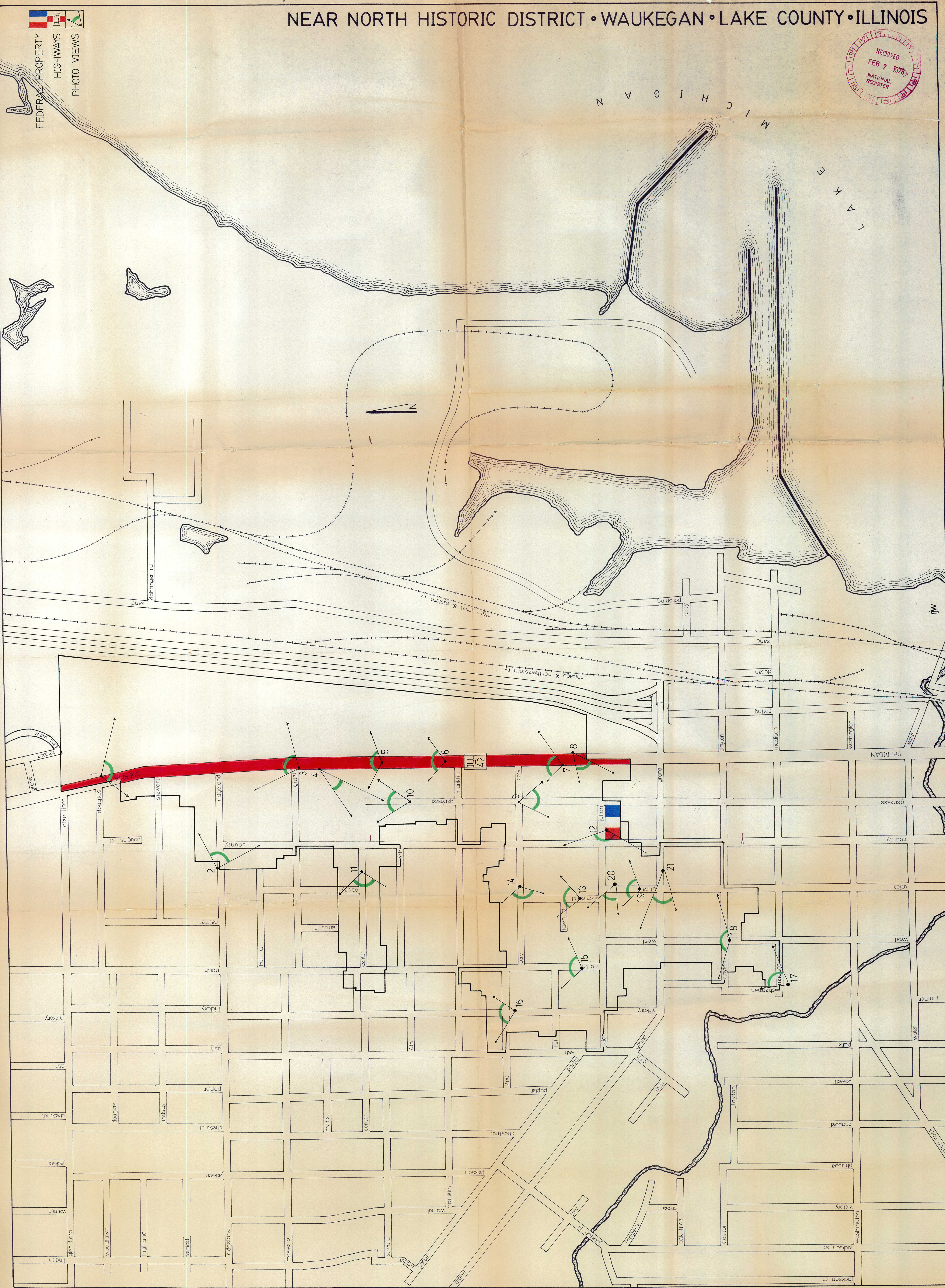
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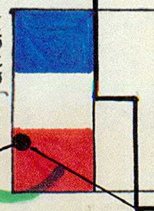
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HIGHWAYS  
PHOTO VIEWS

M I C H I G A N

E N A L



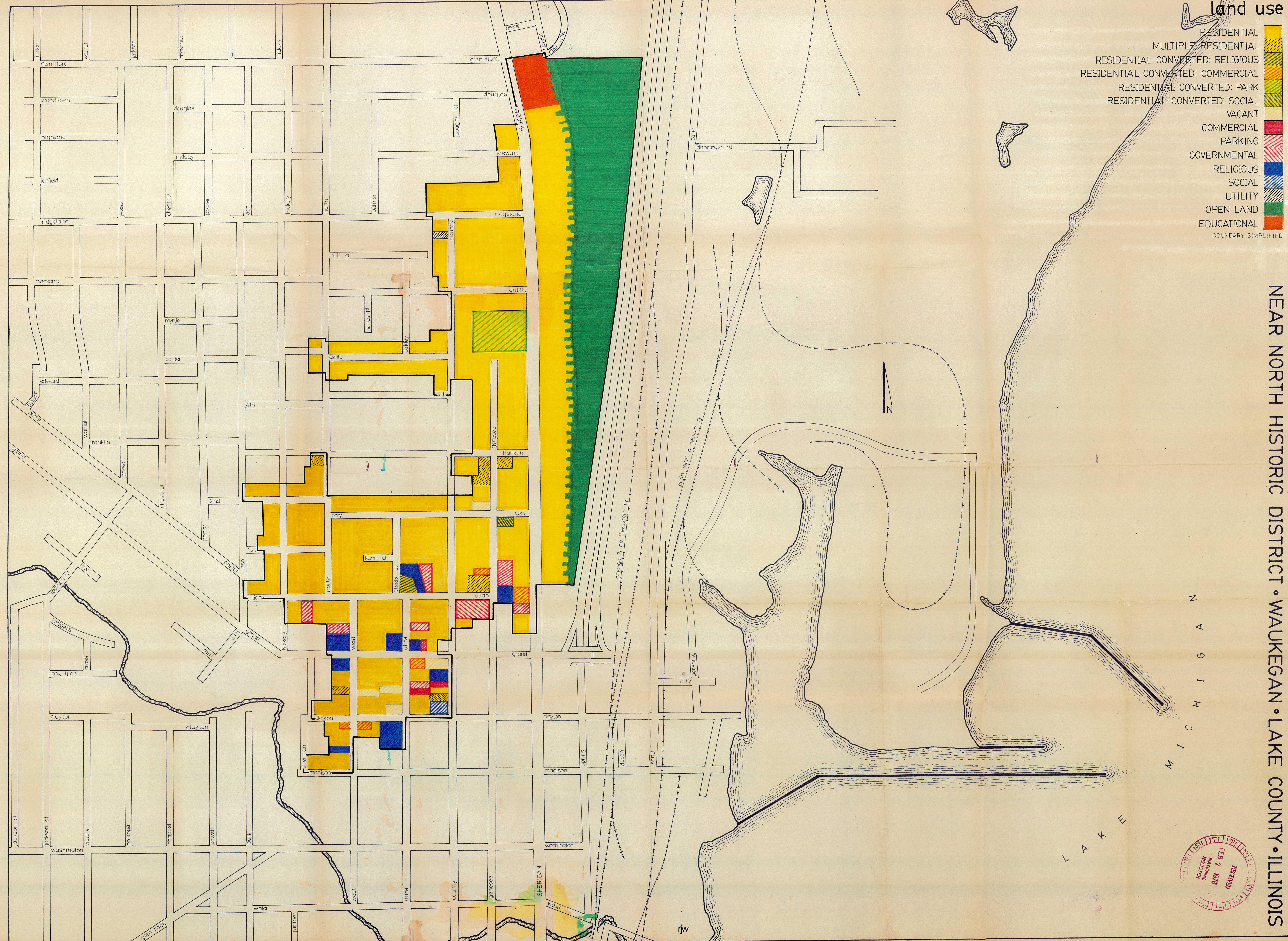
ILL 42





land use

- RESIDENTIAL
- MULTIPLE RESIDENTIAL
- RESIDENTIAL CONVERTED: RELIGIOUS
- RESIDENTIAL CONVERTED: COMMERCIAL
- RESIDENTIAL CONVERTED: PARK
- RESIDENTIAL CONVERTED: SOCIAL
- VACANT
- COMMERCIAL
- PARKING
- GOVERNMENTAL
- RELIGIOUS
- SOCIAL
- UTILITY
- OPEN LAND
- EDUCATIONAL
- BOUNDARY SIMPLIFIED



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M I C H I G A N

L A K E

