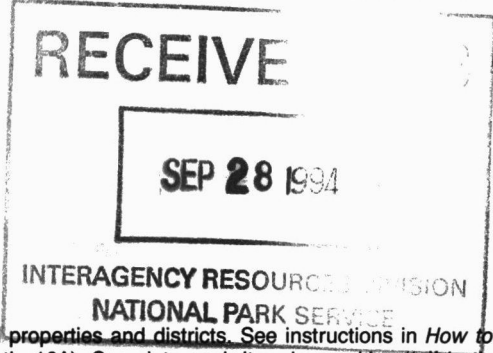


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hotel Waukegan

other names/site number Chateau Waukegan

2. Location

street & number 102 Washington Street not for publication

city or town Waukegan vicinity

state IL code 012 county Lake code 097 zip code 60085

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

William L. Loh, SHPO 9-20-94
Signature of certifying official/Title Date

Illinois Historic Preservation Agency
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson H. Beall Signature of the Keeper Entered in the National Register 10.28.94 Date of Action

Hotel Waukegan
Name of Property

Lake County, Illinois
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/hotel

Current Functions
(Enter categories from instructions)

Vacant/not in use

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

Terra Cotta

roof Asphalt

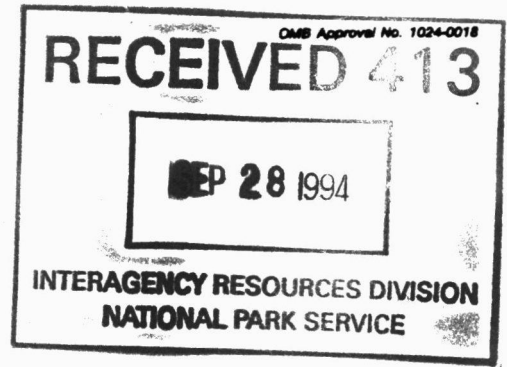
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Register of Historic Places Continuation Sheet



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Hotel Waukegan

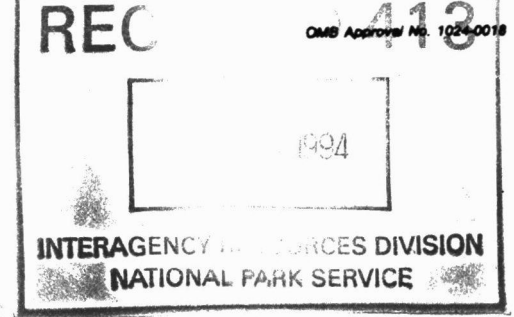
Summary

Located at the eastern edge of Waukegan's business district on the northwest corner of Washington Street and Sheridan Road, the Hotel Waukegan is one of only two hotels in Waukegan dating from before 1960 and the only hotel with sufficient integrity to visually reflect a time when hotels played a significant role in the social and commercial life of Waukegan. When construction started on the hotel, in 1927, the twelve story Hotel Waukegan, with unobstructed views of Lake Michigan, was to be a major hotel. After some years of financial hardships, it became one of a handful of the city's most attractive lodgings, both for transient guests and permanent residents -- offering single rooms and suites, a ballroom, coffee shop, barber and beauty shops, valet service, and a beautiful lobby. Waukegan's other surviving hotel, the Karcher, built in 1926, was remodeled into a retirement hotel in 1981-2, then badly damaged in a 1984 fire; it has been vacant since. Although the interior upper floors and the storefront openings of the Hotel Waukegan have been remodeled, it retains its elegant Renaissance Revival exterior and sumptuously ornamented lobby. It is currently undergoing a rehabilitation following the Secretary of the Interior's Standards.

Location and Setting

The city of Waukegan, which is the county seat of Lake County, Illinois, lies on the western shore of Lake Michigan, 45 miles north of Chicago, midway between Chicago and Milwaukee, Wisconsin. It is built on two elevations, at 586 and 720 feet above sea level. The lower, called the Waukegan Flats, is a plain along the lake shore, mostly occupied by industry. To the west of this plain, at Sheridan Road, a bluff rises about 50 feet above the lake. A series of fine residences built along this bluff in the late 19th - early 20th centuries, are included in the Waukegan Historic District located to the north of the hotel. The rest of the terrain of the city, west of this bluff, is gently rolling, cut occasionally by deep ravines. In 1990, the population of the city of Waukegan was 69,392. Just over half the housing units are single family homes.

Waukegan's street pattern is generally based on a series of rectilinear grids aligned along major compass points. The Central Business District historically was concentrated on Genesee Street, which runs north/south one block west of Sheridan Road, for three blocks, between Water Street on the south and Clayton Street on the north. The principal east/west commercial streets are Washington Street and Madison Street, with commercial

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Hotel Waukegan

buildings generally one block on either side of Genesee Street. The Hotel Waukegan, 102 Washington Street, at the northwest corner of Washington and Sheridan Road, was situated at a pivotal point. Sited atop the bluff, overlooking Waukegan Harbor it marks the entrance to the business district from the east. The original rail passenger station for the Chicago and North Western Railway was located at the foot of Washington Street on the low lying flats. Passengers disembarking in Waukegan would look west and immediately see the commanding presence of the twelve story Hotel Waukegan. Residents and guests of the hotel had an easy commute into Chicago from the station.

The railroad rights of way on the flats below Sheridan Road were originally much wider than they are today. Both the Chicago and North Western as well as the Elgin, Joliet and Eastern railroads passed through, and both had roundhouses in Waukegan. In the 1960s, some of the western tracks were removed and the right of way used for construction of what is today the four lane, limited access, Lakefront Parkway (also known as the Amstutz Expressway). In the late 1980s the original rail station was demolished and the new METRA station relocated. The tracks remaining include METRA commuter service, whose northern line begins in downtown Chicago and terminates in Kenosha. Washington Street is now one of two access roads from Waukegan to the Tri-State Tollway (I94), 6 miles west.

With its strategic location, the Hotel Waukegan continues to have a strong visual impact on anyone driving into Waukegan on Washington Street or the Lakefront Highway, or arriving in the city by train or boat. When built, the site was ideally suited for a hotel, for the 1920s was still a time when rail traffic played a prominent role in American travel. Even today the hotel dominates its location within a business district that has suffered considerable decline in major retail establishments, movie theaters, and other commercial enterprises. Although there is a recent addition on the west non-street facade, and the storefront openings have been infilled, the exterior has its original terra cotta ornamentation, its Washington Street marquee, its wood sash, its cornice and retains sufficient integrity to reflect the hotel's significance.

Physical characteristics

The Hotel Waukegan features a rectangular ground plan built on a Waukegan commercial urban corner lot. The east lot line meets the south lot line at less than a 90 degree angle, in alignment with the slight angle of Sheridan Road here. The exterior dimensions of the

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Hotel Waukegan

original structure at ground level are 81 feet along Washington Street, 70 feet along Sheridan Road, 76 feet along the rear elevation, and 70 feet along the west elevation. The original building tower rises twelve stories to a height of 132 feet. There is a two-story penthouse of a smaller dimension on the roof. In 1973 a 36' x 70' foot brick addition was built in the building's southwest corner with three floors of useable space and a second interior stairwell. Above the third floor this new stairwell and a second elevator core (which measure 10' x 41' feet) rises the entire height of the building along the south end of the west facade. A scaffold still exists on the roof for the sign facing southwest that once held the letters "Hotel Waukegan".

The Hotel Waukegan can be classified as representative of Commercial Style architecture, generally an identifiable type rather than an aesthetically recognizable style. Within this type, surface treatments in a range of architectural styles could be applied depending upon current tastes. Normally ranging between five and twenty stories in height, the Commercial Style building owed its existence to the development of iron, steel and reinforced concrete framing systems, fire proofing, high speed elevators, and progressive improvements in electrical, plumbing, heating and ventilation systems technology. The massing was characteristically in large multi-story blocks, towers, or set-back towers, each class of this type respectively developing in sequence between the last quarter of the nineteenth and first three decades of the twentieth centuries.

The Hotel Waukegan is a clear example of the a three part vertical block described by architectural historian, Richard Longstreth.¹ Commonly, the multiple stories of this type of commercial block are arranged into a distinct set of three zones, analogous to the divisions of a classical column: the base, shaft, and capital. This was the dominant pattern of tall buildings into the 1920s. The Hotel Waukegan, built 1927-29, is a large block, with a clearly defined three part division, accented by contrasting materials, decorative surface treatment, and some differences in fenestration between the two-story base and the upper stories. Both the two-story base and the two story capital section have elaborate terra cotta detailing. There is also a relatively simple terra cotta cornice at the top. The center section of the building is brown face brick.

The applied architectural ornament of the Hotel Waukegan is generally Renaissance Revival, a style often found in late nineteenth and early twentieth century commercial architecture (1890-1930). In the Hotel Waukegan this style is characterized by refined Classical details including triangular pedimented windows at the building corners, windows at the base and top section with bracketed window cornices, terra cotta corner ornament

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Hotel Waukegan

with a suggestion of quoins, and first and second floor walls faced in larger blocks of mottled, cream-colored, terra cotta, echoing the frequently found rusticated base stories in this style². The ornament, however, is subordinated to the overall architectural character and massing of the building.

The south and east facades of the Hotel Waukegan are the principal facades and are almost identical through to the twelfth floor (the penthouse design being asymmetrical). The north facade on the alley originally was not entirely visible behind other buildings, and only the first bay of windows off Sheridan Road have stylistic detail. The first three floors of the west facade have been completely covered by the 1973 addition.

On the fourth through twelfth floors, a stairwell and elevator core covers the south part of the original west elevation, although decorative terra cotta inset panels still remain in the new stairwell. The northwest corner of the building has a recess with two bays of windows on each face. There is a large smokestack in this recess which stands the full height of the building.

Both the south and east facades are divided vertically into a two-story base, an eight-story shaft (middle section) and a two-story capital section. On the top two floors, the horizontal window arrangement consists of a corner bay with two double-hung windows on each side, and four bays of windows with three double-hung windows each. The composition of the first floor completely breaks this pattern. On the second floor, there are the same number of window bays as on the upper floors, but the sash configuration differs in the windows between the corner bays.

The first floor of the south facade has a double entry door with a transom in the center and storefronts on both sides. The doorway is framed by an elaborate terra cotta ornament featuring a segmented pediment with a keystone and floral bas-relief inset bands. There is a decorative hanging metal canopy over the doorway which projects over the sidewalk. Original storefront windows are missing but window openings have a terra cotta rope molding framing the opening. The first floor of the east facade is almost the same as the south facade. It has the same double entry door but there is no canopy above it. Each second floor window on the south and east facades, unlike others in the rest of the building, is composed of a large, fixed, center pane and two narrower side panes. All windows have decorative terra cotta casings at this floor but the corner windows are especially elaborate. Floral bas-relief inset panels surround the sash, with a draped swag hanging below, and a bracketed cornice above. On the corners, these windows form a design unit with those on

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Hotel Waukegan

the third floor that have a broken triangular pediment. Some terra cotta pieces are missing on these corner bays and were replaced with concrete block infill in the late 1980s. The east facade has the same type of window configuration as the south facade, except that there are only three of the fixed pane window units. The two story base is faced with large, flat, cream-colored, terra cotta tiles, with a slightly mottled finish to resemble stone. There is a terra cotta stringcourse where the base meets the brick middle section.

The eight-story middle section of the south and east facades is faced with brown, standard size, face brick. It is laid with five courses of stretchers between one course which alternates stretchers and headers. The window bays, in the center section, have terra cotta sills and no other decorative surrounds. The corner bay section is framed by a vertical terra cotta rope molding, and a vertical row of terra cotta tiles with larger blocks every few feet suggesting quoins. This vertical banding continues through the capital section of the facade to the roof cornice. The only difference between the south and east facades is that there are four bays of windows between the corner bays on the south facade, and three bays of windows between the corner bays on the east facade.

The two story upper section (the capital) of the building on the south and east facades has terra cotta ornament which surrounds each stacked set of three bay windows, thus visually uniting each window bay on the eleventh floor with those directly above it on the twelfth floor. The corner window units have a balustrade at the bottom, an inset bas-relief decorative panel between the eleventh and twelfth floors, and a broken, segmented pediment, supported by brackets, on the top. Each non-corner window unit has the same panel between the eleventh and twelfth floors, but a simpler, bracketed cornice on top. As in the middle section, the upper stories of the south facade have four bays of windows in between the corner bays and the east facade has three bays. The building is topped by a molded terra cotta cornice. The cornice consists of a flat frieze with rosette ornaments regularly spaced, a rope molding above that, and a cap on the top.

The north elevation is five bays wide. The northeast corner bay resembles the corner bays on the south and east facades. The next bay consists of a single vertical band of double hung windows. Bays to the west consist of a pair of double hung windows, a bricked-in opening, and a second pair of double hung windows. Window treatment is the same on every level above the second floor. All windows have terra cotta sills. Below this level is a glass block window and large boarded up opening. There are two smaller boarded-up openings and a door opening onto a sloping concrete ramp extending west. The brick addition has two large six pane openings on the third floor.

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Hotel Waukegan

The south three bays of the west elevation, as seen on a @1950 postcard, originally resembled the south and east elevations. The corner bays were identical to those on the other building corners of the primary facades. There was one center bay which had no ornamentation and contained only a vertical row of double hung windows. This treatment of the fenestration extended from the roof of the adjacent four story commercial building to the west, through to the cornice line. The west elevation above the third floor now has the 1973 stairwell and elevator addition which is solid, brown-colored brick except for one recessed window opening on each floor. The stairwell and elevator addition project beyond the original west elevation creating a recessed northwest corner of the building. On the north wall of this recess there are two bays of two double hung windows each. On the west wall of this recess there is one window bay of two windows and another single window. These windows have the same terra cotta sills as throughout.

The building has a two-story penthouse which covers part of the roof level. The flat roof is a felt and tar, built up roof. The first floor of the penthouse is approximately 62' wide X 47' deep and is located on the northwest side of the building. The second floor of the penthouse is smaller, 17' wide x 30' deep and contains the elevator penthouse. The windows on the upper level are the same size double hung windows that are found in the rest of the building. The vertical terra cotta bands and cornice are also the same. The west elevation of the penthouse was two bays wide with each bay framed by a terra cotta band. The north bay contained a pair of double hung windows, the south a single, double hung window. The rest of the west elevation is red brick with double hung windows and remains unchanged.

The structural system of the Hotel Waukegan is reinforced concrete with poured concrete floors. On the interior, the ground floor plan contains two principal entrances, one on Washington Street and one on Sheridan Road. Just inside the double doors of the Washington entrance is a small vestibule with an intersecting segmented barrel vaulted ceiling. Through a second arch is a long corridor with a similar segmented barrel vaulted ceiling leading to the lobby. On Sheridan Road, the entrance leads to a similar vestibule with a segmented barrel vaulted ceiling. Through the next arch is a staircase which has a simple cast iron balustrade and square newel posts with caps. The lobby is in the center, along the north wall of the building. It is a two-story space with a grand staircase that leads to a landing, then splits and curves out from either side of a framed, illusionistic wall painting. These stairs lead to the mezzanine level which has a balcony with a cast-iron balustrade wrapping around the perimeter of the lobby. The balusters have a modified fleur-de-lis pattern near the top. The painting of a rural scene is the focal point of the space. It appears to be oil on canvas, mounted directly to the wall, with a two story

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Roman arch framing it. The walls have a considerable amount of ornamental plasterwork. There are small arched niches for statuary on either side of the painting, part way up the stairs.

The floor of the lobby and of the mezzanine is terrazzo in a simple, multi-colored pattern. A pair of elevators with ornamental iron door surrounds are located on the east side of the lobby. The suspended plaster ceiling has ornate plasterwork inspired by French designs. It is divided into five long sections, separated by non-structural beams covered with plaster ornament. The ceiling sections have an asymmetrical floral medallion at each end and linear moldings with leaf details that frame one space. Decorative brackets are found in the corners of the rooms.

There are several principal storefront spaces on the first floor. The corner unit has a recessed entry at the corner of Washington Street and Sheridan Road. The spaces along Sheridan have two recessed entrances. The spaces along Washington Street have no remaining visible entrance from the street. The interiors of these spaces vary, but include modern materials such as plywood paneling, suspended acoustical ceilings, colored glass windows, and contemporary tile floors. Beneath some of these wall and ceiling finishes are plain plaster finishes.

The 1973 addition on the first floor contains an enclosed second stairway, a larger elevator, a series of rooms used as small offices, and two toilet rooms.

The second story of the original building contains the upper level of the lobby space forming a balcony and mezzanine. All across the Washington Street facade, where the bays of three fixed pane windows are, is the original ballroom, known as the Crystal Room. A small part remains of an ornate, bracketed, crown molding. In the northeast corner of the second floor is a small room, approximately 16 foot square, which retains all the original plaster, bracketed, crown molding in excellent condition.

In the second floor of the 1973 addition there are remaining cooking and refrigeration equipment. The floor is concrete and wall finishes are ceramic tile.

Floors three through twelve are the residential floors of the hotel. These floors, which originally contained single rooms and one and two bedroom suites, all with private bathrooms, no longer contain any historic finishes or materials. The existing plan consists of a T-shaped corridor, with the elevator and original stairway opening onto the stem of

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Hotel Waukegan

the T. At one end of the top bar of the T, there is access to the new stairway and elevator addition. There are 11 studio apartments of varying sizes per floor, each with a private bath. The third floor of 1973 addition contains five studio apartments. Existing finishes in the corridors include wallpaper on plaster walls and acoustical dropped ceilings. There are no baseboard, crown, or other decorative moldings. Door casings are standard 2 inch wood moldings. The interiors of the studio apartments also have no decorative wood moldings of any kind, nor are there any window casings. Some apartment entries have a segmental plaster arch between the corridor and the main room which may be part of the original design. Generally, most existing apartment layouts do not appear to be original. Closets and bathrooms are contemporary with ceramic tile finishes.

The thirteenth floor is the penthouse. As described in promotional material from the 1930s, this floor contained a roof deck with roof garden and solarium. Local residents remember a night club on thirteenth floor penthouse. The existing layout of this floor suggests that there was a large central space with multi-pane windows on the south, north, and part of the west walls, affording a well-lit space. The eastern part of the penthouse contains the area which faces the advertised roof garden. The western part of the penthouse now contains some kitchen equipment. This was probably a food service area. The roof penthouse also has a small fourteenth floor which basically houses the original elevator penthouse equipment and access stairway.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1927-1944

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Waukegan Historical Society

Hotel Waukegan
Name of Property

Lake County, Illinois
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	43116610	4689840
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan Benjamin, Victoria Granacki

organization Historic Certification Consultants date July 16, 1994

street & number 1105 West Chicago Avenue telephone (312) 421-1131

city or town Chicago state IL zip code 60622

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Waukegan Apartments Ltd. Partnership, c/o Rezmar Corporation

street & number 853 North Elston telephone _____

city or town Chicago state IL zip code 60622

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Hotel Waukegan

SUMMARY

The Hotel Waukegan is locally significant for commerce and meets Criterion A for listing on the National Register of Historic Places. It is the sole surviving commercial hotel in Waukegan with sufficient integrity to reflect the important role hotels played in the largest city in Lake County. Its period of significance is from 1927 to 1944. Conceived in 1926 and built in 1927, the hotel was constructed during a decade when Waukegan's population grew from 19,226 to 34,499 and Waukegan was a thriving business city, with 65 industrial establishments employing 9500 people.³ Built during a boom period, and supported by public subscription, the hotel was sited at the intersection of two of Waukegan's most highly traveled streets, standing high on the bluff overlooking Lake Michigan. The twelve-story Hotel Waukegan has always been the tallest building in town and since its completion has had a distinctive presence in the city's streetscape. It also is part of a bigger picture. Hotel construction, design and economics were often addressed in the architectural journals of the teens and twenties. The Hotel Waukegan, in the design of its exterior and first-floor lobby, clearly expresses national trends towards establishing an important architectural presence while meeting community needs.

WAUKEGAN: THE HISTORIC CONTEXT:

Waukegan can lay claim to being one of the earliest settlements on the western shore of Lake Michigan--dating back to 1795 when records show a French trading post was established there. A 1783 map of the Northwest Territory gives evidence of only two settlements on the western shore, Chicago and Little Fort, the name by which Waukegan was known for the first eight years of its corporate life.⁴ Actual title to the land known today as Waukegan did not change, however, until 1836 when the land was ceded by the Pottowatomi Indians to the United States Government. Attracted to the area because of its strategic location as a trading post, its forested expanse, and its excellent hunting and fishing, numerous families settled here and, on April 5, 1841, the town of Little Fort was incorporated, the same year it was made the county seat. Early settlers saw an important future for Waukegan as a commercial port because of its location half way between Chicago and Milwaukee. In 1847 a lighthouse was built. That same year 406 vessels were recorded as entering Waukegan. Some ninety years later the Waukegan Directory would refer to the city as "A Harbor of Industry".⁵

It was during the 1840s that Waukegan, which was by 1845 a semi-weekly stagecoach stop

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Hotel Waukegan

between Kenosha and Chicago, began to build hotels. Although today we use the word hotel generically, these early hotels were actually very simple rest stops. One of Waukegan's earliest was the City Hotel and Farmers' Rest Tavern. Built sometime between 1844 and 1850 on County Street, just south of Washington Street, it offered a barn where farmers were able to stable their horses while staying in the hotel. In later years hotels continued to recognize the draw of a good bar. Directory ads for the Hotel Waukegan in the 1930's, 40's and 50's in bold letters describe its COCKTAIL LOUNGE, "Serving Only Quality Liquors and Beverages".⁶ There were at least three other hotels built during the 1840's and 1850's. One was the Exchange Hotel (later renamed the Vollar House), which served as the general stage office. The second was the Sherman House, at South Genesee and Water Streets, which was billed as a public resort, probably due to natural springs uncovered in Waukegan. Known as Glen Flora Springs, they were touted so strongly, the Chicago and North Western Railway (then the Illinois and Wisconsin) which first came through Waukegan in 1855, had a stop at Glen Flora, some citizens envisioned Waukegan becoming the Saratoga of the west. The third was the Waukegan House which, like the Sherman House, was surrounded by broad verandas. This hotel prided itself on its horse-drawn bus that took people back and forth to the train. Some early hotels started as private residences where the owner put a sign out front. A prominent example in Waukegan was the Fox Hotel, which was originally the Charles Fox Residence. The Fox Hotel was a stately Italianate, home that later became surrounded by porches. It was located at Washington and Utica Streets. All of the very early hotels--built in the center of Waukegan--are long gone, either succumbing to fire or the wrecker's ball.

The relationship between the railroad and city hotels was important. The two-story Washburn Hotel, built in 1892 at 121 Water Street, just east of Genesee Street, was noted for lodging traveling salesmen, who lined up their goods on tables in the lobby for customers to make purchases. This hotel was razed in 1924. The Edmund, later the Commercial Hotel, was built in 1906 at the foot of the hill at Washington Street and Spring Street and was known as a railroad hotel, built for traveling men and their families. It stood 3-1/2 stories with a lobby that was described as palatial. This supposedly fireproof hotel was destroyed by fire in 1965. All of Waukegan's hotels, including the Waukegan, were walking distance from the train station. It was not until the 1960's that hotels and motels were built too far west from the station to be easily accessible.

Waukegan's hotels built before the 1920's were small scale hotels that were two to four stories and contained a relatively small number of rooms and few additional facilities other than a bar. It was during the 1920's when Waukegan's population grew 78% from 19,226

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in 1920 to 34,499 residents in 1930 that it began to look like a city -- with the construction of some imposing relatively tall masonry buildings, including the Hotel Waukegan.

During the 1920's, when the Hotel Waukegan was designed and built, the city enjoyed a huge growth spurt, largely due to developments that began in the late 19th century. Although Waukegan had been incorporated as a city in 1859, the city's most significant changes took place during the 1880's when its population was approaching 5000. During this decade the North Shore Improvement Association was formed to extend the drive known as Sheridan Road north to Waukegan. In 1896, the Chicago, North Shore and Milwaukee Railroad (originally known as the Bluff City Electric Company) ran its first cars from Waukegan to North Chicago, marking the beginning of street car transportation. The most far reaching action, however, -- that which was to shortly attract industry to Waukegan -- was the passage of an ordinance in 1889 that granted the Elgin, Joliet, Southeastern Railroad Company (EJ & E), then the Waukegan and Southeastern Railroad to extend its line from Porter, Indiana around key points in Chicago, into Waukegan. This initiated the beginning of Waukegan as the city that was described in its 1941 directory as "the industrial-commercial center of northeastern Illinois".⁷

Waukegan's first major industrial operation -- the Washburn-Moen Manufacturing Co, later absorbed by the American Steel and Wire Co, and then U.S. Steel Corporation--was established in 1891 along the flats east of Sheridan Road where the tracks of the EJ & E were located. These were immediately adjacent to the Chicago and North Western line which had its station on Spring Street and Washington Street.

Industry continued to blossom as several manufacturing companies located in Waukegan. With a burgeoning population as well as a skilled and plentiful labor force, Waukegan was destined to become the center of industry on Chicago's North Shore. By the 1930's, there was a dense concentration of manufacturing in Waukegan with many companies located on the lakefront. In 1927, Johnson Motor Company, which became Outboard Marine Corporation, outgrew its facilities in Indiana and moved to Waukegan, an ideal location, convenient to the lake for testing, and accessible to transportation, with a freight spur running right up to their shipping docks. At its height in the 1950's, the company employed 5000 people. During the 1920's, Johns-Manville built a huge factory that produced asbestos insulation two miles north of Washington Street on the flats, and Commonwealth Edison spent 25 million on a large coal-fueled generating plant. In the late 1930's, the Midland Division of Dexter Corporation, a supplier of paints and coatings, located a plant within walking distance of the Hotel. Numerous other important manufacturing concerns,

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including Abbott Laboratories and Fansteel Metallurgical Corporation, located just south of Waukegan in North Chicago, began to thrive during the twenties.

There was an explosive growth in manufacturing in Waukegan from the 1920's through the 1950's, with many of the city's most important factories closely situated to the hotel. The 1935 directory notes that Waukegan and North Chicago had "65 manufacturing establishments, employing 7,500 men and 1,800 women" and that the principal manufactured products included "iron and steel products, pharmaceuticals and chemicals, battery containers, automotive machinery equipment, ice cream, calf meal, castings, ornamental and steel fence, candy, poultry supplies, outboard motors, asbestos products, roofing, flooring, envelopes, auto accessories, condensers, lacquers and paints".⁸

Industrial expansion during the twenties was complemented by commercial growth and the construction of Waukegan's first tall buildings in the business district just up from the flats. During this big building boom, which lasted from 1924 until the stock market crash in 1929, four important structures were completed: the Waukegan National Bank Building, the Genesee-Clayton Building, the Karcher Hotel and the Hotel Waukegan. All stand empty today, in various states of disrepair.

Standing eight stories, the Waukegan National Bank Building, 4 South Genesee Street (on the southwest corner of Genesee and Washington Streets) has the distinction of being the city's first skyscraper. Designed and erected by the St Louis Bank Equipment Company for the bank, the tripartite masonry building is distinctive for its Classical Revival two story entrance, limestone frieze beneath the building's cornice and ornate cornucopia - flanked crest in polychrome pink and green terra cotta in the center of the front parapet. In the years following construction of the building, it housed offices and a posh restaurant. The second important building designed during the twenties was the Genesee-Clayton Building, 207 North Genesee Street (at the northeast corner of Genesee and Clayton Streets). This Spanish Revival five-story buff-colored brick building with low-relief terra cotta trim was designed by Chicago architect Edward Steinberg and once housed the Genesee Theater as well as stores and apartments. The third significant Waukegan commercial building, the nine-story brick and terra cotta Karcher Hotel at the southwest corner of Washington and Utica Streets, was completed in 1928, just before the Hotel Waukegan.

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THE HISTORY OF THE HOTEL WAUKEGAN:

The Site:

The site selected for construction of the Hotel Waukegan was prominent in Waukegan, at the northwest corner of Washington Street, the city's major east-west business street, and Sheridan Road, the city's premier residential address. It was to be located high on the bluff just before Washington drops downhill to the flats.

Prior to construction of the Hotel Waukegan, the Masonic Fraternities of Waukegan had their temple building on the northwest corner of Washington Street and Sheridan Road. Although it is not known exactly when the temple was constructed, an undated clipping in the collection of the Waukegan Historical Society notes it was built in 1886. Nevertheless, the first mention of the Temple in the tract books occurs in 1905, during a time when old postcards indicate that Washington was lined with two and three-story commercial buildings. The Masonic Temple sold its building to Am Echod Congregation in 1920, and they used it as a Jewish Center until the property was sold so that a hotel could be constructed in 1926. The undated clipping pointed out, regarding the site of the Masonic Temple, it "was for many years outstanding in the city's landscape--a familiar landmark and directional point for local folk and visitors".⁹

The location selected for the hotel was not only prominent, it was convenient--where commercial, residential and industrial Waukegan intersected. A 1917 Sanborn map showed a barber shop, two restaurants (one with hotel rooms) and a motion picture theater on the north side of Washington Street. An electric streetcar line ran down the middle. The west side of Sheridan Road contained houses and, in the middle of the block, a building housing the Elks Club. Farther north were more houses including one of Waukegan's most distinguished Queen Anne residences, located diagonally across from the Masonic Temple Building. The Classical Revival Waukegan Public Library, 1 South Sheridan Road, built in 1903, was directly across Sheridan Road; next to it, to the north, was a repair garage that accommodated 25 cars. Just down Washington from the library, on the flats, was Spring Street. On the northwest corner of Spring and where Washington Street terminated, was the passenger station for the Chicago and North Western Railway. To the north and south, along the flats were numerous industries including the Legget-Platt Spring Bed Manufacturing Company, the Nelson Machine Company and numerous warehouses.¹⁰

W.L. Stoddart, a New York architect who wrote extensively during the twenties for the

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Architectural Forum, pointed out in "The Hotel for the Typical American City", written in 1923, that the site for any hotel is a matter of serious concern, but it is of greatest concern in the case of a small commercial hotel. He notes that important considerations are its accessibility to the railroad station, street car lines, automobile highways, the city's commercial district and the residential section. "The best location for a new hotel is one that is conveniently close or even directly in the line of growth of the city's retail business and at the same time on the main street leading out toward the residential center."¹¹ The Hotel Waukegan qualified on all counts.

The Hotel

Plans for the construction of a hotel at Washington Street and Sheridan Road germinated in 1926. In April of that year the property where the Masonic Temple Building was located was sold to Louis Alter who, in all likelihood was the individual planning to build a hotel on the site. Construction, however, did not begin immediately. On November 30, 1926, The Waukegan Sun reported "Hotel Plan on Masonic Temple Site deferred." The article noted that plans for a proposed \$1,000,000 structure with 300 rooms with baths and a roof garden were to be put on hold for at least a year. The owners, referred to as the Hotel Waukegan Company in the article, continued to contend that the site was the "best hotel site on the north shore" and they were going to improve the site with a modern hotel.¹²

Construction on the Hotel Waukegan got underway almost exactly one year after the idea for a hotel was conceived. On April 27, 1927, Michael F. Schiavone and Theodore Williams purchased the property from Louis C. Alter and, plans were immediately made to raze the Temple Building. The June, 1927 issue of the Hotel Monthly reported that a \$800,000 hotel was to be built at Sheridan Road and Washington Street.¹³ Construction began, and by September, although the building was only completed up to the fifth floor, there was a grand opening.

The front page headline of the Waukegan Daily News dated September 22, 1927, read, "Hotel Waukegan is Dedicated."¹⁴ The city's rival paper, the Waukegan Daily Sun, had a similar headline, reading "Hotel Banquet Draws Big Throng," featuring news that the impetus to make the Hotel Waukegan the outstanding hostelry along the North Shore was well underway, with over 85 Waukeganites purchasing preferred stock. Held in the lobby and mezzanine floor, the gala event was enthusiastically described as "novel" and "the most extensive and elaborate affair of its kind ever held in the city." Over 650 people attended. Vaudeville acts performed, and men of prominence such as the manager of the Chicago and

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North Western Railway, the Superintendent of Transportation for the Chicago, North Shore and Milwaukee Railroad and a visiting dignitary from Sarasota, Florida, all gave glowing speeches that pointed with pride to the progress of Waukegan and lauded the men building the new "massive and impressive structure". Tributes were paid to Schiavone, Williams, and Louis M. Polakow, who was formerly manager of another Waukegan hotel, the Clayton. ¹⁵

Construction of the hotel had the whole-hearted support of the community--including the Mayor, leadership of the Chamber of Commerce, and local businessmen. Stoddart, in his 1923 Architectural Forum article, notes that the majority of smaller hotels are community enterprises where the need is felt by the business interests of the city and happens with the backing of the Chamber of Commerce. ¹⁶ The Hotel Waukegan, certainly met this formula. A Waukegan business owner and active member of the Chamber of Commerce served as toastmaster of the banquet, and the Chamber Manager was a featured speaker, likening the strength of the foundation of progress of Waukegan with that of the foundations of the building. ¹⁷ Investors speaking that night included an editor of the Waukegan Daily Sun and the Mayor of Waukegan. Over \$15,000 was raised that evening, and there was much enthusiasm generated for this new venture.

Unfortunately, despite the optimism, the hotel got off to a sluggish start. According to the November issue of Hotel Monthly, ¹⁸ the purpose of the banquet, held when the hotel was without a kitchen and only partially complete, was to sell stock to complete the building. Tract books indicate that shortly after November of 1927, when Michael Schiavone transferred title to the Hotel Waukegan Corporation and took out two mortgages totaling \$450,000, numerous liens were placed against the owners and, in 1930 the bank foreclosed. It sold the building to the highest bidder, who paid \$440,000 for it and conveyed it to Albert Weisberg who, in 1932, turned it over Russell Hardesty. Hardesty took out a mortgage for \$100,000 and quit claimed the hotel to the Peoples Hotel Corporation. ¹⁹ It was then, in 1933, that the Hotel Waukegan finally began to enjoy the success envisioned at the outset.

The hotel's 1933 brochure described everything writers in the 1920's architectural journals were prescribing for a successful hotel operation--both for transients and long-term residences: reasonable costs, complete facilities, numerous services, beautiful vistas, convenience and fireproof construction. The Hotel Waukegan advertized "Thrifty rates" for hotel rooms (every one of which had a bath). They began at \$1.50 a night or \$25.00 a month. "Richly furnished" apartments, described as having large chambers with spacious clothes closets, a modern tile bath and shower, a kitchenette with modern iceless

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refrigeration, generous cupboard space of sanitary porcelain enamel, mechanical ventilation in every bath and kitchen and radios in every room, rented for \$25.00 a month. "Complete" facilities were provided for the guests. Directories indicate that there was a barber shop facing Sheridan Road and a valet, coffee shop and bar facing Washington Street. On the mezzanine floor was a ballroom "Ideal for Banquets, Dances, Meetings, etc." where Sunday and holiday dinners were featured and a balcony with "convenient writing tables". Although they are no longer there, on the roof, was "the breeze swept roof garden" and a children's playroom. Services provided included 24-hour garage with direct, free phone service, daily maid service, thermostatic control in all suites, "attentive bell boys" to deliver papers and packages, 24-hour operators and commuter tickets were furnished at cost. In addition, the hotel was touted for being only a block from the business district with shops, theaters, and transportation at the resident's finger tips. Photos in the brochure provided the customer with persuasive visual evidence that "In every detail your home at HOTEL WAUKEGAN is cozy, comfortable and convenient." ²⁰

Many articles in the architectural literature of the teens and twenties focused on the design of hotels and apartment hotels. Charles D. Wetmore wrote on the development of the modern hotel for The Architectural Review, in 1913. William L. Stoddart featured articles specifically on hotels for the small city in The Architectural Forum in 1923 and 1926. In addition, for the first time, analysis in a contemporary volume was given to hotel architecture when R.W. Sexton wrote "American Apartment Houses, Hotels and Apartment Hotels of Today: Exterior and Interior Photographs and Plans".

Writers acknowledge the importance of a hotel to a town. Stoddart, writing in 1926, commented that "much of life in this Country both socially and commercially, is lived in the hotel." ²¹ It is a place where a city's distinguished visitors reside, where meetings important to the community's progress and welfare are held and where civic clubs regularly meet. Millions of people associate hotels with the high points in their lives: weddings, honeymoons, vacations, conventions, New Year's Eve celebrations, banquets. Stoddart comments that industrial towns tend not to be as much hotel towns as those that are trading centers, universities or resorts, ²² and this may explain why local papers didn't tend to cover social occasions in Waukegan as much as they did in a more "social" North Shore community like Lake Forest. Still many Waukegan residents have clear memories of weddings and banquets held in the Crystal Room, and of Rotary, Exchange Club and Odd Fellow meetings at the hotel. The Hotel Waukegan was a short walk from the train station, and it was a popular place for traveling salesman. It also served as a residence for those who worked in the nearby commercial district. The best story about the hotel was told by

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Fred Burgess, who remembered when the Genesee Theater promoted business by holding weddings on the stage, and the Hotel Waukegan contributed the bridal suite. Everyone interviewed remember the hotel as a popular place in town. It was thought of as a "high class hotel". Fred Heilin recalled about the Hotel Waukegan, that "everything happened there".²³

The architecture of a hotel was recognized as important to its success in the contemporary literature. John Bowman, president of the Bowman Hotel Corporation, wrote an article for the November, 1923, Architectural Forum titled "Good Architecture, a Modern Hotel Requisite," in which he states that, assuming good service, "it is usually good architecture which primarily influences the choice of a hotel". He notes that fine motor cars stop at fine entrances and that social functions need impressive settings.²⁴ Hotel architecture, noted Joseph A. Wilkes in the Encyclopedia of Architecture, Design, Engineering and Construction, at least the outer visible portions such as lobbies, are of greater concern to the average individual than perhaps that of the State Capitol, City Hall, public library, hospital, or stores.²⁵ At the Hotel Waukegan, there is a handsome ornamental marquee over the Washington Street entrance and an elegant lobby befitting a premier hotel. The lobby, an impressive two-story space with a gracious formal split stairway surrounded by Classical metal balusters, features an unusual landscape painting at the stair landing. Although the upper stories have been extensively altered, the hotel main public space, its lobby, is virtually intact.

Because this hotel contained apartments, it served as home to many Waukegan residents. But, with its abundance of services and beautiful architectural detailing, many had the opportunity to regard it as a kind of home away from home--though grander. Hotels like the Waukegan could provide a luxuriousness, elaborateness, and formality few homes possessed. Perhaps this is the reason that hotel styles tended to follow historical design traditions that persisted well into the twenties after the 1893 World's Columbian Exposition. Whether Renaissance or Tudor, styles of the past provided a building with the legitimacy of tradition. In this case the rusticated base reminiscent of a Renaissance Palazzo, the elaborate terra cotta embellishments and pedimented windows on the exterior, and the rich Classical moldings on the interior, provided the hotel with greater richness than the family home yet a sense of the traditional which was familiar and comfortable.

Stylistically the Hotel Waukegan is a design amalgum, containing elements of the simple commercial building described by Richard Longstreth and details there are clearly quite elaborate. It is a three part vertical block, similar to an office building, subdivided like

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a Classical column with base, shaft and capital²⁶. What gives it stylistic reference is the elaborate terra cotta base embellished with handsome, human scale Renaissance detailing, a red brick central section with vertical terra cotta banding, and two stories with elaborate terra cotta detailing equivalent in richness to detailing at the base. Thus the architecture of the hotel was effective in attracting attention at the ground level where it was seen by passers-by and at the top, where it would stand out to travelers coming from afar.

Numerous hotels with a similar design format were designed all over the country during the twenties, yet the Hotel Waukegan with all its financial woes, did not feel the success its elegance visually expressed until the thirties.

During the 1930's Waukegan, like most cities, suffered considerable economic hardship. Two of the three banks in town closed. There were soup kitchens and flop houses. Yet like Phoenix attempting to rise from the dust, the Hotel Waukegan held parties and dances and took out full page ads in the city directory. It is likely that the repeal of prohibition in 1933 was instrumental in the success of the hotel's operation over the next many years. Favored town watering places were the night club on the hotel's top floor and the ground floor Old English Tavern. A large newspaper advertisement invited the town to an evening of dinner and dancing, a "New Deal for Waukegan". On April 6, 1933, "Father Depression" was to be buried with the birth of beer. Starting in 1935, through 1954, directory ads described the Hotel Waukegan--Every Room with Private Bath, Coffee Shops Serving Only Quality Liquors and Beverages, Crystal Room for Dances, Parties, Weddings, Dinners and Meetings--as "Waukegan's Newest and Finest." During these years the directories note that there were 12 hotels in town with 733 rooms.²⁷

The death knell for the Hotel Waukegan began tolling in the 1960's, when motels were built to the west along Green Bay Road. In 1973 it was sold, remodeled at a cost of \$3 million by the firm of Jensen and Halstead in Chicago, and converted into a sheltered care residence known as the Chateau Waukegan. After defaulting on its mortgage in 1980, the hotel was, in 1984, sold at auction for conversion into plush apartments and condominiums, then sat empty for ten years.

A similar fate befell the only other 1920's hotel in Waukegan. The Hotel Karcher, completed just before the Hotel Waukegan, though smaller and less prominent in appearance, was a beautiful and popular hotel. In the early 1980's it was refurbished into a retirement hotel. Only three years later it underwent a disastrous fire. Although its exterior has fairly good integrity despite window replacement, its interior has been totally

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destroyed, and there is nothing left to serve as a reminder that it too was a gracious small city hotel. Today all that remains with sufficient integrity to serve as a reminder of the importance of hotels in Waukegan is the Hotel Waukegan. Sold in 1994, plans are now in place to rehabilitate the hotel, once the social hub of the community, to serve as a constant visual reminder of the important role it played in the social and commercial life of Waukegan.

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Verbal Boundary Description

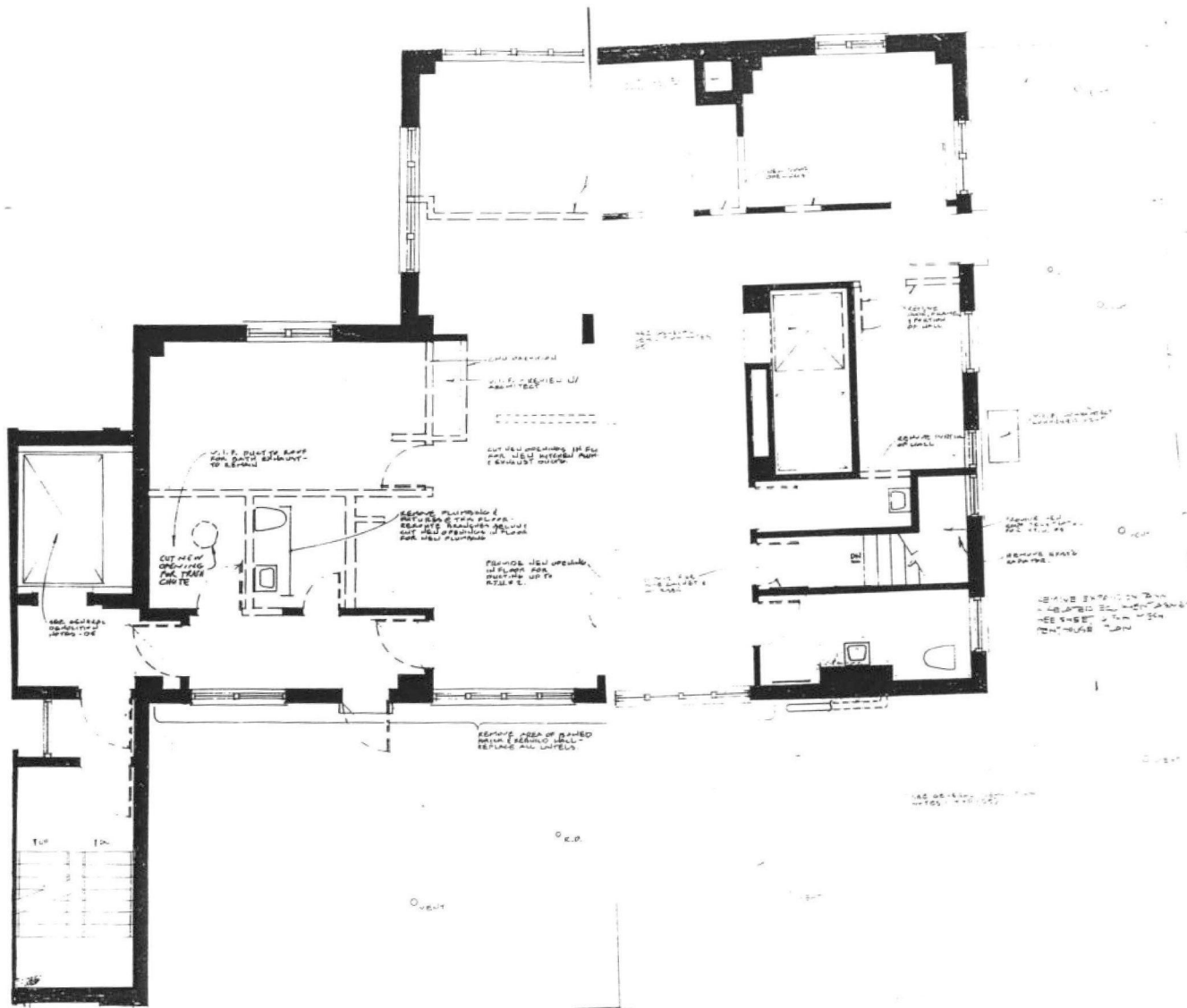
The property is located on two parcels of land:

Parcel 1: The part of Lot 6 in block 17 in the town of Little Fort (now City of Waukegan) described as follows: Commencing at the southeast corner of Lot 6; thence running west along the south line of said Lot 6, 80 feet. Thence north 70 feet, more or less, to the north line of said Lot 6. Thence east 80 along said north line to the northeast corner of Lot 6. Thence southerly 70 feet, more or less, to the point of beginning, all in section 21, township 45 north, range 12, east of the third principal meridian, in Lake County, Illinois and

Parcel 2: The west 34.5 feet of the east 114.5 feet of lot 6 (as measured on the south line of lot 6 and at right angles to the westline of lot 5) described as follows: Commencing at the southeast corner of Lot 6; thence running west along the south line of said Lot 6, 80 feet to the point of beginning. From the point of beginning, running west 34.5 along the south line of Lot 6; thence north 70 feet, more or less, to the north line of said Lot 6. Thence east 34.5 feet along the north line of Lot 6; thence south 70 feet, more or less, to the point of beginning, in block 17 in the town of Little Fort (now City of Waukegan) all in section 21, township 45 north, range 12, east of the third principal meridian, in Lake County, Illinois.

Boundary Justification

The property includes the two parcels and building historically associated with the Hotel Waukegan.



HOTEL WAUKEGAN PENTHOUSE (THIRTEENTH FLOOR)



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hotel Waukegan
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ILLINOIS, Lake

DATE RECEIVED: 9/28/94 DATE OF PENDING LIST: 10/12/94
DATE OF 16TH DAY: 10/28/94 DATE OF 45TH DAY: 11/12/94
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 94001269

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10.28.94 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTMs boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



THE HOTEL WAUKEGAN
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, IL
PHOTOGRAPHER: VICTORIA GRANACKI, JUNE, 1994
NEGS. AT HISTORIC CERTIFICATION CONSULTANTS,
CHICAGO, IL

#1 VIEW OF SOUTHEAST CORNER OF
BUILDING TAKEN FROM RAILROAD TRACKS
BELOW BLUFF



Sheridan Rd

Washington St

SPEED LIMIT 30

THE WAUKEGAN HOTEL

102 WASHINGTON, LAKE COUNTY, WAUKEGAN, IL

PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994

NEGS. AT HISTORIC CERTIFICATION CONSULTANTS,
CHICAGO, IL

#2 VIEW OF SOUTHEAST CORNER OF
BUILDING



THE WAUKEGAN HOTEL
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, ILLINOIS

PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994
NEGS. AT HISTORIC CERTIFICATION CONSULTANTS,

CHICAGO, IL

3 SOUTH ELEVATION, VIEW LOOKING NORTH



THE HOTEL WAUKEGAN

102 WASHINGTON, LAKE COUNTY, WAUKEGAN, ILLINOIS

PHOTOGRAPHER: VICTORIA GRANACKI, JUNE, 1994

#4 NORTH ELEVATION, VIEW LOOKING SOUTH

NEGS. AT HISTORIC CERTIFICATION CONSULTANTS, CHICAGO, IL



THE HOTEL WAUKEGAN
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, ILLINOIS
PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994
NEGS. AT HISTORIC CERTIFICATION CONSULTANTS, CHICAGO, IL
#5 SOUTHEAST CORNER OF BUILDING, 10-12th FLOORS



THE HOTEL WAUKEGAN
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, ILLINOIS
PHOTOGRAPHER: VICTORIA GRANACKI, JUNE, 1994
NEGS. AT HISTORIC CERTIFICATION CONSULTANTS,
CHICAGO, IL

#6 EAST ELEVATION, 11-12TH FLOOR



THE HOTEL WAUKEGAN

102 WASHINGTON, LAKE COUNTY, WAUKEGAN, IL

PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994

NEGS. AT HISTORIC CERTIFICATION CONSULTANTS, CHICAGO, IL

7 NORTHEAST CORNER OF BUILDING,
2nd AND 3rd FLOOR CORNER BAY WINDOWS



THE HOTEL WAUKEGAN

102 WASHINGTON, LAKE COUNTY, WAUKEGAN, IL

PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994

NEGS. AT HISTORIC CERTIFICATION CONSULTANTS,

#8 ENTRANCE ON SHERIDAN ROAD CHICAGO, IL



THE HOTEL WAUKEGAN

102 WASHINGTON, LAKE COUNTY, WAUKEGAN, IL

PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994

NEGS. AT HISTORIC CERTIFICATION CONSULTANTS, CHICAGO, IL

#9 CORNER BAY WINDOWS ON WASHINGTON ST. AT SHERIDAN
RD., 2ND AND 3RD FLOOR



NO
PARKING
EXCEPT ON
← →
EXCEPT ON

DANGER
KEEP THE AREA

NO
TRESPASSING

NO
TRESPASSING

THE HOTEL WAUKEGAN
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, IL
PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994
NEGS. AT HISTORIC CERTIFICATION CONSULTANTS, CHICAGO, IL
10 ENTRANCE ON WASHINGTON ST.



THE HOTEL WAUKEGAN
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, IL
PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994
NEGS. AT HISTORIC CERTIFICATION CONSULTANTS, CHICAGO
#11 STAIRWAY IN LOBBY LEADING TO MEZZANINE;
WALL PAINTING

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BY KODAK

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BY KODAK



THE HOTEL WAUKEGAN

102 WASHINGTON, LAKE COUNTY, WAUKEGAN, ILLINOIS

PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994

NEGS. AT HISTORIC CERTIFICATION CONSULTANTS, CHICAGO

12 STAIRWAY IN LOBBY LEADING LEFT TO
MEZZANINE





THE HOTEL WAUKEGAN
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, IL
PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994
NEGS. AT HISTORIC CERTIFICATION CONSULTANTS,
CHICAGO, IL
14 MEZZANINE LEVEL WITH VIEW INTO BALLROOM



THE HOTEL WAUKEGAN

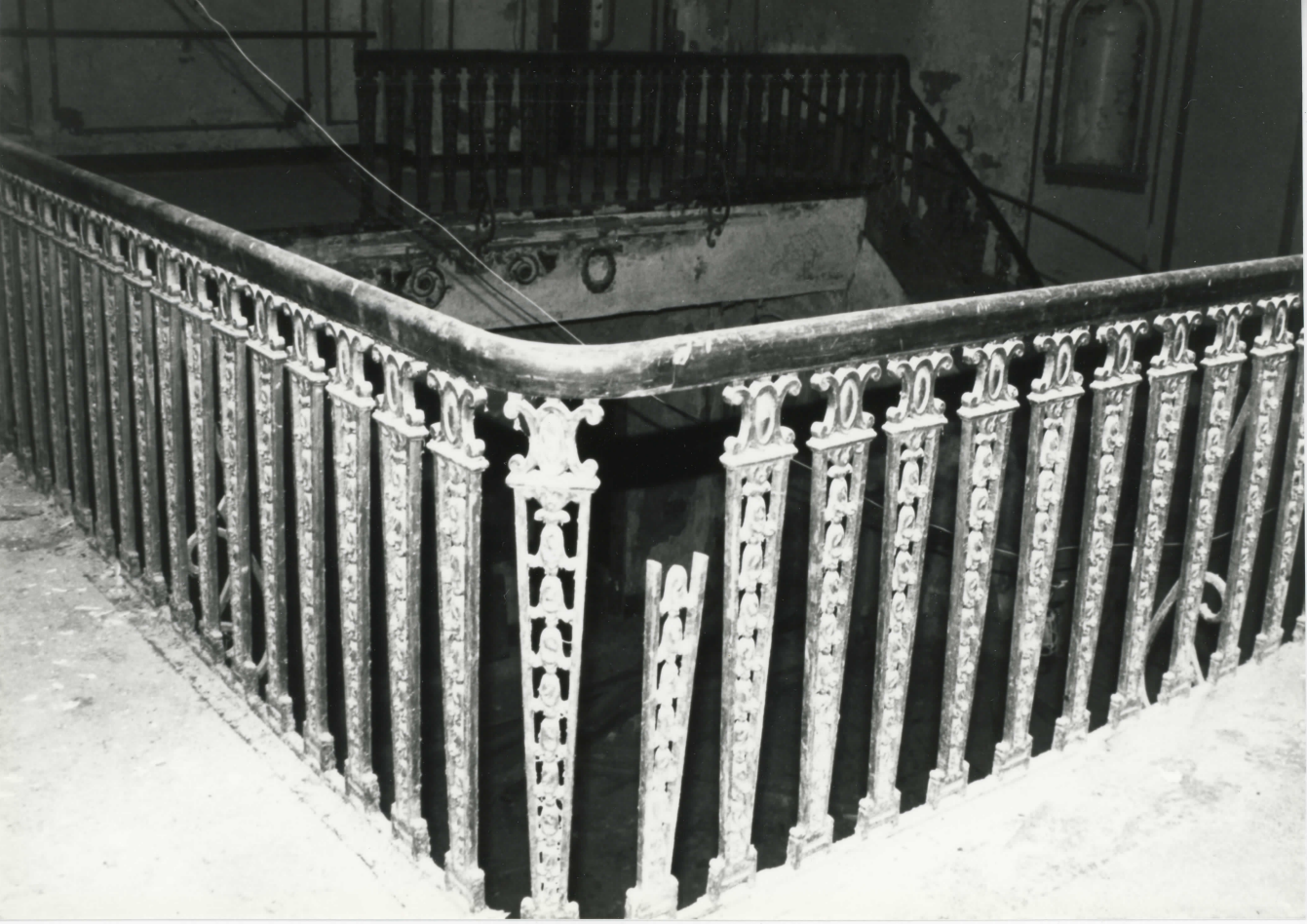
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, ILLINOIS

PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994

NEGS. AT HISTORIC CERTIFICATION CONSULTANTS, CHICAGO,

15 CEILING IN MEZZANINE

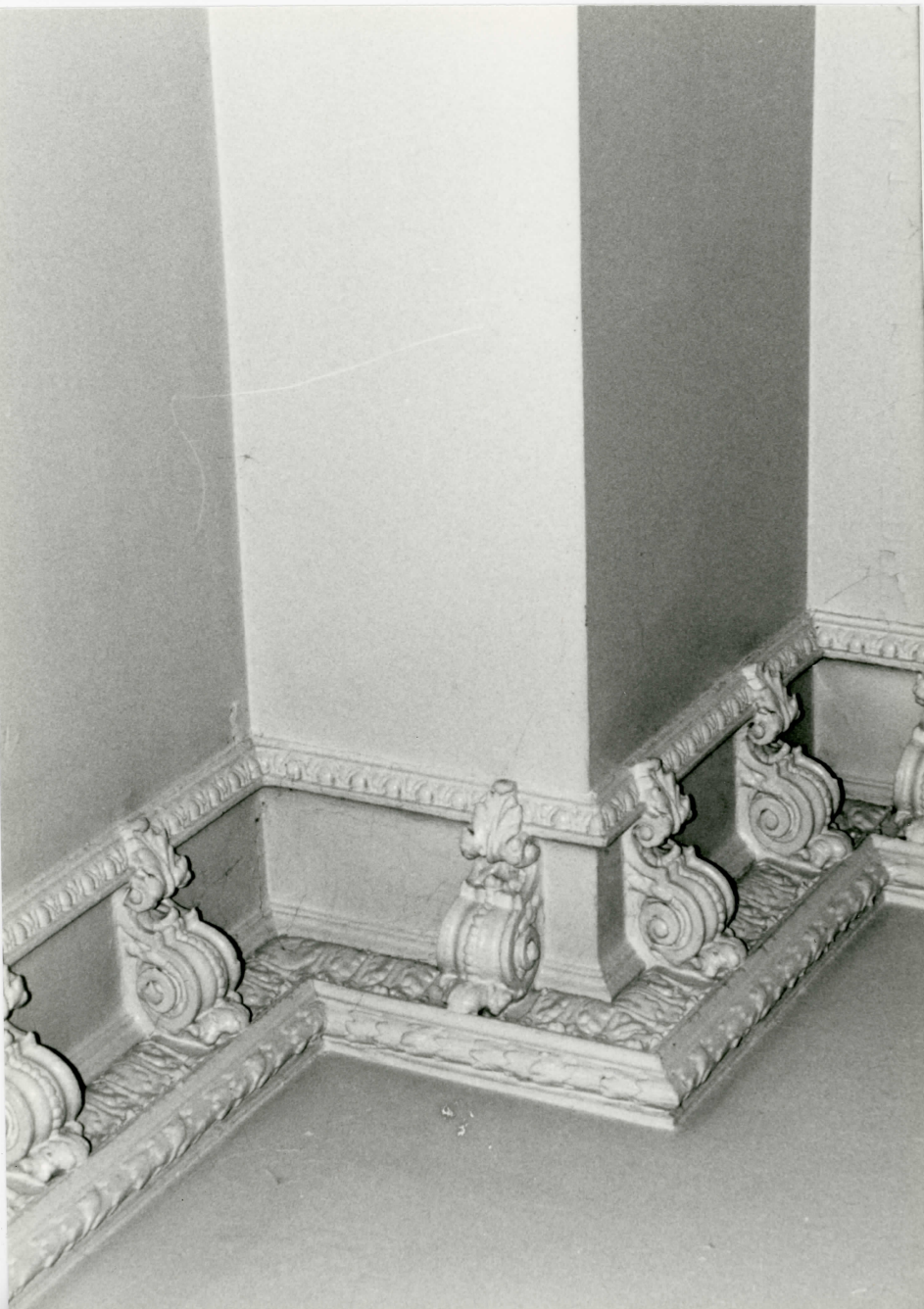
IL



THE HOTEL WAUKEGAN
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, ILLINOIS
PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994
NEGS. AT HISTORIC CERTIFICATION CONSULTANTS,
16 BALUSTRADE ON MEZZANINE CHICAGO, IL



THE HOTEL WAUKEGAN
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, IL
PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994
NEGS. AT HISTORIC CERTIFICATION CONSULTANTS, CHICAGO, IL
#17 CEILING IN MEZZANINE



THE HOTEL WAUKEGAN

102 WASHINGTON, LAKE COUNTY, WAUKEGAN, ILLINOIS

PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994

NEGS. AT HISTORIC CERTIFICATION CONSULTANTS,

CHICAGO, IL

18 CROWN MOLDINGS IN SECON FLOOR OFFICE
IN NORTHEAST CORNER OF BUILDING



THE HOTEL WAUKEGAN
102 WASHINGTON, LAKE COUNTY, WAUKEGAN, IL
PHOTOGRAPHER: VICTORIA GRANACKI, JUNE 1994
NEGS. AT HISTORIC CERTIFICATION CONSULTANTS, CHICAGO, IL

#19 BAS-RELIEF PANEL IN NEW STAIRWELL
ON WHAT WAS THE ORIGINAL WEST EXTERIOR
ELEVATION

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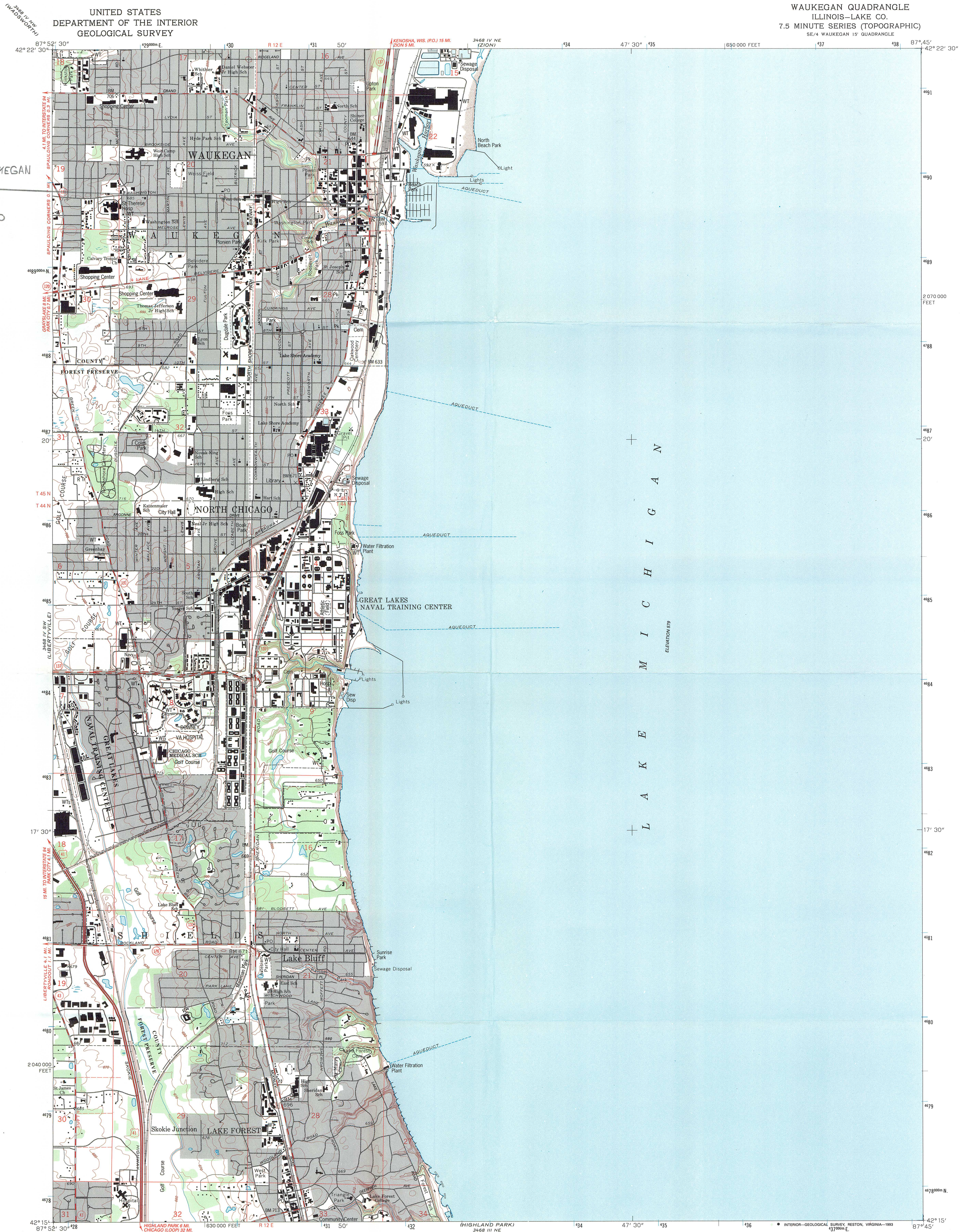
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BY KODAK

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WAUKEGAN QUADRANGLE
ILLINOIS-LAKE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 WAUKEGAN 15' QUADRANGLE

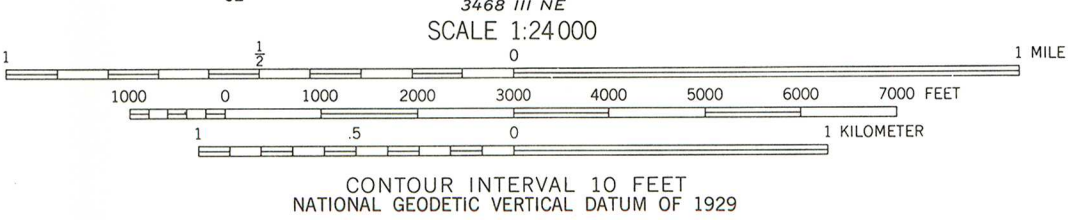


HOTEL WAUKEGAN
ZONE 16
E 431660
N 4689840

M I C H I G A N
L A K E

Produced by the United States Geological Survey
in cooperation with State of Illinois agencies

Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1958. Field checked 1960. Revised from aerial photographs
taken 1988. Field checked 1991. Map edited 1993
Universal Transverse Mercator projection
10,000-foot grid ticks: Illinois coordinate system
east zone
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue
1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute
intersections are given in USGS Bulletin 1875
There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Gray 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

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



WAUKEGAN, ILL.
SE/4 WAUKEGAN 15' QUADRANGLE
42087-C7-TF-024

1993

DMA 3468 IV SE-SERIES V863

COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY-CLASS 2
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

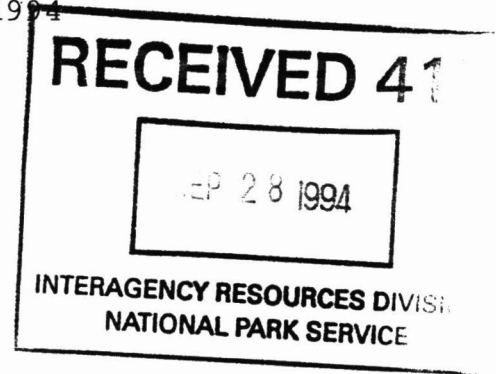


**Illinois Historic
Preservation Agency**

Old State Capitol • Springfield, Illinois 62701 • (217) 782-4836

September 23, 1994

Ms. Beth Boland
National Park Service
Department of the Interior
800 N. Capitol Street, N.W.
Washington, D.C. 20421



Dear Beth:

Enclosed please find the documentation for the following properties in Illinois nominated to the National Register of Historic Places by the State Historic Preservation Officer:

- ✓ Hotel Waukegan, Waukegan
- Lazy A. Motel, Springfield vicinity
- Marissa Academy, Marissa
- Bloomington School/Village Hall, Bloomington
- Randecker's Hardware Store, Bloomington
- Gamma Phi Beta Sorority House, Urbana
- Montgomery County Courthouse, Hillsboro
- South Fulton Churchhouse, Astoria vicinity

Thank you for your attention to this matter.

Sincerely yours,

Ann V. Swallow
Survey & National Register
Coordinator

encl.