

**ELGIN BUILDING PLAQUE PROGRAM**  
**APPLICATION**

**BUILDING'S ADDRESS** 903 CEDAR AV ELGIN 60120

**BUILDING'S NAME** \_\_\_\_\_  
(for public/commerical structures)

If you are submitting an application for a building which you do not own, include your name, address and phone number in the space below.

**PHOTOGRAPH**

Include a recent photograph in which the building is clearly visible.

**DOCUMENTATION**

Note the sources that establish the validity of the information requested on the following page.

Attach photocopies of relevant material.

Sources should be clearly identified and the relevant parts marked.

If information is obtained from persons, attach statements signed by them as well as information that establishes them as qualified to attest to the historical and/or architectural value of the building.

- ☐ National Register of Historic Places
- ☐ Illinois Register of Historic Places
- ☐ Illinois State Survey of Historic Places
- ☐ Recorder of Deeds, Kane County
- ☒ Sanborn Maps 1913 HOUSE NOT PRESENT, 1939 HOUSE IS PRESENT
- ☐ Subdivision Plats
- ☒ City Directories
- ☐ Building Permits NONE AVAILABLE
- ☐ Newspaper Building Reports
- ☐ Elgin Today
- ☐ Elgin: An American History
- ☐ A Field Guide to American Houses

Other (please specify):

CITY COUNCIL MINUTES 1923, 1927

ORIGINAL OWNER WILLIAM HILLMAN  
DATE OF CONSTRUCTION 1923-27 DOCUMENTED; 1927 ORAL HISTORY  
ARCHITECT (if known) \_\_\_\_\_  
BUILDER (if known) WILLIAM HILLMAN? (ORAL HISTORY)

#### STATEMENT OF VALUE

Review the criteria the Heritage Commission considers in awarding a plaque. Then attach an explanation of the historical and/or architectural value of the building.

*See attached*

#### BUILDING ALTERATIONS

Describe any alterations that have been made to the exterior of the building. If the dates of them are known, include them.

*See attached*

#### STIPULATIONS

If the building is not awarded a plaque, the application fee will be refunded.

This application and the materials submitted with it shall be retained by the City of Elgin as a part of the permanent record of the building.

The Elgin Heritage Commission has the authority to edit and publish the information in the submitted application. This does not in any way prohibit others' use of the material.

The plaque, when awarded, will remain the property of the City of Elgin and shall not in any way be altered. It will be the city's responsibility to replace the plaque when the situation warrants it.

In addition to agreeing to the above stipulations, the undersigned attests that the information provided in this application is, to the best of his/her knowledge, accurate.

Signature

*Rebecca Hunter*

Date

*4-12-96*

Date

Rebecca Hunter, M.A., D.C.  
903 Cedar Avenue  
Elgin Illinois 60120  
847 697-4551

November 2, 2004

ELGIN BUILDING PLAQUE PROGRAM  
DOCUMENTATION FOR 903 CEDAR AV  
Addendum 11/02/04

Additional historical information about 903 Cedar Avenue, Elgin IL has been learned subsequent to the historic plaque application of 1996.

Informant was a tenant of 903 Cedar during the late 1960's who was also a close friend of the Hillman family, who built the home.

The house was originally built with stucco exterior; it was painted gray, with green stain on the cedar shingles on the gables and the two dormers. The wood trim was a darker gray.

Hillman himself put the brick over the stucco, and changed the color of the shingles to the present terra cotta.

As of the late 1960's, Mrs. Bertha Hillman ("Bert") wife of the builder William ("Bill") Hillman still owned the property, although she resided in a nursing home. Bill died when he was in his 40's, reportedly of diabetes. Mrs. Hillman rented the house to a series of tenants. Because Mrs. Hillman refused to let the family change anything inside the house, all the furnishings remained as they were when she moved to the nursing home.

Evidence of the original stucco can still be seen on the exterior wall under the sides of the porch roof, on the interior of the front porch, and on the inside of the garage wall. During re-roofing and repairs in 2003, green stain was seen on the backs of the cedar shingles, and dark gray on trim boards. The house had four layers of shingles. The original layer was green asphalt shingle in single units. Markings of the individual shingles can be seen on the roof sheathing. The other layers were three-tab: the second layer was red, yellow and blue, the third layer tan and white, while the fourth layer was brown. (See attached photos).

The garage has an unusual feature: a fully functional chimney, which would accommodate a small woodburning stove. This was because the garage served as a polling place during elections, and heat was required in polling places. City Council minutes of January 10, 1927 list Hillman's garage at 903 Cedar as a polling place, and William Hillman as an election judge. Council minutes of February 5, 1923 do not list 903 Cedar as a polling place. No listing of polling places appears in the minutes between 2/5/23 and 1/10/27.

Hillman also reportedly built the two houses to the north, 907 and 915 Cedar. City directories show Hillman at 915 Cedar in 1921-22, then at 903 in 1923-24. The 907 address does not appear in the directory until 1927-28, when Hillman is still listed at 903. Oral history says that Hillman built 915 and lived in it while he built the currently numbered 907, an American foursquare house. Then he reportedly lived in 907 while building 903 on the corner lot in 1927. It is possible that the house which is now 907 was once called 903, or that oral history is in error and 903 was built before 907. In any case, Elgin city directories date 903 somewhere between 1923 and 1927. No building permits for this time period are available to confirm these dates and locations.





Rebecca Hunter, M.A., D.C.

April 12, 1996

**ELGIN BUILDING PLAQUE PROGRAM  
DOCUMENTATION FOR 903 CEDAR AV**

**STATEMENT OF VALUE**

This brick and shingle house is a pristine example of the Craftsman style bungalow, which enjoyed popularity for only a limited time period in the 1920's. Craftsman features of this one and a half story home include the side gable, split wood shingles, sloping low pitched roof, projecting eaves with cutout brackets, shed roof over dining room squared bay, rafter tails visible under eaves, 6-over-1 double hung windows, grouped windows, paneled glass front door, and a deep porch which runs the width of the house.

The simple yet elegant interior has original hardwood (oak and maple) floors throughout, crown moldings, and built-in glass fronted cupboards. Only the kitchen and first floor bathroom woodwork has been painted; the rest is still varnished wood (oak and red pine).

903 Cedar plays a role in the residential, business and political history of Elgin. The building was used as residence and office for cement contractor William Hillman, who built the house in the 1920's and lived in it until 1944 or 1945. His widow then occupied the house until 1951. Signs advertising his business were found under the front porch. A key chain fob engraved with his name and address has been passed on from owner to owner of this house.

## **BUILDING ALTERATIONS**

In 1979-83 minor alterations were made by owners Thomas and Sara Kleeman. The only exterior alteration consists of a deck which was added at the rear between the house and garage. The original folding garage doors were replaced with an overhead door. These small alterations do not detract from or obscure any of the original details of style; and in fact are only visible from the rear of the property.

On the interior, original kitchen cabinetry was removed and replaced with modern oak cabinets. Soffits and cedar ceiling paneling installed in the kitchen in the early 1980's have since been removed, returning the kitchen closer to its original appearance. The second floor bathroom built in cabinet was replaced with a large mirror. Other than these, no interior alterations are apparent.

# Council of the City of Elgin, Illinois

## Commission Form

## REGULAR COUNCIL MEETING

### OFFICIAL RECORD

(Published by authority of the Council of the City of Elgin, Illinois)

At a regular meeting of the Council held Monday morning, January 10, 1927, at 10 o'clock, there were present Mayor Kelley and Commissioners Hunter, Volberding, Lasher and Zook.

#### Minutes

The minutes of the regular meeting held January 3, 1927, were read and approved.

#### PETITIONS AND COMMUNICATIONS

##### Ordinance—Voting Districts, Polling Places, Judges and Clerks of Election

An ordinance entitled, "An Ordinance Dividing the City of Elgin, Kane County, Illinois, into Voting Districts, establishing Polling Places and appointing Judges and Clerks of Election for such Districts," was adopted as read upon written motion of Commissioner Zook, seconded by Commissioner Volberding. Yeas, Commissioners Hunter, Volberding, Lasher, Zook and Mayor Kelley, 5. Nays, none.

#### AN ORDINANCE DIVIDING THE CITY OF ELGIN, KANE COUNTY, ILLINOIS, INTO VOTING DISTRICTS, ESTABLISHING POLLING PLACES AND APPOINTING JUDGES AND CLERKS OF ELECTION FOR SUCH DISTRICTS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELGIN, ILL:

**Section 1.** For the purpose of such elections and primary elections as may be held after February 10, 1927, the City of Elgin, Kane County, Illinois, is hereby divided into twenty-four (24) voting districts, as follows, to-wit:

**First District:** That part of the City of Elgin described as follows: Beginning at the intersection of the center lines of Seneca Street and Spring Street; thence West along the center line of Seneca Street and said center line produced to the center thread of Fox River; thence Northerly along said center thread to the center line produced of Spring Street; thence Southerly along said center line produced and said center line of Spring Street to the place of beginning.

**Second District:** That part of the City of Elgin described as follows: Beginning at the intersection of the center lines of Spring Street and Slade Avenue; thence North along the center line of Spring Street and

said center line produced to the center thread of Fox River; thence Northerly along said center thread to the center line produced of Prospect Street; thence South along the center line produced and said center line of Prospect Street to the Northerly boundary of the City of Elgin; thence Easterly along said Northerly boundary to the center line of Bellevue Avenue; thence Southerly along the center line of Bellevue Avenue to the Northerly boundary of the City of Elgin; thence Easterly along said Northerly boundary to the center line of Dundee Avenue; thence Southerly along the center line of Dundee Avenue to the center line of Slade Avenue; thence Westerly along the center line of Slade Avenue to the place of beginning.

**Third District:** That part of the City of Elgin described as follows: Beginning at the intersection of the center lines of Jefferson Avenue and Dundee Avenue; thence Northerly along the center line of Dundee Avenue to the Northerly boundary of the City of Elgin, running East of Dundee Avenue; thence East on said Northerly boundary to the Easterly boundary of the City of Elgin; thence South along said Easterly boundary to the center line of Jefferson Avenue; thence Westerly along the center line of Jefferson Avenue to the place of beginning.

**Fourth District:** That part of the City of Elgin described as follows: Beginning at the intersection of the center lines of Spring Street and Jefferson Avenue; thence North along the center line of Spring Street to the center line of Slade Avenue; thence East along the center line of Slade Avenue to the center line of Dundee Avenue; thence Southerly along the center line of Dundee Avenue to the center line of Jefferson Avenue; thence West along the center line of Jefferson Avenue to the place of beginning.

**Fifth District:** That part of the City of Elgin described as follows: Beginning at the intersection of the center lines of Kimball Street and Spring Street; thence North along the center line of Spring Street to the center line of Jefferson Avenue; thence East along the center line of Jefferson Avenue to the center line of Dundee Avenue; thence Southerly along the center line of Dundee Avenue to the center line of Kimball Street; thence West along the center line of Kimball Street to the place of beginning.

**Sixth District:** That part of the City of Elgin described as follows: Beginning at the intersection of the center lines of Ann Street and Dundee Avenue; thence Northerly along the center line of Dundee Avenue to the center line of Jefferson Avenue; thence Easterly along the center line of Jefferson Avenue to the Easterly boundary of the City of Elgin; thence South along said Easterly boundary to the most Northerly boundary of that part of the City of Elgin lying in Cook County; thence Easterly along said most Northerly boundary to the Easterly boundary of the City of Elgin; thence Southerly along said Easterly boundary to the center line of Grand Avenue; thence West along the center line of Grand Avenue to the center line of North Liberty Street; thence South along the center line of North Liberty Street to the center line of Ann Street; thence West along the center line of Ann Street to the place of beginning.

**Seventh District:** That part of the City of Elgin described as follows: Beginning at the intersection of the center lines of Seneca Street and Spring Street; thence South along the center line of Spring Street to the



Westerly line to the center line of Erie Street; thence Easterly along the center line of Erie Street to the center line of Wilcox Avenue; thence Southerly along the center line of Wilcox Avenue to the center line of Walnut Avenue; thence Easterly along the center line of Walnut Avenue to the place of beginning.

Twenty-third District: That part of the City of Elgin described as follows: Beginning at the intersection of the center lines of Walnut Avenue and Moseley Street; thence East along the center line of Walnut Avenue and said center line produced to the center thread of Fox River; thence Southerly along the center thread of Fox River to the center line produced of Harding Street; thence West along the center line produced and the center line of Harding Street to the center line of South State Street; thence South along the center line of South State Street to the center line of Orange Street; thence West along the center line of Orange Street to the center line of Moseley Street; thence North along the center line of Moseley Street to the place of beginning.

Twenty-fourth District: That part of the City of Elgin described as follows: Beginning at the intersection of the center lines of Orange Street and Gertrude Street; thence Southerly along the center line of Gertrude Street to the center line of Souster Avenue; thence Westerly along the center line of Souster Avenue to the Westerly boundary of the City of Elgin; thence Southerly along said Westerly boundary to the Southerly boundary of the City of Elgin; thence Easterly along said Southerly boundary to the center thread of Fox River; thence Northerly along said center thread to the center line produced of Harding Street; thence Westerly along the center line produced and the center line of Harding Street to the center line of South State Street; thence Southerly along the center line of South State Street to the center line of Orange Street; thence Westerly along the center line of Orange Street to the center line of Gertrude Street and the place of beginning.

Section 2. Polling Places in and for said respective districts are hereby established as follows:

First District: W. H. Kimball's Garage, 601 North Grove Avenue.

Second District: Wm. Hillman's Garage, 903 Cedar Avenue.

Third District: Frank Lindholms' Garage, 515 Algona Avenue.

Fourth District: Chas. Rippberger's Garage, 252 Jefferson Avenue.

Fifth District: Joe Adamek's Garage, 523 Center Street.

Sixth District: John T. Knott's Garage, 565 Dundee Avenue.

Seventh District: Hubbell Motor Company's Garage, 163 Douglas Avenue.

Eighth District: Wm. Lawrence's Garage, 205 N. Gifford Street, corner Park Street.

Ninth District: City Hall Building, 204 Chicago Street.

Tenth District: Wm. G. Burger's Garage, 54 Walker Place.

Eleventh District: Grove Theater Lobby, 127 South Grove Avenue.

Twelfth District: Jay H. Burdick's Building, 25 South Channing Street.

Thirteenth District: D. H. Rotcher's Garage, 477 Stella Street.

Fourteenth District: Arthur M. Connor's Garage, 260 Watch Street.

Fifteenth District: Fire Station Number 5, 533 St. Charles Street.

Sixteenth District: George T. Green's Garage, 512 Bluff City Boulevard.

Seventeenth District: Silliman's Grocery, 218 Lawrence Avenue.

Eighteenth District: R. and S. Service Station, 530 Highland Avenue.

Nineteenth District: Chas. Wolff, Jr.'s Garage, 52 Hamilton Avenue.

Twentieth District: Fire Station Number 2, 216 West Chicago Street.

Twenty-first District: Gus Bloemke's Garage, 552 Holly Street.

Twenty-second District: Harry D. Cooper's Garage, 403 Jewett Street.

Twenty-third District: Otto Ostdick's Garage, 375 Griswold Street.

Twenty-fourth District: Scott B. Weldner's Garage, 470 South State Street.

Section 3. Judges and Clerks of Election in and for said several voting districts are hereby appointed as follows:

First District—Judges: Walter H. Kimball, Edward L. Fierke, C. S. Higinbotham. Clerks: Mrs. Bertha Kimball, Miss Jennie Anderson, Gertrude Higinbotham.

Second District—Judges: Wm. F. Gromer, Wm. A. Hillman, George A. Chapman. Clerks: Joseph H. Miller, Ralph W. Petrie, Gertrude V. Brunneman.

Third District—Judges: Charles Heckman, Norman Johnson, George Bruening. Clerks: Mrs. Minnie Heckman, Mrs. Rudolph Wagner, Daniel C. Gilly.

Fourth District—Judges: Leo W. Grant, Bert B. Splithoff, Harold Grant. Clerks: Winston Bennorth, Frank Haefemeyer, Arnold B. Winne.

Fifth District—Judges: R. W. Hawthorne, Roy C. Benson, Chas. M. Gracer. Clerks: Ed G. Adamek, Edmond Wallace, Arthur Rakos.

Sixth District—Judges: Jno. T. Knott, Arthur Darling, D. F. Goggin. Clerks: Mrs. Mary Anderson, Mrs. Lucie Darling, Mrs. Rose Swanson.

Seventh District—Judges: Walter H. Karge, Adolph Fischer, John C. Kohn. Clerks: Reuben Stern, Wm. Schauer, Ray H. Folkman.

Eighth District—Judges: Geo. F. Sills, Martin F. Runge, G. Edward Kohn. Clerks: Wm. Breen, Chas. Lenz, Louis Ollman.

Ninth District—Judges: Alvin C. Triggs, Louis W. Heine, J. D. Carson. Clerks: Mrs. J. D. Carson, Donald Barnes, Geo. Redeker.

Tenth District—Judges: Lawrence Swinyer, Geo. L. Pask, Geo. Robinson. Clerks: Mrs. M. E. Doxey, Mrs. Lucy Baldwin, Miss Ella Barnes.

Eleventh District—Judges: Bert Pease, W. E. Parker, Raymond Albrecht. Clerks: Mrs. Mary Gregory, Mrs. Sarah Gould, Carl Blerman.

Twelfth District—Judges: Chas. A. Soper, Geo. F. Bernard, Jno. W. Schramm. Clerks: Dudley W. Nish, Mrs. Lottie Bernard, Mrs. Grace Soper.

Thirteenth District—Judges: Emil Kocher, Jr., Earl K. Foote, John E. Martin. Clerks: Edgar Egger, Sherman Webster, Chas. Breen.

Fourteenth District—Judges: Arthur M. Connor, Erwin Underhill, Matthew E. Meredith. Clerks: Peter Breen, Kenneth Kuntz, Geo. Underhill.

Fifteenth District—Judges: T. L. Stephens, Delbert E. Pate, Leslie Banks. Clerks: Mrs. Edna M. Pate, Mrs. Violet Schultz, Geo. Bristol.

Sixteenth District—Judges: Geo. T. Green, Ralph Scales, D. E. Saylor. Clerks: Frank Grimes, Fred C. Waltz, Frank B. Sherwood.

Seventeenth District—Judges: Louis J. Althen, John H. Shales, Samuel Silver, Sr. Clerks: Margaret Silver, Casper A. Althen, Gladys Shales.



# Council of the City of Elgin, Illinois

Commission Form

## REGULAR COUNCIL MEETING

### OFFICIAL RECORD

(Published by authority of the Council of the City of Elgin, Illinois.)

At a regular meeting of the Council held Monday morning, February 5, 1923, at 10 o'clock, there were present Mayor Price and Commissioners Hunter, Lasher, Russell and Zook.

#### Minutes.

The minutes of the adjourned regular meeting held February 1, 1923, were read and approved.

#### PETITIONS AND COMMUNICATIONS

##### Estimates.

The Council sitting as a Board of Local Improvements made recommendation for the payment of estimates as follows: Upon written motion of Commissioner Hunter, seconded by Commissioner Zook, the estimates were allowed and warrants ordered drawn for the several amounts. Yeas, Commissioners Hunter, Lasher, Russell, Zook and Mayor Price, 5. Nays, none.

##### Mueller Bros.

Estimate No. 2, 15% Reserve—Sidewalk, Curb and Gutter on Yarwood Street .....\$270.00

##### James A. Britton.

Estimate No. 3, 15% Reserve—Sidewalk, Curb and Gutter on Seneca Street .....\$452.14

##### Victor H. Kasser.

Spreading Assessment Roll in connection with Paving and Otherwise Improving a Part of North Street, between Dundee Avenue and Hill Avenue .....\$305.00  
Spreading Assessment Roll in connection with Paving and Otherwise Improving a Part of Franklin Street between Dundee Avenue and Gifford Street .....\$ 81.90

##### Pay-rolls.

Commissioner Zook submitted the pay-rolls for the half-month end-

ing January 31st, Commissioners' pay-roll and the bills for the month of January, 1923, and made written motion, seconded by Commissioner Russell, that they be approved and warrants for payment be issued for the several amounts. Yeas, Commissioners Hunter, Lasher, Russell, Zook and Mayor Price, 5. Nays, none.

The pay-rolls and bills allowed aggregated as follows:

Executive and Legislative .....	\$ 877.47
Law .....	65.00
Finance .....	608.47
City Hall—Miscellaneous .....	2,024.52
Judgments and Liabilities .....	630.66
Police .....	1,401.00
Fire .....	2,176.17
Health .....	826.43
City Court .....	147.50
Police Court .....	50.00
Board of Examiners .....	17.50
Public Works .....	4,249.82
Electric Light .....	1,642.10
Parks .....	521.93
Cemetery .....	283.37
Water .....	8,202.37
	<b>\$ 23,724.31</b>

#### Resolution—Judge of the City Court.

The following resolution calling for the election of Judge of the City Court of Elgin, to be held on the Fourth Monday of February, being the 26th day of February, A. D. 1923, was adopted upon written motion of Commissioner Zook, seconded by Commissioner Russell. Yeas, Commissioners Hunter, Lasher, Russell, Zook and Mayor Price, 5. Nays, none.

#### RESOLUTION.

RESOLVED, that public notice is hereby given that an election will be held in the City of Elgin, County of Kane and State of Illinois, on the fourth Monday of February, being the 26th day of February A. D. 1923, for the purpose of electing a Judge of the City Court of Elgin, which election will be opened at 7 o'clock in the morning and continue open until 5 o'clock in the afternoon of that day, and shall be held in all the voting districts of the City of Elgin, as described in an ordinance entitled, "An Ordinance Dividing the City of Elgin into Voting Districts, Establishing Polling Places, and Appointing Judges and Clerks of Election for such Districts," passed by the Council of said City of Elgin on the 6th day of February A. D. 1915. That the judges and clerks of said election be and they are hereby appointed and polling places are designated as follows:

##### First District.

Polling Place: W. H. Kimball's Building, 601 River St.  
Judges: W. H. Kimball, Sr., C. S. Higinbotham, Bertha K. Kimball.  
Clerks: Albert L. Heideman, Gertrude Higinbotham, J. D. McMillan.

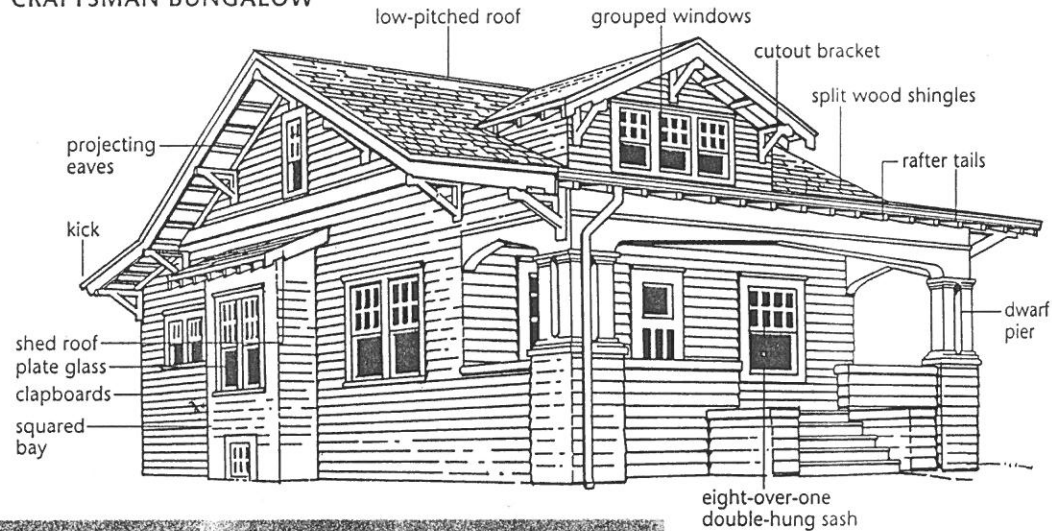
##### Second District.

Polling Place: Edward Hallstrom's Garage, 324 Shade Ave., Corner

→ 903 Cedar not listed in 1923

## Bungalows and Small Houses

### CRAFTSMAN BUNGALOW



The first thirty years of the 1900s were a building boom for the small single- and two-family house, along with the detached "auto barn" or garage. This growth was spurred by a social movement to improve housing, as well as another development on the American scene: the suburb. In 1900, there were 8,000 cars on the road; just fifteen years later the number was well over two million. This automobility, along with improved railroads, created a demand for affordable housing within reach of the city.

Magazines led the way. Among the most influential was *Ladies Home Journal*, which around 1900 published designs for small model homes—often in chalet and period styles—complete plans for prefabricated frames, specifications for fireproofing, and such novel conveniences as electricity, plumbing, and gas ranges. The *Craftsman* (see page 208) was responsible for the widespread popularity of the Craftsman bungalow, a typically snug one-and-a-half-story home with a wide overhanging roof, deep porch, and simple interior with built-in cupboards and cozy inglenooks. For a few dollars a reader could purchase working plans for a house costing as little as \$1,000 to build. Ready-to-build houses could also be bought by mail order from enterprises such as Sears, Roebuck, which would deliver the crated materials, fixtures, and assembly instructions for an entire house to the nearest railroad station.

