

## **HISTORIC SIGNIFICANCE**

This building is a remnant of the early days of Elgin. When the railroad came through Elgin on the way to Galena, William C. Kimball, a resident since 1837, recognized the benefit of a large hotel near the rail station. Thus, in 1852, he built the Waverly House, Elgin's first real hotel, which opened on New Year's Eve in 1853, at 22-24 State Street. At the time, it was touted as "one of the best hotels in the country". The ballroom could accommodate 100 people.

The property extended from State Street west to the railway tracks. The builder was Horace Benham. The building at 219 W. Highland was originally the stable for the Waverly Hotel.

William Currier Kimball (1806-1875) was a merchant in Canada. His father, Joseph Kimball, wrote to him, urging him to come to Elgin. Three weeks after writing that letter, Joseph died of cholera. William came to Elgin in 1837 with his brother Samuel. Together, they claimed much of the land on the west side of the river.

The Kimballs obtained most of their original holdings in Elgin through Land Grants from the United States of America. See attached deeds for three land grants, Kane County Record Book 10 pages 196-198. William platted W.C. Kimball's Original Plat of Elgin in 1843.

An astute businessman, William opened a general store at the northwest corner of State Street and Highland Avenue. In the 1840s, he established a flour mill, Waverly Mills, across the street from his store, and in 1853 opened the Waverly Hotel. Sadly, he lost the hotel in the economic crash of 1857, but it remained in business.

In 1865, by means of a Special Warranty, lots 7, 8, 9, and 10 of Block 29 of the City of Elgin were transferred by Emily Spencer of Hartford Connecticut to Stephen Lasher for the sum of \$9000 (County Record Book 82 page 577). The hotel was then run by Stephen and his son Leonard until 1881. Due to a decline in business in 1880, the decision was made to close the hotel.

Stephen Lasher was born in 1820. He and his wife Margaret, both born in New York, moved to Elgin in 1859. Son Leonard was born in 1837 in New York. Leonard married Carrie, who was born in Wisconsin in 1848. The Leonards had two sons, Walter, born in 1877 and Frank Moore Leonard. Leonard died August 9, 1901. Carrie died in 1925. They are buried in Bluff City Cemetery.

After the demise of the hotel, the building was used for various purposes. In 1884, it was sold to the City of Elgin and renovated for use as a jail, and in 1886 was the police department headquarters.

The former hotel was the first quarters of the Elgin Condensed Milk Company, from 1888 until 1894, when Illinois Condensing Company, whose main plant was at 200 Brook Street, acquired it. Elgin Milkine Company, established in Wisconsin as Dry Extract Company, moved to Elgin in 1897 and leased the hotel building. Borden bought Elgin Milkine Company in 1903 and moved its malted milk operations to this location. In 1912, Borden constructed the building to the south and moved its malted milk operations there.

The four-story brick building was finally razed in 1917. In 1923, the McCornack Oil Company leased the corner part of the property to build an ornate red brick station. Currently, the property that once boasted Elgin's best hotel stands vacant and is used as a parking lot.

The stable building has also been put to a variety of uses over the years. It was converted to a motorcycle shop in 1997 that operated here until the shop moved to East Dundee in 1999. In 2008, Elgin Windmill Factory Antiques moved here from 80 North State Street. A year later, this business was purchased by Frank Collingbourne, who opened Collingbourne's "Interesting Things" in 2009. The shop closed in 2016.

The most recent occupant is Rosalba Piñon, who opened Frida's Party Room in 2017. Frida's Party Room is a multi-faceted all-purpose performance and event venue, hosting events such as weddings, banquets, music events, birthdays, and baby showers, and, in May of 2023, the Elgin Heritage Commission's Mayor's Awards Ceremony. The large venue area is equipped with professional stage and lighting equipment, seating areas, bar and catering equipment to facilitate events of all sizes.

Acknowledgements: Elgin History Museum, David Siegenthaler.

### **ARCHITECTURAL SIGNIFICANCE**

Legal description: W. C. Kimball's original plat of Elgin Block 29 Lots 8 and 9.

The existing stand-alone building was built as an accessory structure for the Waverly Hotel. The original use was a stable.

The one-story, flat roofed building is primarily of cobblestone construction, consisting of glacial stones embedded in thick limestone mortar, a building technique originating in and around Rochester New York. Construction of the Erie Canal between 1820-25 attracted stone masons who built the lock and bridge abutments. After completion of the canal, many masons turned their talents to the construction of cobblestone homes. Stones were plentiful in that area, and less costly than brick.

Many of Elgin's pioneers moved here from upstate New York, including city founder James T. Gifford and stone mason Ralph Grow, who built the cobblestone at 302 West Chicago Street for Nancy Kimball. Elgin is believed to

have had the largest concentration of cobblestone buildings outside of the Rochester area. Elgin's cobblestones are among the earliest structures built here. Originally there were 20 such buildings, including homes, two churches, a stable and a store. Of the six that remain, three are on the west side of the river, all of which were built for the Kimball family. These include the Nancy Kimball House at 302 W. Chicago (circa 1846), the stable at 219 W. Highland (1852), and 326-28 Mountain Street, home of Edison Kimball (circa 1850). Cobblestones on the east side include James T. Gifford's home at 363-65 Prairie Street (1849-50), the home at 319 DuPage Street (1849-50), and the home at 302 Fulton Street (circa 1850).

Significant architectural features include overhanging eaves, exposed rafter tails, cobblestone façade with thick mortar joints, large segmental arch entry with stone quoins and stone corner quoins. Segmental arches and stone lintels grace the windows on both the upper and lower levels. Segmental arches, arched windows with curved hoods, and eave brackets are found in Italianate Style structures.

### **ALTERATIONS**

Upper and lower level replacement windows are slightly smaller than originals, and are rectangular rather than arched. Windows on the north façade have been boarded up. The stone-faced section to the west is thought to have been an early addition.

### **Addenda**

Photos of building current and 1930s

Deeds 1847

City directory page 1957

1880 hand-drawn aerial map excerpt

1895 hand-drawn aerial map excerpt

Sanborn fire insurance maps 1913 and 1950

Historical Architectural Survey



North elevation



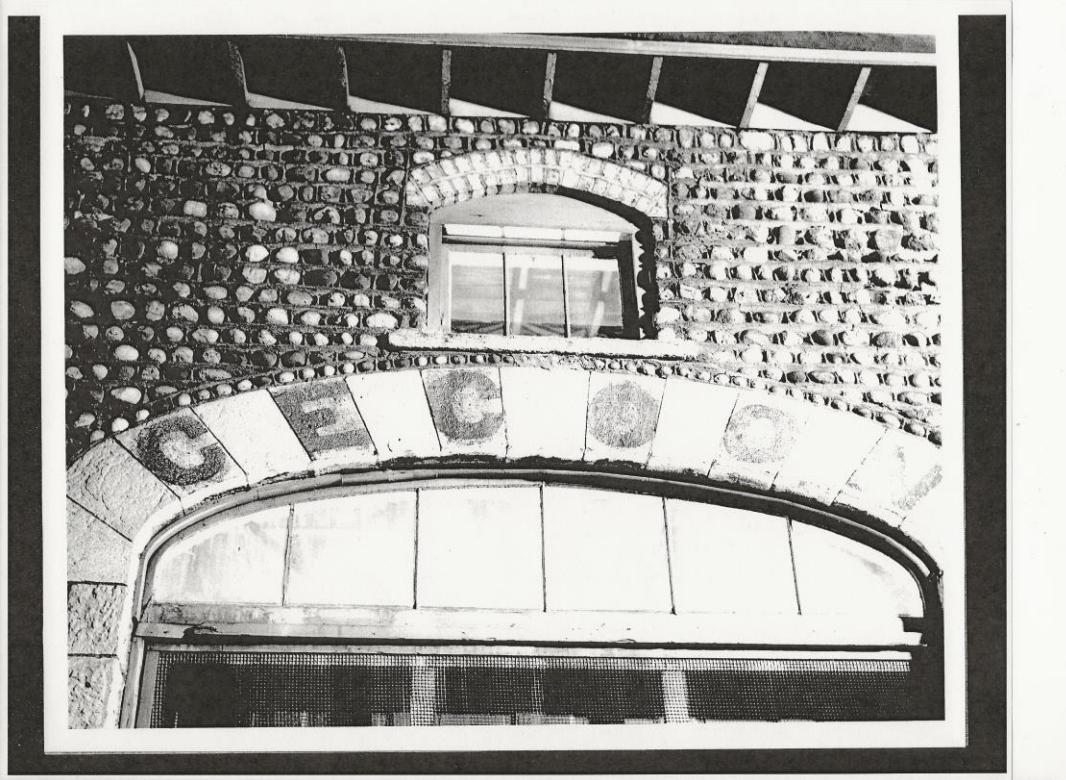
North elevation with railroad trestle



North entrance



Stone section on the northwest corner



1930s photo with lettering above the door



Interior space facing north



Interior Frida's Party Room

Book 10 P 176

U.S. Certificate? To whom these presents shall come greeting.  
 No. 11718  
 Kimball  
 Whereas William C. Kimball of Kane County Illinois has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Chicago whereby it appears that full payment has been made by the said William C. Kimball according to the provisions of the act of Congress of the 24th of April 1820, entitled "An act making further provision for the Sale of Public Lands" for the East half of the North East Quarter of Section Twenty one, in Township Forty one North of Range Eight East of the Third Principal Meridian, in the District of Lands subject to Sale at Chicago Illinois containing Eighty Acres, according to the Official Plat of the Survey of the said Lands returned to the General Land Office by the Surveyor General, which said tract has been purchased by the said William C. Kimball Now know ye that the United States of America in consideration of the premises and in conformity with the several acts of Congress in such cases made and provided Have given and granted and by these presents do give and grant unto the said William C. Kimball and to his heirs the said tract above described to Have and to Hold the same together with all the rights privileges immunities and appurtenances of whatsoever nature thereunto belonging unto the said William C. Kimball and to his heirs and assigns forever.

In Testimony Whereof I the said President of the United States of America have caused these letters to be made Patent and the seal of the General Land Office to be hereunto affixed

Seal

Given under my hand at the City of Washington the Tenth day of July in the year of our Lord one thousand eight hundred and forty four and of the Independence of the United States the sixty ninth.

By the President John Tyler by John Tyler Secy

Recorded vol 92 page 299, W.M. Whitney Recorder of the General Land Office. Signed & Recorded 16th Dec 1844

Filed August 29 1844 at 2 o'clock P.M. Geo. W. Foster Recorder

U.S. Certificate? To all whom these presents shall come greeting.  
 No. 11792  
 Kimball  
 Whereas William C. Kimball of Kane County Illinois has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Chicago whereby it appears that full payment has been made by the said William C. Kimball according to the provisions of the act of Congress of the 24th of April 1820 entitled "An act making further provision for the Sale of the Public Lands" for the West half of the South East Quarter of Section twenty two in Township Forty one North of Range Eight East of the Third Principal Meridian in the District of Lands subject to Sale at Chicago Illinois containing Eighty acres according to the official Plat of the Survey of the said Lands returned to the General Land Office by the Surveyor General which said tract has been purchased by the said William C. Kimball



197 197

U.S.  
50  
Kimball

That the United States of America in consideration of the Monies and in conformity with the several acts of Congress in such cases made and provided have given and granted and by these presents do give and grant unto the said William C. Kimball and to his heirs the said tract above described, to Have and to Hold the same together with all the rights privileges immunities and appurtenances of whatsoever nature thereunto belonging unto the said William C. Kimball and to his heirs and assigns forever  
In Testimony whereof J. John Tyler President of the United States of America have caused these letters to be made Patent and the seal of the General Land Office to be hereunto affixed

Given under my hand at the City of Washington the tenth day of July in the year of our Lord one thousand eight hundred and forty four and of the Independence of the United States the sixty ninth

Seal

By the President John Tyler

Recorded Vol 23, Page 10 W. M. Gorton Recorder  
Signed by the Recorder, 4 Dec 1844  
Filed Aug 3<sup>d</sup> 1847, at 2 o'clock, P.M. Sec. W. Gorton Recorder

U.S.  
70  
Kimball

Receipt  
Certificate  
No 11383

### The United States of America

To all whom these presents shall come touching, Whereas William C. Kimball of Kane County Illinois has deposited in the General Land Office of the United States a certificate of the Register of the Land Office at Chicago, which it appears that full payment has been made by the said William C. Kimball according to the provisions of the act of Congress of the 24th April 1820 entitled "an act making further provision for the sale of the Public Lands" for the North West quarter of section twenty two in Township Twenty one North of Range eight east of the third principal Meridian in the District of lands subject to sale at Chicago Illinois containing one hundred and sixty acres according to the official plat of the survey of the said lands returned to the General Land Office by the Surveyor General, which said tract has been purchased by the said William C. Kimball Now know ye that the United States of America in consideration of the monies and in conformity with the several acts of Congress in such cases made and provided have given and granted and by these presents do give and grant unto the said William C. Kimball and to his heirs the said tract above described, to Have and to Hold the same together with all the rights privileges immunities and appurtenances of whatsoever nature thereunto belonging unto the said William C. Kimball and to his heirs and assigns forever  
In Testimony whereof J. James K. Polk, President of the United States of America have caused these letters to be made Patent and the seal of the General Land Office to be hereunto affixed

Seal

Given under my hand at the City of Washington the first day of May in the year of our Lord one thousand eight hundred and forty five and of the Independence of the United States the sixty ninth  
By the President James K. Polk J. H. Walker Secy

Recorded Vol 25, Page 15 S. W. Laughlin, Recorder of the General Land Office  
Filed Aug. 3<sup>d</sup> at 2 o'clock, P.M. Sec. W. Gorton Recorder

198  
U.S.  
Certificate  
No  
Kimball

### The United States of America

Premption  
To all whom these presents shall come greeting,  
Whereas William C. Kimball assignee of William Plummer Kimball has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Chicago whereby it appears that full payment has been made by the said William Plummer Kimball according to the provisions of the act of Congress of the 24th of April 1820 entitled "An act making further provision for the sale of the Public Lands" for the North east quarter of Section twenty two in Township Forty one North of Range Eight east of the third principal Meridian in the District of Lands subject to sale at Chicago Illinois containing one hundred and eighty acres according to the official Plat of the survey of the said Lands returned to the General Land Office by the Surveyor General which said tract has been purchased by the said William Plummer Kimball, Now Know ye the the United States of America in consideration of the premises and in conformity with the several acts of Congress in such case made and provided Have given and Granted and by these presents do give and Grant unto the said William C. Kimball and to his heirs the said tract above described to Have and to Hold the same together with all the rights privileges immunities and appurtenances of whatsoever nature thereunto belonging unto the said William C. Kimball and to his heirs and assigns forever.

In Testimony Whereof I James M. Polk President of the United States of America have caused these letters to be made Patent and the Seal of the General Land Office to be hereunto affixed

Given under My hand at the City of Washington the first day of May in the year of our Lord one thousand eight hundred and forty five and of the Independence of the United States the thirty ninth  
By the President James M. Polk

(Orig Aug. 3 1845 at 2 o'clock P.M. 5th Edition signed)  
Recorded Feb 25, Page 118 J. W. Laughlin Records of the General Land Office

Certificate  
No 735

### The United States of America

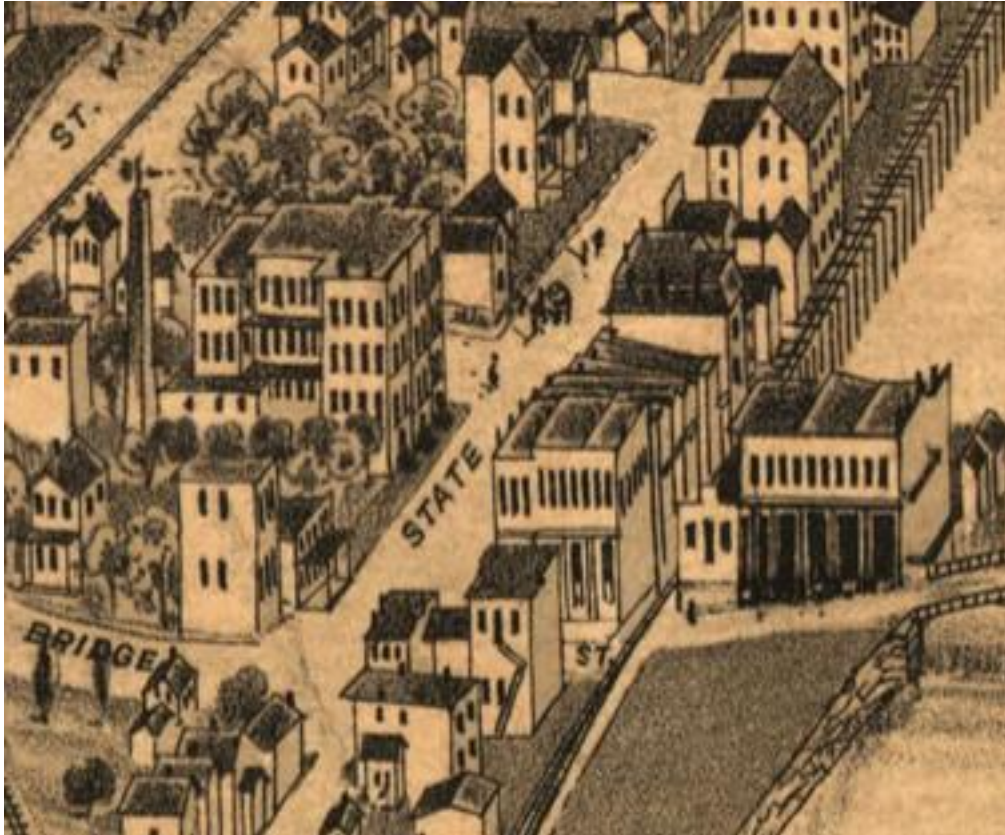
To all to whom these presents shall come greeting,  
Whereas William C. Kimball of Kane County Illinois has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Chicago whereby it appears that full payment has been made by the said William C. Kimball according to the provisions of the act of Congress of the 24th of April 1820 entitled "An act making further provision for the sale of the Public Lands" for the North west quarter of the South west quarter of Section twenty three in Township Forty one North of Range Eight East of the third principal Meridian in the District of Lands subject to sale at Chicago Illinois, containing thirty acres according to the official plat of the Survey of the said lands returned to the General Land Office by the Surveyor General which said tract has been purchased by the said William C. Kimball Now Know ye that the United States of America in consideration of the premises and in conformity with the several acts of Congress in such case made and provided Have given and Granted and by these presents do give and Grant unto the said William C. Kimball and to his heirs the said tract above

28 ELGIN, Wm C Kimball's Plat of the West Side of the Village of Elgin



29  
30  
Surveyor P.J. Wegner  
Filed for record Feb 15, 1843.  
Recorded Book A, Page 1, Elgin City Maps.

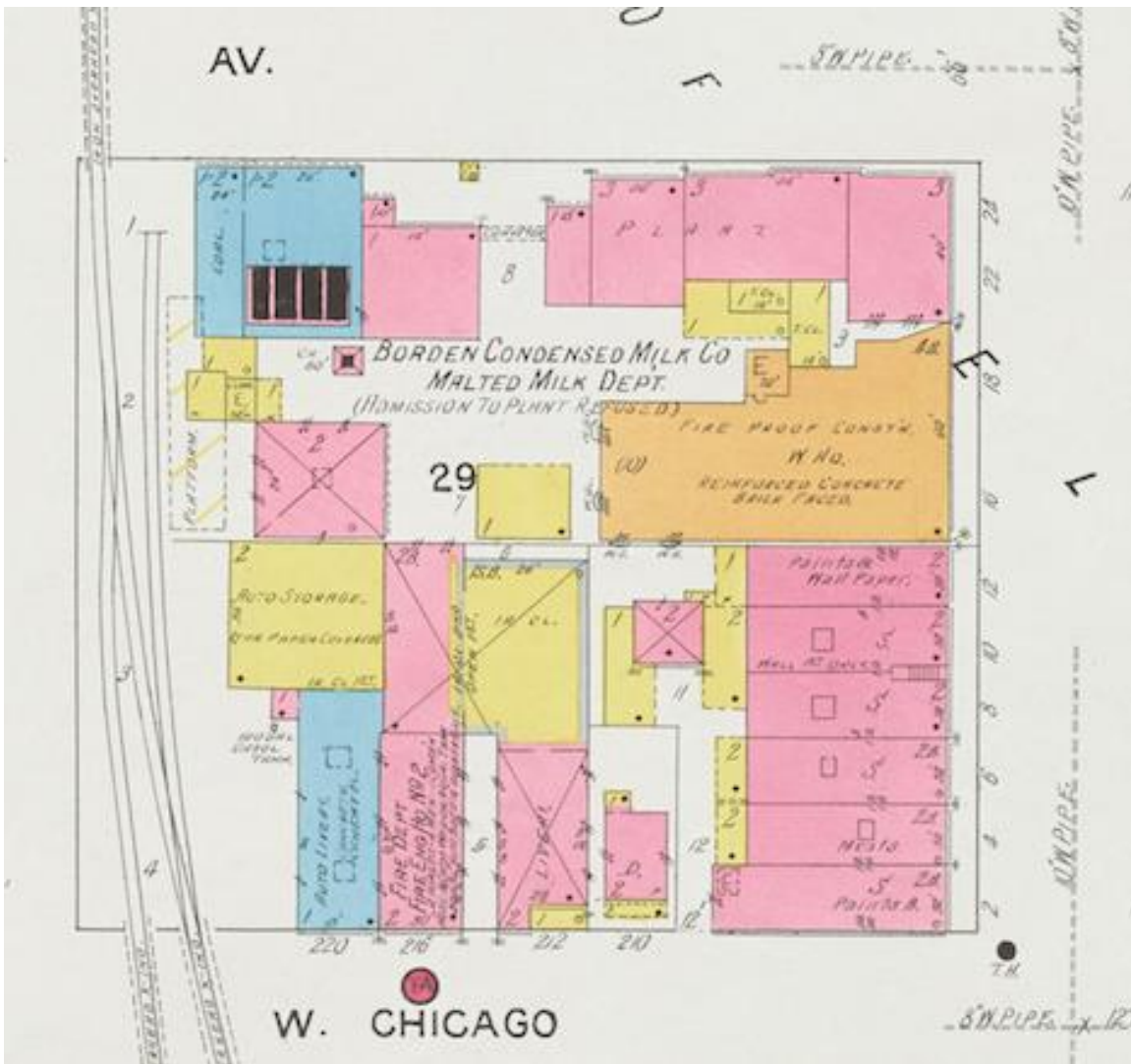
1843 plat



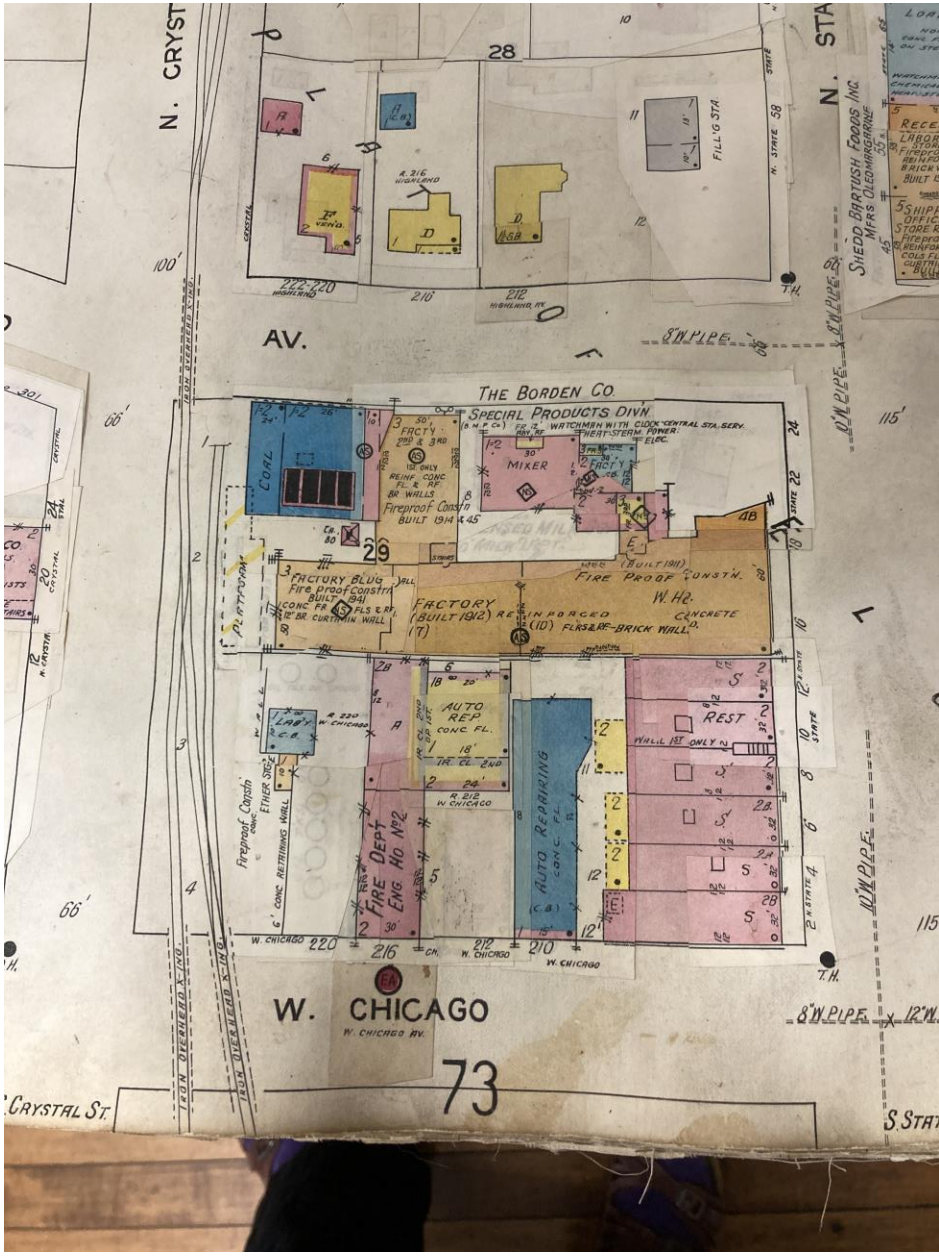
1880 hand-drawn map excerpt



1895 hand-drawn map excerpt

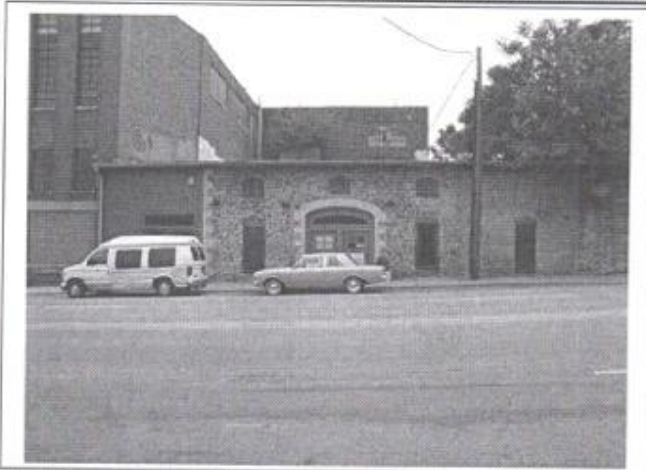


Sanborn Fire Insurance map 1913



Sanborn Fire Insurance Map 1950

STREET # 219  
 DIRECTION W  
 STREET HIGHLAND  
 SUFFIX AV  
 PIN 0614406001  
 LOCAL SIGNIFICANCE RATING S  
 POTENTIAL IND NR? (Y or N) N  
 CRITERIA  
 Contributing to a NR DISTRICT? C  
 Contributing secondary structure? -  
 Listed on existing SURVEY?



**GENERAL INFORMATION**

CATEGORY building CURRENT FUNCTION Commerce/Trade  
 CONDITION good HISTORIC FUNCTION Transportation - road-related (livery)  
 INTEGRITY minor alterations and addition(s) REASON for SIGNIFICANCE Significant as one of Elgin's few remaining cobblestone buildings.  
 STOREFRONT INTEGRITY N/A  
 SECONDARY STRUCTURE

**ARCHITECTURAL DESCRIPTION**

ARCHITECTURAL CLASSIFICATION Stable PLAN rectangular  
 DETAILS NO OF STORIES 2  
 BEGINYEAR c. 1853 ROOF TYPE Not visible  
 OTHER YEAR ROOF MATERIAL Not visible  
 DATESOURCE Plaque FOUNDATION Stone  
 WALL MATERIAL (current) Stone PORCH -  
 WALL MATERIAL 2 (current) Brick WINDOW MATERIAL Wood  
 WALL MATERIAL (original) Stone WINDOW MATERIAL  
 WALL MATERIAL 2 (original) WINDOW TYPE fixed  
 WINDOW CONFIG 1-light  
 SIGNIFICANT FEATURES Overhanging eaves w/ exposed rafter tails; cobblestone façade w/ thick mortar joints; rough stone at W. end; large segmental arch center entry w/ stone quoin surround; segmental arch 1st & 2nd story window openings w/ rowlock lintels  
 ALTERATIONS Replacement windows in slightly downsized openings on 1st story; boarded up 2nd story windows; stone section to west may also be early addition; historic photo of building (see Historic Info) shows 2 story stable building--2nd story may have been removed  
 STOREFRONT FEATURES

STOREFRONT ALTERATIONS

[Empty text box for storefront alterations]

**HISTORIC INFORMATION**

HISTORIC NAME Waverly Hotel Stable

COMMON NAME Sylvester's Upholstery

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT SOURCE

HISTORIC INFO Historic photograph of stable building on page 14 of OLD ELGIN: A PICTORIAL HISTORY (E. C. Aift).

PERMITS

LANDSCAPE Midblock on south side of Highland Avenue; train bridge just to west of building; front sidewalk; parallel parking at front

PREPARER Lara Ramsey

PREPARER ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEYDATE 5/16/2007

SURVEYAREA ELGIN DOWNTOWN

DIGITAL PHOTO ID \images\Highland219w.jpg

DIGITAL PHOTO ID3

DIGITAL PHOTO ID2

DIGITAL PHOTO ID4



**City of ELGIN**  
ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY  
CONTINUATION SHEET

**STREET #** 219

**STREET** W. Highland Avenue

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**ADDITIONAL PHOTOS OR INFORMATION**

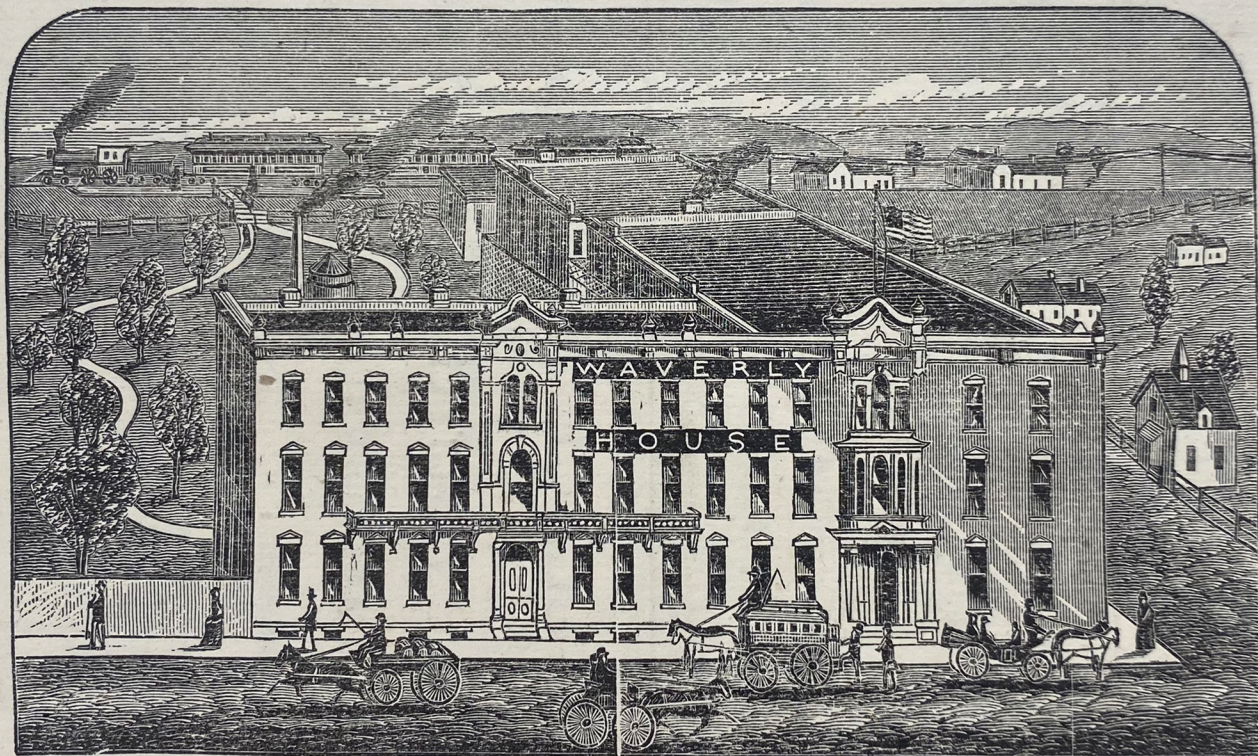
*Historic Photographs*

[From page 14 of OLD ELGIN: A PICTORIAL HISTORY (E. C. Alft)]



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