

Building Plaque Application

If applicant's name is different from above:

Name _____ Daytime Phone _____

Address _____ City _____ State _____ Zip _____

Original Owner RAY H & RUTH FOLKMAN

Date of Construction 1927

Architect (if known) -

Builder (if known) -

Check if attached:

☒ **Statement Of Value**

Please review the criteria on page 5. The Elgin Heritage Commission uses these criteria to review your application and award a plaque. Attach an explanation of the historical **and** architectural value of the building. Attach photocopies of relevant materials such as copies of Sanborn maps, original property deeds and City Directory listings. Applications without these requirements will not be considered by the Elgin Heritage Commission.

☒ **Building Alterations**

Describe any alterations to the **exterior** of the building and include dates. Attach description to the application.

☒ **Photograph**

Include a recent photograph in which the building is clearly visible. Additional photographs depicting a close up and details of decorative features are helpful.

Stipulations

If the building is not awarded a plaque, the application fee of \$15.00 will be refunded.

This application and submitted materials 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 submitted in the application. This does not prohibit others from using the information.

When awarded, the plaque will remain the property of the City and cannot be altered or removed from the building. It is the City's responsibility to replace the plaque if and when the situation warrants it.

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

Owner's Signature Lois Wilhelms

Date 9-26-07

Signed Michael Hinder

Date 9-27-07



715 Augusta, Elgin Illinois
Craftsman style bungalow

Rebecca Hunter
Historical Architectural Research

www.kithouse.org

September 27, 2007

ELGIN BUILDING PLAQUE PROGRAM
DOCUMENTATION FOR 715 AUGUSTA AVENUE

STATEMENT OF VALUE

This brick and shingle house located on lot 2 of block 11 of the Lovell Addition is a pristine example of the Craftsman style bungalow, which enjoyed popularity from about 1915 until 1930. Craftsman features of this one and a half story home include the side gable with an inset porch, large front and rear dormers with gabled roof, projecting eaves, 3-over-1 double hung windows, grouped windows, original front door with two vertical panels and six lights, cedar shingles on the dormers, fireplace with a large exterior chimney on the north side of the dwelling, and a deep porch with battered columns connected by an arch, which runs the width of the house. The original side door has a single light with three horizontal panels below.

The simple yet elegant interior has original hardwood floors throughout. The original woodwork was painted but has been stripped and varnished by the current owner.

The landscaping, designed by Pat Hill, is representative of garden styling of the 1920's.

The owner of 715 Augusta from 1945 to 1964, Royal Muntz, was a member of the Muntz family, which played an important role in the business and economic history of Elgin. From 1901 to 1922 Henry Muntz Jr and his wife, Sadie or Sarah lived in the house they built at 636 Spring. Henry Jr was the third child of Henry Muntz Sr and his wife Katherine Stein Muntz. Royal Muntz was the son of Herbert C Muntz, whose father was Albert C Muntz. In 1927, Royal was a college student, residing with his family at 731 N Spring. By 1930, still living with his parents, he was listed in the City Directory as Assistant Manager, Elgin Storage and Transfer Company. By 1940, he was married and living at 362 River Bluff with his wife, Mary. In 1945, the couple bought the property at 715 Augusta. Throughout his career, Royal continued to work for the family business in various positions.

The Muntz family were active in the business life of Elgin, founding and managing a buggy, harness and hardware business, a saddlery, a livery stable, a moving and storage company, (Elgin Storage and Transfer), a funeral livery, a rug manufacturing company, an apartment building, and a car dealership. The businesses employed many family members in various capacities, beginning as teenagers. The business acumen of one family member, Earl "Madman" Muntz was publicized nationally.

BUILDING ALTERATIONS

The porch of this bungalow is enclosed; based on design features, this was done at or near the time of original construction. No building permits are on file with the City of Elgin for this work, which may indicate the enclosed porch was original. This small alteration does not detract from or obscure any of the architectural details of the house.

Building permits on file are listed below:

12/11/1950 Electric installation permit issued to Royal Muntz.

10/04/1969 Permit to Darwin Phillips for range and service revision.

July 1970 Permit to Darwin Phillips for a 54" fence

July 1970 Permit to Darwin Phillips for a 15' round pool, above ground, 4' deep

The pool has since been removed by the current owner.

The residential card on file with the City of Elgin is dated 02/20/1939 and lists a single family dwelling, a 2 story masonry structure, and a one story masonry garage on a lot 55' wide by 132.75' deep.

HISTORY OF OWNERSHIP

The Vincent S Lovell Addition to Elgin was platted in December of 1894 by Lucy Lovell. According to the 1925-26 Elgin City Directory, all the lots in the 700 block of Augusta (from Lovell to Lincoln) were vacant, but there were homes in the 800 block.

On May 2, 1927, lot 11 in block 2 (715 Augusta) was purchased by Ray H and Ruth Volkman for the sum of \$4500. On the same day, the Volkman took out a mortgage with Elgin Loan and Homestead Association in the amount of \$3750.00. The mortgage was paid in full by September 17, 1928. The 1927-28 City Directory lists the Folkmans at 715 Augusta. Ray worked for the watch factory. Please refer to the attached copies of the purchase and mortgage deeds.

On July 7, 1930, the Volkman sold the house to George L and Louella Danner. Danner was employed in Chicago. Other members of the Danner family were prominent in Elgin businesses such as clothing, and Starck Piano Company in St Charles. According to City Directories, the Danners occupied the house only from 1931-34. They then used it as a rental property, and they lived at 344 Vincent Place.

The 1935-36 City Directory indicates that the property was rented to, but not owned by, Everett E Smith, a District Superintendant for the Sanitary District, and his wife Esther. In 1939, it was occupied by Mrs. Esther Smith, and in 1940 by Loyal Wiekhorst. In 1941, it is shown as vacant, and in 1943-44 it was rented to Royal C Muntz.

The Danner family were involved in businesses such as clothing in Elgin, On December 19, 1951, the Danners sold the property to Royal C and Mary Muntz who mortgaged it with the First National Bank of Gibson City Illinois, and paid the mortgage off 05/19/1957. See the information above on the Muntz family. It may not have been a coincidence that the Danners rented, then sold to a member of the Muntz family; the connection between the Danners and the Muntzes can be traced back at least as far as 1881. In that year, Mary Danner dies; one of her sons is listed in the probate records as Albert Muntz, and Henry Muntz was the administrator of her estate. Another source records Albert C Muntz as the stepson of Jacob Danner.

On May 23, 1964, the Muntzes sold to Joseph D and Marcella Aldern. Joseph was a signal engineer.

On November 12, 1968, the property was purchased by Darwin R Phillips and his wife Sandra. Phillips was a salesman at a company named Miller.

The Phillips' owned the property until June 1, 1976, when it was purchased by Melinda M Anderson and Lois Wilhelm. Since June 1, 1980, Lois Wilhelm has owned the house.

THIS INDENTURE, WITNESSETH, That the Mortgagors Ray H. Folkman and Ruth Folkman, his wife; each individually, as husband and wife, and as joint tenants.

of the City of Elgin, in the County of Kane, and State of Illinois, mortgage and warrant to the ELGIN LOAN AND HOMESTEAD ASSOCIATION, of Elgin, County of Kane, and State of Illinois, to secure the payment of a certain principal promissory note, executed by the said Ray H. Folkman and Ruth Folkman,

bearing even date herewith, payable to THE ELGIN LOAN AND HOMESTEAD ASSOCIATION, eight years after date, the sum of Thirty-seven Hundred Fifty (\$3750.00)

Dollars,

together with interest thereon at the rate of six per cent, per annum, payable monthly; also to secure the monthly installments on the shares of stock of said Association, this day transferred by said Ray H. Folkman

to said Association as collateral security, according to the tenor and effect of said note, the following described real estate, to-wit:

Lot Eleven (11) in Block Two (2) of Vincent S. Lovell's Addition to Elgin,
in the City of Elgin, Kane County, Illinois.

with all buildings and improvements now and hereafter erected or located thereon, including all heating, lighting, gas, and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the City of Elgin, County of Kane, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

The said Mortgagors covenant and agree as follows: (1) To pay the indebtedness due the Mortgagee and the interest thereon as herein and in said note provided; and also the monthly installments on the shares of stock of said Association as transferred as collateral security; (2) to pay prior to the first day of July in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings at any time on said premises insured against loss by fire and tornado for the benefit and security of said Association, its successors or assigns, for at least two-thirds of the value of such buildings, during the existence of the lien hereby created; (6) to keep the buildings and improvements upon said premises tenantable and in good repair during the term of this mortgage; (7) not to suffer any mechanic's or other liens to attach to said premises; and (8) in the event of failure so to insure, to pay taxes or assessments, to keep the property in good repair, or to prevent mechanic's or other liens attaching to said premises, the mortgagee herein may procure such insurance, or pay such taxes or assessments, or make such repairs as it may deem necessary to keep the said premises in a tenantable condition; or discharge or purchase any tax lien or title affecting said premises; and all moneys so paid, the mortgagors agree to repay immediately without demand, and the same, with interest thereon from the date of payment at seven per cent per annum shall be so much additional indebtedness secured hereby.

The abstract of title of the within described property shall be left with the mortgagee herein until said note is paid, and in case of foreclosure, said abstract shall become the property of the purchaser at said foreclosure sale.

In the event of default for the space of six months in the payment of the monthly installments on the shares of stock of said Association herein described, or any part thereof, or of the note herein described, or the interest thereon, or any part thereof, according to the tenor and effect of said note, or in the event of a breach of any of the covenants or agreements herein; then, in such case, the whole of the principal sum due the said Association remaining unpaid, and the interest thereon remaining unpaid, secured by the said promissory note in this mortgage mentioned, shall thereupon, at the option of the said mortgagee, its successors or assigns, without notice, become immediately due and payable, and shall be recoverable by foreclosure of this mortgage, or by suit at law, the same as if all of said principal sum secured by said promissory note had then matured by express terms.

It is agreed by the mortgagors that all expenses and disbursements, paid or incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing an abstract of title showing the whole title to said premises—embracing foreclosure decree—shall be paid by the mortgagors; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the mortgagors may be a party, shall also be paid by the mortgagors. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding, which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such fees, expenses and disbursements, and the costs of suit, including solicitor's fees, have been paid. The mortgagors waive all right to the possession of and income from said premises pending such foreclosure proceeding and until the period of redemption from any sale thereunder expires, and agree that upon the filing of any bill to foreclose this mortgage, a Receiver shall and may at once be appointed to take possession or charge of said premises, and collect such income, and the same, less receiver's expenses, including repairs, insurance premiums, taxes, assessments and his commissions to pay to the person entitled thereto in reduction of the indebtedness hereby secured, or in reduction of any deficiency decree entered in such foreclosure proceeding, or in reduction of the redemption money, if said premises be redeemed, or if not redeemed, to the person entitled to the Master's Deed under the certificate of sale.

WITNESS the Hands and Seals of the Mortgagors, this 2nd day of May A. D. 1927

Ray H. Folkman (SEAL)

Ruth Folkman (SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS,

County of Kane.

ss.

I, Alice L. Holland

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ray H. Folkman and Ruth Folkman, his wife, each individually, as husband and wife, and as joint tenants,

personally known to me to be the same person as whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my Hand and Notarial Seal, this 7th day of May A. D. 1927.

Alice L. Holland
Notary Public
Kane County, Ill.

Alice L. Holland Notary Public.

No. 294212 Filed for Record this 2nd day of July A. D. 1927 at 11:45 o'clock A. M.

Book 852

Charles Doetschman

Recorder.

118419

This Indenture Witnesseth, That the Grantor **Theodore F. Leidig and Annie Leidig, husband and wife**
of the City of Elgin County of Kane and State of Illinois
for and in consideration of the sum of **Forty-five Hundred** Dollars, in hand paid

Cavey and Warrant to George W. Glos, Trustee
of the City of Elgin County of Kane and State of Illinois

and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the County of Kane State of Illinois to-wit:

Lots One (1) and Two (2) in Block Eight (8) of Riverside Park Addition to the City of Elgin, Kane County, Illinois

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. In Trust nevertheless, for the purpose of securing performance of the covenants and agreements herein. Whereas, the Grantors **Theodore F. Leidig and Annie Leidig, husband and wife**, justly indebted upon One principal promissory note bearing even date herewith, payable Five years after date to the order of "Myself" and by them duly endorsed and delivered for the sum of **Forty-Five Hundred (\$4500.00) Dollars**, with interest at the rate of **Six per cent (6%) per annum payable semi-annually**. The semi-annual interest installments being further evidenced by **Ten (10) Interest Coupons** of even date herewith payable to the order of bearer, executed by said grantors, each note being for the sum of **One Hundred Thirty-Five Dollars (\$135.00)** and due respectively on the **25th day of February and August** in each year hereafter until the maturity of said principal note, with interest at the rate of **seven per cent (7%) per annum after maturity**. Privilege given for the payment of **Five Hundred Dollars (\$500.00)** or less at any interest period.

The Grantors covenant and agree as follows: (1) to pay said indebtedness, and the interest thereon, as herein and in said notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of July in each year, all taxes and assessments against said premises, and on demand, to exhibit receipts thereof; (3) within sixty days after destruction or damage, to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; and (5) to keep all buildings at any time on said premises insured against loss by fire, in companies to be approved by the holder of, and in amount equal to said indebtedness, and deliver to the holder of said indebtedness the insurance policies, so written as to require all loss to be applied in reduction of said indebtedness. In the event of failure so to insure, or pay taxes or assessments, the grantee, or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title effecting said premises; and all money so paid, the grantors agree to repay immediately without demand, and the same, with interest thereon from the date of payment at seven per cent. per annum, shall be so much additional indebtedness secured hereby.

In the Event of a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of said breach, at seven per cent. per annum, shall be recoverable by foreclosure hereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

It is Agreed by the grantor that all expenses and disbursements, paid or incurred in behalf of complainant in connection with the foreclosure hereof—including reasonable solicitor's fees, outlays for documentary evidence, stenographer's charges, cost of procuring or completing abstract showing the whole title to said premises embracing foreclosure decree—shall be paid by the grantors; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee, or any holder of any part of said indebtedness as such, may be a party, shall also be paid by the grantors. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceeding; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor a release hereof given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees, have been paid. The grantors waive all right to the possession of, and income from, said premises, pending such foreclosure proceedings, and until the period of redemption from any sale, thereunder expires, and agree that upon the filing of any bill to foreclose this Trust Deed, a Receiver shall and may at once be appointed to take possession or charge of said premises, and collect such income, and the same, less receivership expenditures, including repairs, insurance premiums, taxes, assessments and his commissions, to pay to the person entitled to a deed under the certificate of sale, or in reduction of the redemption money if said premises be redeemed.

In the Event of the death, removal or absence from said Kane County of the grantee, or of his refusal or failure to act, then the **Elgin City Banking Co** of said County, is hereby appointed to be first successor in this trust; and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantee, or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hands and seal of the grantor this **25th** day of **August** A. D. 1919

Theodore F. Leidig

Annie Leidig



STATE OF Illinois }
COUNTY OF Kane }

I, **Otto Parlasca**,
and residing in
in said County, in the State aforesaid, DO HEREBY CERTIFY, That **Theodore F. Leidig**
and **Annie Leidig**

Otto Parlasca
Notary Public
Elgin, Kane County,

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this **25th** day of **August** A. D. 1919

Otto Parlasca

A. D. 1919, at **Elgin, Kane County, Ill.**

Charles Deetschman

Recorder

My Commission Expires **July 26th 1923**

No. **178327** filed for record this **26th** day of **August**

B&B