

APPLICATION
ELGIN BUILDING PLAQUE PROGRAM
HERITAGE COMMISSION
CITY OF ELGIN

GENERAL INFORMATION

Applicant Name THOMAS SANDOR/VICKI GORBETT
Address 619 CENTER STREET
City ELGIN State IL Zip 60120

Subject Property Address 619 CENTER STREET
Owner SAME AS ABOVE
Owner's Address 619 Center Street
City ELGIN State IL Zip 60120

DOCUMENTATION

1. Original Owner SIMON T. & CLARA L. PETERSON
2. Building Name _____
3. Date of Construction 1907
4. Architect _____
5. Builder CHARLES RIPPBERGER, DEVELOPER
6. Architectural Style (to be supplied by Heritage Commission)
AMERICAN FOURSQUARE

Description of Present and Original Physical Appearance:

SEE PROPERTY DESCRIPTION ATTACHED

(Please attach a narrative if additional space is required.)

Statement of Significance: (please check the appropriate categories and attach a narrative describing the historical and/or architectural significance of the property.)

<u>Architecture</u>	<u>Education</u>
<u>X History (Local, State, National)</u>	<u>Religion</u>
<u>Commerce</u>	<u>Social</u>
<u>Industry</u>	<u>Government</u>

Representation on Existing Surveys:

☐ National Register of Historic Places
☐ Illinois Register of Historic Places
☐ Illinois State Survey of Historic Places
☐ Other Surveys or Studies (Please List)

Building Condition:

☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated

Building Modification (please check appropriate category);
List or describe, if known, any modifications or changes
that have occurred to the exterior of the building:

☐ Unaltered ☒ Minor Alterations ☐ Major Alterations

ATTACH A RECENT PHOTOGRAPH OF THE BUILDING NOMINATED FOR A BUILDING PLAQUE.

Please check the sources used in your research: At least one original source documenting the date of building construction is required. Attach photo copies whenever available.

☒ Recorder of Deeds, Kane County
☒ Sanborn Maps at City of Elgin Planning Department
☐ Subdivision Plats at City of Elgin Planning Department
☒ City Directories/Gale Borden Public Library
☐ Building Permits at City of Elgin B.I.S.
☐ Newspaper Building Reports (see attached)
☒ Other (please list source)

SEE BIBLIOGRAPHY ATTACHED

PUBLICATION RELEASE

Permission is hereby granted to the Elgin Heritage Commission to edit and publish all information contained in the submitted building plaque application. The granting of this permission does not prohibit the applicant's use of the submitted material in any way.

I verify that the information provided is true and accurate to the best of my knowledge.

Applicant's Signature Thomas K. Sunda Date 9/16/90
Vicki D. Shelton

For assistance in completing this application please contact the Elgin Planning Department, City of Elgin, 150 Dexter Court (695-6500 ext. 235).

619 CENTER STREET
ELGIN, IL

HISTORICAL DATA

THIS AMERICAN FOURSQUARE WAS CONSTRUCTED IN 1907 BY CHARLES RIPPBERGER, A LOCAL REAL ESTATE DEVELOPER AS PART OF A FOUR (4) HOME RESUBDIVISION IN THE 600 BLOCK OF CENTER STREET. ON OCTOBER 2, 1907, THE PROPERTY WAS DEEDED TO ITS FIRST OWNERS, SIMON T. PETERSON AND CLARA L. PETERSON (THE DAUGHTER OF CHARLES & SOPHIA RIPPBERGER) AS A WEDDING GIFT.

UPON THE DEATH OF CHARLES RIPPBERGER IN APPROXIMATELY 1915, MR. PETERSON AND WALTER C. RIPPBERGER, SON OF THE DEVELOPER, ASSUMED CONTROL OF THE REAL ESTATE BUSINESS AND IN THE INTERVENING YEARS THE FIRM EVOLVED INTO A MORTGAGE LENDING INSTITUTION. MR. PETERSON SERVED AS PRESIDENT OF A NUMBER OF CIVIC ORGANIZATIONS DURING THE 1920'S. JUST PRIOR TO CHRISTMAS 1925, THE REAL ESTATE FIRM HEADED BY MESSRS. PETERSON AND RIPPBERGER DECLARED BANKRUPTCY. AFTER AN INVESTIGATION BY THE AUTHORITIES, BOTH MR. PETERSON AND MR. RIPPBERGER WERE INDICTED AND CONVICTED ON OVER 50 COUNTS OF FRAUD. MR. PETERSON PAID A FINE FOR HIS PART IN THE SCANDAL, WHILE MR. RIPPBERGER WAS SENTENCED TO INCARCERATION. AS A RESULT OF THIS FINANCIAL FRAUD, IT WAS REPORTED THAT A NUMBER OF LOCAL INDIVIDUALS SUFFERED GREAT FINANCIAL LOSS AND AT LEAST ONE DEATH WAS ATTRIBUTED TO THE SCANDAL.

IN 1919, THE PETERSON'S CLARA SOLD THE PROPERTY TO D. MORRIS WEED, THE TREASURER OF D. C. COOK PUBLISHING COMPANY. THE WEEDS LIVED IN THE HOUSE UNTIL THE EARLY 1950'S. IN 1954 THE HOME WAS AGAIN SOLD, TO FRED AND SHIRLEY BURREN. THIS PROPERTY SERVED AS THE FAMILY HOME UNTIL 1989 WHEN IT WAS PURCHASED BY ITS CURRENT OWNERS.

PHYSICAL APPEARANCE

THE PROPERTY HAS REMAINED RELATIVELY UNCHANGED FROM ITS ORIGINAL 1907 LOOK WITH THE EXCEPTION OF THE REMOVAL OF A SIDE DOOR AND PORCH ON THE SOUTH EAST CORNER OF THE BUILDING. A GARAGE STRUCTURE WAS ADDED TO THE PROPERTY APPROXIMATELY 1913. THE KITCHEN AREA WAS ENLARGED AND MODERNIZED IN THE EARLY 1970'S AND A FIFTH BEDROOM IN THE ATTIC HAVING BEEN ADDED SOMETIME IN THE 1950'S.

THE PROPERTY HAS RECENTLY BEEN REPAINTED IN A POLYCHROMATIC SCHEME BY MAURY GARVEY, A LOCAL CRAFTSMAN WHOSE WORK IS REPRESENTED IN THE BOOK "DAUGHTERS OF PAINTED LADIES". THE OWNERS ARE CURRENTLY IN THE PROCESS OF REPLACING THE EXISTING WROUGHT IRON PORCH PILLARS WITH WOODEN COLUMNS MORE SUITED TO THE PERIOD.

A SIGNIFICANT DETAIL OF THE STRUCTURE IS AN UNUSUAL METAL SCROLL WHICH "CROWNS" THE ROOF STRUCTURE. IT APPEARS THAT THIS DETAIL IS ORIGINAL TO THE STRUCTURE. ADDITIONALLY, THE DINING ROOM RETAINS THE ORIGINAL BUILT IN OAK CHINA CABINET. STAINED GLASS WINDOWS HIGHLIGHT THE MAIN STAIR CASE AND DINING ROOM ON THE NORTH SIDE OF THE BUILDING, WITH STAINED GLASS CROWNS APPEARING ON THE WINDOWS IN THE LIVING ROOM AND PARLOR.

BIBLIOGRAPHICAL SOURCES

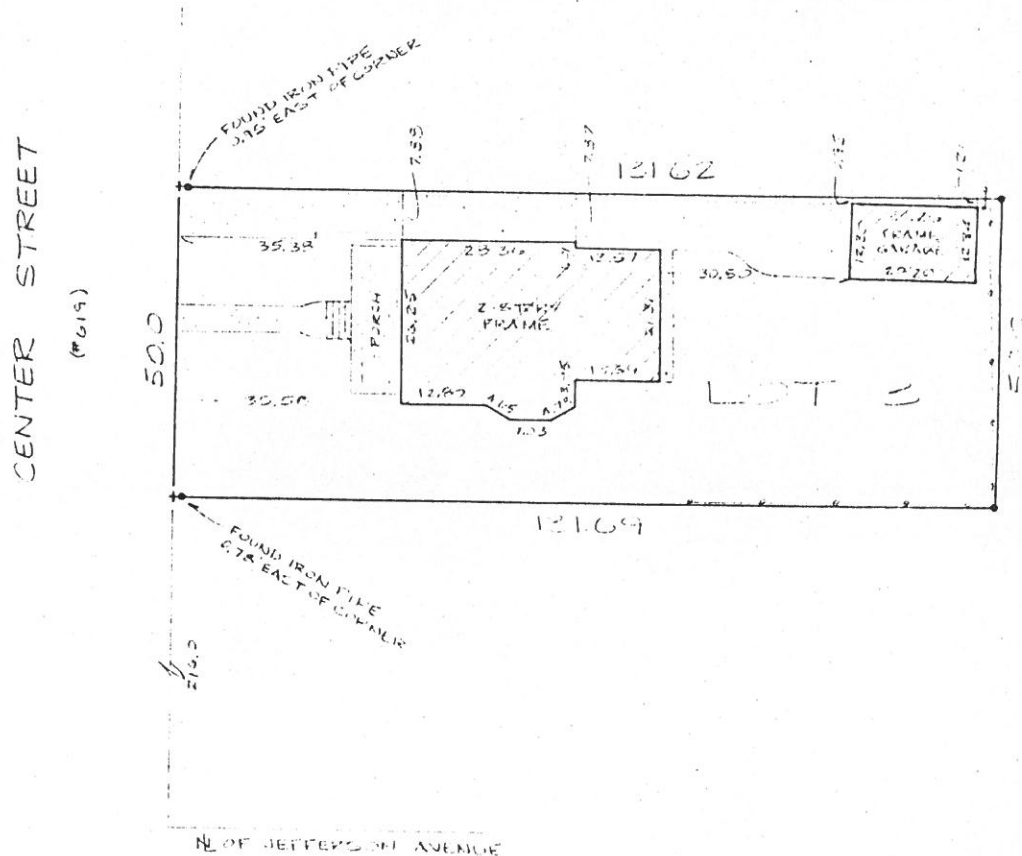
- 1) PROPERTY OWNERSHIP-KANE COUNTY RECORDER OF DEEDS
- 2) HISTORICAL INFORMATION-PETERSON FAMILY: CITY DIRECTORIES, ELGIN: AN AMERICAN HISTORY, E.C. ALFT, 1984 PAGES 215-216, ELGIN COURIER/NEWS DECEMBER 1925 THROUGH MAY 1926.
-D. MORRIS WEED FAMILY: CITY DIRECTORIES

ALAN J. COULSON, P.C.
REGISTERED LAND SURVEYORS

Plat of Survey

OF PROPERTY DESCRIBED AS:

Lot 3 in Charles Rippburger's Resubdivision of part of Lots 4, 5, 13 and 14 in Block 1 of M. L. Joslyn's Addition to Elgin, in the City of Elgin, Kane County, Illinois.



Scale: 1" = 20'
Ordered: Rifken
Owner: _____
Page: 6-12E
Drawn: ALV
Job: A37,364SL
City: Elgin

STATE OF ILLINOIS
COUNTY OF KANE ss NOV. 7, 1938

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND IMPROVEMENTS.

I hereby certify that I have surveyed the above described premises according to the official record, and that the above plat correctly represents said survey.

ALAN J. COULSON, P.C.
REGISTERED LAND SURVEYORS
ILLINOIS - WISCONSIN

205 W. MAIN ST.
W. DUNDEE, ILL. 60118 PHONE 312-426-2911

Compare the description on this plat with deed. Refer to deed for easements and building lines.

This Indenture Witnesseth, That the Grantors, we, Charles Rippberger and Sophia Rippberger,
his wife,

of the City of Elgin in the County of Kane and State of Illinois
for and in consideration of the sum of One Dollar and other valuable considerations
in hand paid, CONVEY and WARRANT to
Simon T. Peterson and Clara L. Peterson, his wife,

of the City of Elgin County of Kane and State of Illinois
the following described Real Estate, to-wit:
Lot three (3) of Chas. Rippberger's Resubdivision of parts of Lots 4, 5, 13 & 14 Block one (1) M.L.
Joelyn's Addition to Elgin, Kane County, Illinois.

situated in the City of Elgin in the County of Kane in the State of Illinois, hereby releasing and waiving all rights
under and by virtue of the Homestead Exemption Laws of this State. of Illinois.

Dated this second day of October A. D. 1907.

Signed, Sealed and Delivered in the Presence of

Charles Rippberger
Sophia Rippberger



STATE OF ILLINOIS } ss.
County of Kane }

(Clara L. Peterson)
(Notary Public)
(Elgin, Kane County,)
(Illinois.)

I, Clara L. Peterson a Notary Public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That

Charles Rippberger and Sophia Rippberger, his wife,

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 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 second day of October A. D. 1907.

Clara L. Peterson

Notary Public.

No. 92494 filed for Record this 4th day of October A. D. 1907, at 8 o'clock. A. M.

Frank E. George Recorder.

**BUILDING PLAQUE PROGRAM
PLAQUE CRITERIA RANKING WORK SHEET**

Applicant Name Thomas Sandor/Vicki Gorbett

Address 619 Center

Address of Building Under Consideration 619 Center

Average Scores

60/20

1. Architectural Significance	<u>16</u>
2. Maintenance of Building	<u>17</u>
3. Conservation of Details	<u>18</u>
4. Historical Significance	<u>15</u>
5. Age of Building	<u>13</u>

Average Total Score 79

*Note: To qualify for a plaque a building must receive at least 65 points for a total average score.

Voting Record

S.T. PETERSON
1907

Members

Criteria

	1	2	3	4	5
1. Arthur Allen	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
2. Barbara Evans	<u>17</u>	<u>19</u>	<u>17</u>	<u>17</u>	<u> </u>
3. Janice Gendreau	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
4. Mariannne Gilliam	<u>16</u>	<u>17</u>	<u>18</u>	<u>15</u>	<u> </u>
5. Heather Hunt	<u>16</u>	<u>18</u>	<u>18</u>	<u>17</u>	<u> </u>
6. Pat Quillman	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
7. John Roberson	<u>16</u>	<u>18</u>	<u>17</u>	<u>16</u>	<u> </u>
8. Barbara Uecker	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
9. Jerry Turnquist, Chair	<u>16</u>	<u>17</u>	<u>18</u>	<u>14</u>	<u>-</u>
TOTAL SCORES	<u>16</u>	<u>17</u>	<u>18</u>	<u>15</u>	<u> </u>

Note: Voting can only take place if 5 or more members of the Elgin Heritage Commission are present. The high and low scores in each category will be dropped prior to determining the average scores by category and total average score.