

Building Plaque Application

Name _____

Building Address **631 Center St.**

Building Name _____
(for public/commercial structures)

Current Owner **Dennis Roxworthy**

Street **845 N. Grove Av.** Daytime Phone _____

City **Elgin** State _____ Zip _____

If applicant's name is different from above:

Name _____ Daytime Phone _____

Address _____ City _____ State _____ Zip _____

Original Owner **William Briggs**

Date of Construction **1908**

Architect (if known) _____

Builder (if known) **Charles Rippberger**

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

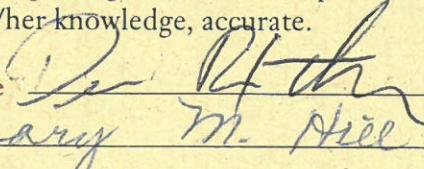
If the building is not awarded a plaque, the application fee of \$15.00 will be refunded.

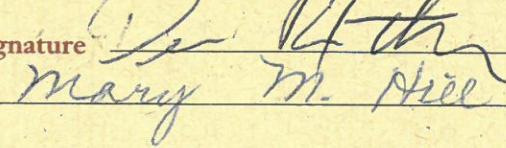
This application and submitted materials shall be retained by the City of Elgin as a part of the permanent record of the building.

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 

Signed 

Date **7/21/98**

Date **7-27-98**

Historical/Architectural

M.L. Joslyn's Addition to Elgin was bounded on the east by Prospect St., the south by Jefferson Ave., and the west by Spring St. It did not extend fully north to Lovell St., and was divided into 2 parts through the middle by Center St. The 1903 Sanborn Map shows block 1 of the addition divided into lots with a large piece facing Center St. having no houses.

Charles Rippberger, a German immigrant, had gone into the real estate development and loan business in the late 1880's, focusing his efforts north of Kimball St. and west of the Dundee Road. He bought a piece of M.L. Joslyn's Addition--from the northeast corner of Jefferson and Center, north to the northern limit of the addition--the piece facing Center St. with no houses. The area was named "Charles Rippberger's Re-subdivision of parts of lots 4, 5, 13, and 14 in Block 1 of M.L. Joslyn's Addition to Elgin" in 1905. A house immediately followed at 619 Center St. as a wedding gift to daughter Clara and her husband Simon Peterson. Another house at 625 Center was built by Louis Rahn. In 1908, William and Lenna Briggs built a 2 story house for \$2700 at 631 Center. Mr. Briggs was employed by the Cook Publishing Company which had recently opened its new facility on River St. (North Grove Ave.).

Mr. Rippberger continued to build houses and loan money to buy them until his death in 1915. His son, Walter, continued the Charles Rippberger Co. in partnership with Sam Peterson, his brother-in-law. They invested money in farm properties besides residential development and in 1925, found themselves in a pickle. They had used homeowner's loan repayments to cover losses on the farm investments, juggling the books to hide it. The day before Christmas 1925 found the Charles Rippberger Co. bankrupt and closed--leaving hardworking and unsuspecting homeowners in the lurch.

Sam Peterson paid a fine. Walter Rippberger landed in Joliet Penitentiary for 6 years. Charles Rippberger probably rolled over in his grave.

The next owners of 631 Center St. kept the house from 1910 to 1953. The property changed hands until bought in 1998 by Dennis Roxworthy, a recipient of the Mayor's Award for his restoration/rehabilitation efforts in Elgin. In his able hands, the house has been re-done both inside and out.

Architectural

All of the houses built by Charles Rippberger in this Center St. grouping are in the same style.

The house is square, has a hipped roof with hipped dormers. It is covered with narrow clapboards and has little to no detail, making for a plain appearance. The house built for Rippberger's daughter at 619 Center on the other hand is much "fancier." A 3 sided bay on the front of the house is concealed by the enclosed front porch, done sometime after the construction of the house. The original rounded porch columns were found under the front porch. Overall, the house is of the Colonial Revival style, "Classic Box," "American Foursquare," popular in the early part of this century.

A FIELD GUIDE TO AMERICAN HOUSES



THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN), IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT



VIRGINIA & LEE MCALESTER

Colonial Revival

1880-1955

IDENTIFYING FEATURES

Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; facade normally shows symmetrically balanced windows and center door (less commonly with door off-center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.

PRINCIPAL SUBTYPES

Nine principal subtypes can be distinguished. Some examples may be almost identical to their colonial (particularly Georgian and Adam) prototypes. Clues for distinguishing Revival copies from early originals are given below under Variants and Details.

ASYMMETRICAL—About 10 percent of Colonial Revival houses have asymmetrical facades, a feature rarely seen on their colonial prototypes. These asymmetrical examples range from rambling, free-form houses resembling the free classic Queen Anne style (see pages 276-9) to simple boxes with asymmetrical window or porch arrangements. Prior to 1900 this subtype accounted for about one-third of all Colonial Revival houses. After 1910 few examples were constructed until the 1930s, when irregular facades reappeared with less elaborate detailing. These were, in part, inspired by the desire for attached garages, which were difficult to incorporate within a balanced facade.

HIPPED ROOF WITH FULL-WIDTH PORCH—About one-third of Colonial Revival houses built before about 1915 are of this subtype, which is sometimes called the Classic Box. These have a one-story, full-width porch with classical columns, which is added to a symmetrical, two-story house of square or rectangular plan. Two-story pilasters are common at the corners; dormers, hipped or gabled, are usually present. Doors may be centered or placed to the side. These houses have both Neoclassical and Colonial Revival influences, but lack the full-height porches of typical Neoclassical houses.

HIPPED ROOF WITHOUT FULL-WIDTH PORCH—About 25 percent of Colonial Revival houses are simple two-story rectangular blocks with hipped roofs; porches are usually absent or, if present, are merely small entry porches covering less than the full facade width. This subtype, built throughout the Colonial Revival era, predominates before about 1910. On early examples, the colonial detailing tended to be highly exaggerated and of awkward

1905-06

371

Center St.

ELGIN STREET DIRECTORY.

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DAR AVE

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117 Edmund Branford
 119 Edward Brown
 121 Clark Tucker
 125 John L Davery
 125 Mrs Margaret Powers
 Lundee ave intersects
 Barclay's park
 North crosses
 211 Alfred E Kirkland
 213 Vacant flat
 213 Mrs Mary J Lewis
 215 Charles T Vandenberg
 215 John F Kruse
 219 Robert Brown
 219 Fred Simon
 225 Eben Lea
 227 James F Rogers
 231 George Munger
 241 Edgar D Welton
 241 Winslow J Downs
 Kimball crosses
 255 A C Rinchimer
 261 Henry Fruechtenicht
 261 John W Feirtag
 265 John H Riley
 275 Peter Miller
 Franklin crosses
 313 J S Hemming
 313 Charles Pfaum
 317 Henry Ollman
 321 William Tyler
 Ann crosses
 357 Clarence Schoonhoven
 371 George Murray
 Cherry crosses
 405 Mrs Elizabeth Gale
 415 Ray Lord
 415 Daniel Phillips
 423 George Hagaman
 423 John Hagaman
 423 Albert Sedlack
 Seneca crosses
 453 Willis Sabin
 459 Robert Stewart
 467 Frank Heath
 Summit crosses
 503 George W Owen
 509 Samuel Shedd
 515 J C Guilfoil
 515 H Adelbert Smith
 523 Mrs Carrie Lewis
 Plum crosses
 555 William Krueger

559 J A Shedd
 565 George Montgomery
 571 Carlton E Starrett, M D
 Jefferson ave crosses
 Vacant lots to Lovell
 721 Fred J Whitstruck
 727 Albert W Morgan
 731 Frank A Canfield
 737 William Quade
 Lincoln ave crosses
 811 Axel Johnson
 819 Mrs Lottie Biermann
 833 L J Leinbach
 851 Charles Elliott
 857 Alfred Bielenberg
 Slade ave crosses
 909 Mrs Louisa Hoeller
 917 Charles Ehler
 917 Fred Stickle
 941 Herman Ackman
 945 Martin Rudolph
 Cooper ave crosses
 1005 William Radloff
 1011 John Inselman
 1017 Julius L Steenrod
 1021 James A Morrell
 1029 Vacant house
 1033 William U Nichols

West Side

6 Mrs Mary I Pattison
 8 Mrs Mary C Skinner
 10 Charles Brown
 12 Robert M Walker
 14 Frank A Pettis
 Church of the Redeemer (Epis)
 Milwaukee crosses
 First M E church
 Division crosses
 St Paul's German Evan church
 114 Rev H Jacoby
 116 John B Musselman
 118 Newton M Benson
 120 C H Whipple
 122 Albert Wait
 Dexter ave intersects
 156 F M Anderson
 160 John R Haley
 160 J Caldwell
 162 Duane Eaton
 170 G A Hall
 North crosses



PROF. F. A. LEACH

MAGNETIC HEALER

SPURING BLOCK
ELGIN, ILL.

Elgin Office Phones
338 Chl. 46 In. State
Chicago Office Phone
6085 Harrison

KIMBALL HALL
CHICAGO

80 ELGIN CITY DIRECTORY. 1907-08

Brick Martin (Carrie) lab, h 411 Mc-Clure ave
Brickley Mary J Miss, emp w f, h 457 Villa
Bridge, see also Brydges
Bridge C Harry, student high school, h 844 Logan ave
Bridge Charles J (Mary E) emp w f, h 844 Logan ave
Bridge Florence E Miss, emp w f, h 844 Logan ave
Bridge George (Mary Ann) market gardener, h 822 Logan ave
Bridge George W (Mary) painter, h 260 Percy
Bridge Marguerite M Miss, student high school, h 844 Logan ave

Watches and Diamonds

BAUER JEWELRY CO.

DIAMOND IMPORTERS. HOME BANK BLK.

Bridge Richard W (Anna M) plumber, h 276 Percy
Bridge William (Elizabeth) retired farmer, h 323 DuPage
BRIDGE WILLIAM C, M D
(Clara M) physician, room 3 Y M C A bldg, C tel 1003, h 253 S Channing, both tels 146
Bridges Nellie Miss, emp w f, h 223 National
Briggs Betsy N (wid Edward) h 128 N Gifford
Briggs Leah K Miss, student high school, h 427 S Liberty
Briggs Mary Mrs, h Old People's home

Briggs Sarah (wid Fred) h 329 Vandalia

Briggs William J (Lena) emp Cook pub co, h 566 Brook

Briggs William M (Anna J) emp w f, h 427 S Liberty

Brink George F (Dora) emp w f, h 128 Hilton pl

Brink George F jr, emp w f, h 128 Hilton pl

Brinkert Anna B Miss, emp shoe factory, h 537 N State

Brinkert Charles (Caroline) emp Woodruff & Edwards co, h 537 N State

Brinkert Freda Miss, emp E S F, h 537 N State

Brinkman Arthur, clk Erickson, h 522 Prospect

Brinkman Herman (Mary) mail messenger post office, h 522 Prospect
Brinkman Herman jr, emp organ factory, h 522 Prospect

Brinkman William, emp Cook pub co, h 522 Prospect

Brinkmann Charles (Dorothy) h 506 Prospect

Brinkmann Charles C. emp organ factory, h 506 Prospect

Bringmann Walter H, clk Potter, h 506 Prospect

BRINTON CHARLES E

(Leota) sec Hawthorne hardware co, h 19 S Channing, C tel 9732

Brisbin John A (Frances) barber Brown, h 668 Forest ave

Bristol Bertha Mrs, emp w f, h 263 Raymond

Bristol Harold, student, h 511 May

Bristol Maurice, emp w f, h 511 May

Bristol May (wid Cullen W) h 511 May

General Teaming and Expressing. Busses for Picnics

Wm. Dickerson

Cesspool Cleaning, Gravel and Dirt Hauled, Lots Mowed, Ashes Hauled Away

229 SOUTH LIBERTY STREET Chicago Phone No. 2251



Kiln
EL
ELGI

EI

Bristow Bertha Miss, emp Raymond
Britt Charlotte Miss, emp Wellington ave
Britt Eliza Miss, emp w f, ington ave
Britt Mary Miss, h 232 Wel Britton Albert L (Elizabeth Potter, h 333 N Crystal a
BRITTON BENJAMIN H
(Edna) (Britton & Dough N Worth ave, C tel 5531
Britton Bessie Miss, emp 360 N Crystal ave
Britton Ellen M (wid Loui Crystal ave
Britton Fred, lab 4 N Jac Britton George H (Sarah) ance room 12 Y M C 360 N Crystal ave
Britton Gladys I Miss, stud Normal, h 369 N Crystal
Britton Lewis (Rose) emp Dougherty, h 618 Grace
Britton W W (Blanche) poter, h 34 N Jackson
BRITTON & DOUGHERTY
(Benjamin H Britton and Dougherty) farm impleme 16 Brook, C tel 3474, I S
Broeker Albert, emp C P 514 Center
Broeker Fred (Mianie) ei 401 Highland ave
Broeker William F (Minnie mfg co, h 514 Center
Bronski John, teamster S 267 River
Bronson Robert J, emp Wo h 371 N Spring
Brook St School, nw cor Seneca

Plumbing, Gas Fitting and Heating

H. L. F

51 Douglas Avenue

\$250,000 BEING SPENT ON BUILDING IMPROVEMENTS IN ELGIN

Building operations which will add approximately a quarter of a million dollars to the valuation of Elgin's estate are now being carried on, and contractors and architects are working on additional plans which will bring the total of this season's work well beyond the \$250,000 mark. Of this amount, a little less than \$100,000 is being spent for business purposes, and over \$140,000 is being spent for residences. The average cost of residences this year is \$3,000, a sum that shows a slight increase over last year's average.

One notable fact concerning the building activity in this city is that out of forty-nine residences now either completed or in the process of erection, the majority are being built in the outer extremities of the city. Three groups which have attracted more than usual attention are located in the north end, the southwest end and the southeast portion of the city. In the north end, near Douglas avenue, there are eight residences in a group. Four are on Douglas avenue, three on Spring street and another between the two streets. Four residences form another newly erected group in the vicinity of the Illinois Northern Hospital for the Insane, on Orland and South State streets. The southeast end group is composed of six residences.

Beside these there are numerous residences scattered through the extremities. This means a widening out of the residence district. Building Inspector West today stated that the activity in building is greater than was looked for this year, and the total amount of building upholds this contention. Mr. West stated further that plans for a number of other buildings are now being made, and when these are completed the year's total will make a fine showing.

The list of buildings, their approximate cost as given in the building permits, and the specifications as to the sort of construction, follows, the order being that in which the permits were applied for since January 1:

Gilbert bldg., DuPage and Spring, 2 story brick..	60,000
Waldo P. Johnson, 316 Douglas, 2 story frame..	2,550
A. S. Marlow, Arlington, 2 story frame..	3,300
August Carlson, Washington, 2 story frame..	2,500
Dr. Washburn, Villa street, 2 story frame..	4,300
A. R. Smith, Liberty street, 2 story frame..	2,000
Dr. F. C. Schurmeier, frame barn, 820 N. Spring	450
William Bleitz, Oakley avenue, 1 story frame..	1,500
Paul Rambow, Liberty and Enterprise, 2 story fr.	1,750
E. A. Carpenter, Alexander and Duncan bungs..	1,700
E. H. Cutler, 912 Douglas avenue 2 story, frame..	6,000
Henry Jensen, Hill and Lincoln, 2 story frame..	2,500

E. & C. R. R. Co., Riverside ave., concrete blk.	\$ 12,000
John Becker, Fremont street, 2 story frame..	2,100
William S. Bell, South State, 2 story frame..	2,675
W. K. Puttner, Slade and Brook, 2 story fr.	3,000
Ham G. Briggs, Center street, 2 story frame..	2,700
Job Young, North State street, 1 story frame..	1,500
John Waterman, Slade and Douglas, bk. veneer..	12,000
A. Dueringer, 107-109 Tennyson etc., 2 story fr.	5,000
John Harts, Gertrude and Washburn, 2 story fr.	2,500
C. Fodislow, 317 Gertrude, 2 story frame..	2,800
C. Rinchimer, 913 Douglas, 2 story frame..	3,500
H. H. Goetting, add. to laundry, Division.....	1,200
John C. Duck, 570 Lillie, 2 story brick veneer..	3,800
Edmund Sanders, N. Liberty, 2 story frame..	2,600
Joseph Amick, 2 story frame	2,200
W. S. Sheldon, Highland, 2 story frame..	2,500
S. Swanson, 234 S. Liberty, 2 story frame..	2,500
W. Laure Egan, South and Jackson, 2 story fr.	2,500
Chas. J. Butler, 426 Morgan, 2 story frame..	1,500
A. Stumpf, 718 Spring, 2 story frame..	3,200
Louis Runge, 2 story frame	1,000
L. Dobler, Bassett place, 2 story frame..	3,100
J. C. Parks, Channing and Villa, 2 story frame..	3,100
West Lindoerfer, Jay and Liberty, 2 story fr.	2,800
Elwin Hinkeil, 8 Gifford, 2 story frame.....	3,000
A. McKenzie, N. Spring, 2 story bungalow....	2,500
John Krause, South and Adams, 2 story frame..	3,500
Theodore Kunke, Spring street, bungalow.....	3,200
Walter Larson, Morgan street, 2 story frame.....	2,000
Edward Keating, 391 Fulton, 2 story frame..	2,200
L. Mihon, 2 story frame apartment house..	8,500
E. Sharp, 439 Hastings, barn	220
Los Moulton, St. John street, cement block..	1,800
Kehmann Bros., 3 story brick building	25,000
Giertz, 421 Lawrence avenue, 2 story frame..	1,000
Wilson Burman, North Spring street.....	2,000
J. McDowell, 326 Raymond, 2 story frame..	3,200
J. McDowell, 330 Raymond, 2 story frame..	2,800
J. S. Moore, South street, 2 story frame.....	2,300

Total \$233,475
For business purposes 98,000

For residences \$140,475

Inasmuch as the original figures always run considerably lower than the actual cost, it is safe to say that these buildings will aggregate a value of more than a quarter million dollars, although the total as compiled from the building inspector's books shows slightly less.

Aug. 27, 1908

Elgin Daily Courier

INGBROOK" reamery Butter

ORY.

William (Ida) policeman, h laurel
 Frank, emp Logan & Glertz, N State
 William T (Georgia) mgr en sanitarium, h 255 N Spring
 r, see also Berner
 r I (Israel and Louis Brenner) ng 10-12 Douglas ave
 r Israel (I Brenner) h 18 N g
 r John, emp refrigerator co
 r Louis (I Brenner) h 18 N g
 i Agnes E Miss, bkpr Bres- h 420 Walnut ave
 i Henry G (Pauline) emp w f, Walnut ave
 i Louis (Hermine) grocer 475 ut ave, h 420 do
 i Margarethe Miss, emp w f, S Channing
 i Richard, driver L Breslich, Walnut ave
 i William, driver L Breslich, Walnut ave

IREN BOOK STORE

16 S State
 n Church, ss Highland ave or lton ave

IREN PUBLISHING HOUSE

Arnold mgr, 14-24 S State, C 3, I S tel 806
 inn Edward J (Mathilda) driv- and Union tea co, h 351 Silver rederika (wid Wilhelm) h 460 ee ave
 aura E Miss, emp w f, h 460 ee ave
 y Mary J Miss, emp w f, h 457

elry Co.
 Sherwin Building
 Up-to-date Jewelry

UNION NATIONAL BANK

CAPITAL \$100,000.

THREE per cent interest paid Semi-Annually to Savings Depositors

ELGIN CITY DIRECTORY.

1909-10

79

Brickner August Mrs, emp B C M co, h Ramsay hotel	Brightman H, county surveyor, h 216 DuPage
Bridge, see also Brydges	Brink Irwin, lab, h 128 Hilton pl
Bridge Charles H, emp Cook pub co, h 844 Logan ave	Brink Wellington S, emp w f, h National house
Bridge Charles J (Mary E) emp w f, h 844 Logan ave	Brinker Leo, emp E S P co, resides Carpentersville
Bridge Florence E Miss, emp w f, h 844 Logan ave	Brinkert Charles (Lena) emp Woodruff & Edwards co, h 954 Dundee ave
Bridge George (Mary) market gardener, h 822 Logan ave	Brinkert Frieda Miss, emp E S F, h 954 Dundee ave
Bridge George W (Mary) expressman, h 260 Percy	Brinkman Arthur, emp w f, h 522 Prospect
Bridge Marguerite M Miss, clk Dr Bridge, h 844 Logan ave	Brinkman Charles (Dorothy) mail messenger p o, h 506 Prospect
Bridge Richard W (Annie) plumber, h 276 Percy	Brinkman Charles C, clk Scheele, h 506 Prospect
Bridge William (Elizabeth) retired farmer, h 323 DuPage	Brinkman Herman (Mary) mail messenger p o, h 522 Prospect
BRIDGE WILLIAM C, M D (Clara M) physician room 24 Y M C A blk, C tel 408, h 253 S Channing, both phones 146	
Bridges Nellie Miss, emp w f, h 223 National	
Briegh Henry, emp Woodruff & Edwards co	
Briggs Betsy A (wid Edward) h 427 S Liberty	
Briggs Leah K Miss, student Normal, h 427 S Liberty	
Briggs Mary Mrs, h Old People's home	
Briggs William G (Lenna) emp Cook pub co, h 631 Center	
Briggs William M (Annie) emp w f, h 427 S Liberty	
Brigham Emily Miss, h 473 Chicago	
Bright Floyd, emp Brethren pub house, h 316 N Worth ave	
Brightman Alice (wid Morgan) h 216 DuPage	
	Brinkman Herman F, carp, h 522 Prospect
	Brinkman Walter, mach Moseley, h 506 Prospect
	Brinkman William H, press feeder Courier, h 522 Prospect
	Brintnall Horace C (Sarah) retired, h 350 Dundee ave
	Brintnall Nellie L Miss, emp Cook pub co, h 350 Dundee ave
	BRINTON CHARLES E (Leota) sec Hawthorne hardware co, h 19 S Channing, C tel 8141

Shoemaker & Company
 THE NOW-A-DAYS CLOTHES SHOP

Ackemann Bros.
 ELGIN'S FINEST SHOPPING CENTER
 The Store That Serves You Best

PAGE 1 FROM PLAT MAP

State of Illinois } ss.
Kane County } I, C. A. Prout, deputy County Surveyor of said County
in the State aforesaid do hereby certify that I have surveyed for Chas.
Rippberger, the owner thereof, parts of lots 4, 5, 13 & 14 Block 1, M.L.
Joslyn's Addition to Elgin described as follows: Beginning at the
intersection of the North line of Jefferson Avenue and the East line of
Center Street; thence Northerly along said East line of Center Street
366 feet to the North line of M.L. Joslyn's addition; thence Easterly
along said North line 131.48 feet; thence 234 feet in a Southerly di-
rection along a line which extended will intersect the North line
of Jefferson Avenue 132 feet East of place of beginning; thence West-
erly parallel with the North line of Jefferson Avenue 50 feet; thence
Southerly 132 feet to a point in the North line of Jefferson Avenue 82
feet East of the place of beginning; thence Westerly along said North
line of Jefferson Avenue 82 feet to place of beginning, and have sub-
divided the same as shown by the annexed plat which is made
a part hereof. all distances marked in feet and decimal parts of a foot.
Dated at Elgin this 26th day of April A.D. 1905.

C.A. Prout, Surveyor

I hereby dedicate acknowledge and adopt the annexed plat for the uses
and purposes therein set forth.

Charles Rippberger, owner

State of Illinois } ss.
Kane County } I, C.R. Hopson, a Notary Public in and for said
County, in the State aforesaid do hereby certify that Charles
Rippberger 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
said instrument as his free and voluntary act for the pur-
poses therein set forth. Given under my hand and official seal
this 29th day of April A.D. 1905.

(Notarial Seal.)

C.R. Hopson, Notary Public

Approved by the City Council of Elgin this 2^d day of May A.D. 1905.

Attest. Wm F. Sylla, City Clerk.

A.H. Hubbard, Mayor

(Corporate Seal.)

State of Illinois } No. 75448
Kane County } ss.

This instrument was filed for Record in the
Recorder's Office of Kane County aforesaid on the 11th day of May A.D.
1905, at 2 o'clock P.M. and recorded in Book 19 of Plats Page 8.

Frank E. George, Recorder

PAGE 2 FROM
PLAT MAP

"as. Ripp"

of Parks of lots 4, 5, 13 &

49.5

South.

Center

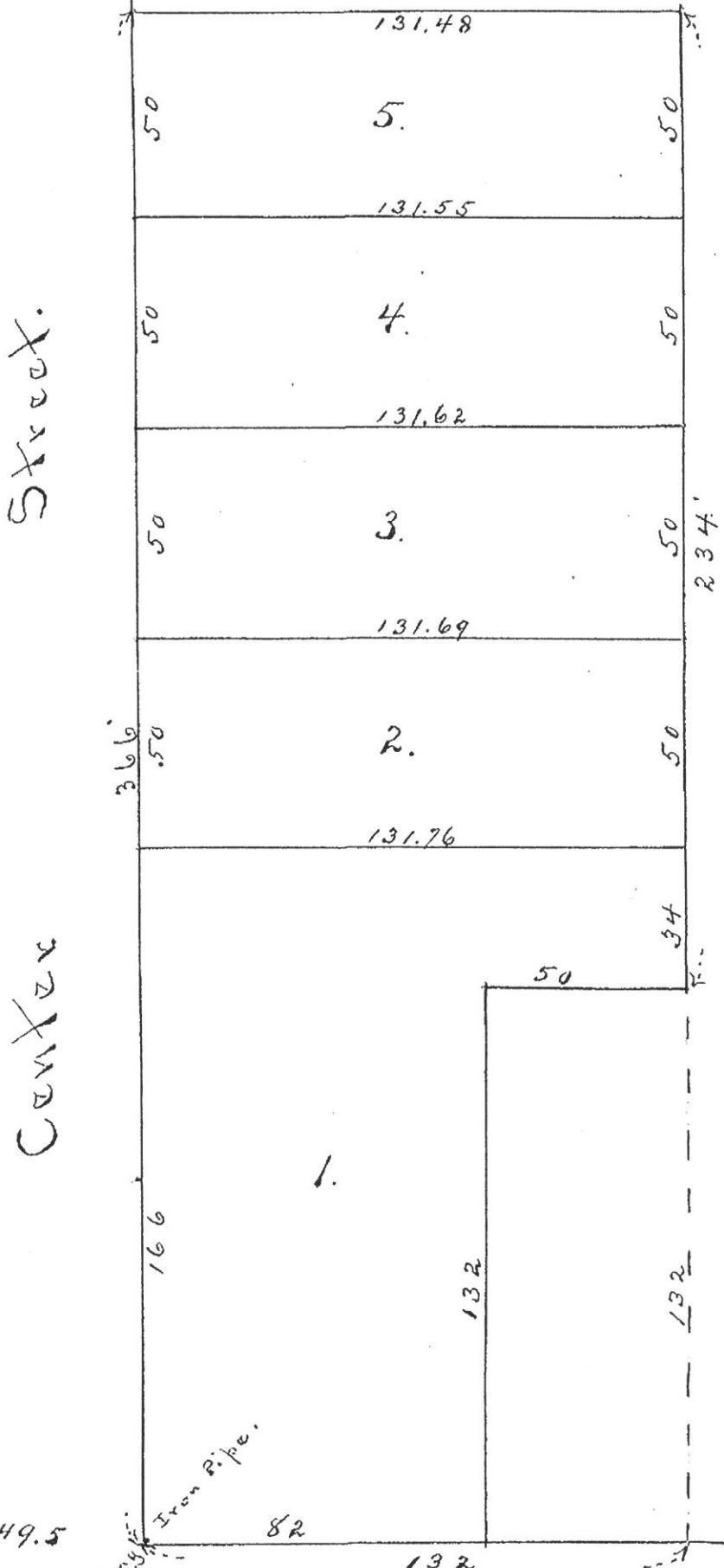
49.5

Place of Beginning

Iron Pipe.

66 Jefferson Ave.

66



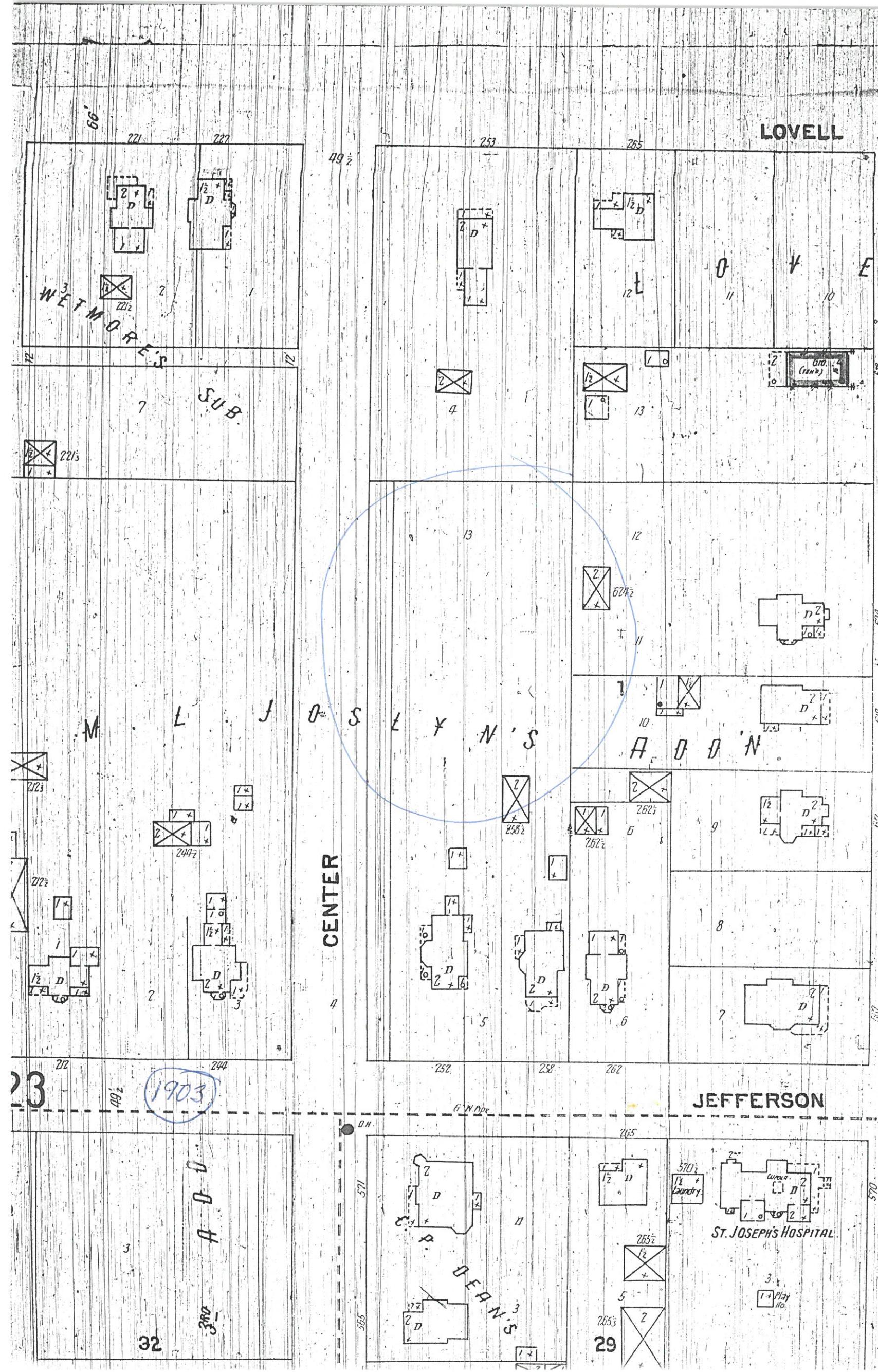
LOVELL

24

55

60

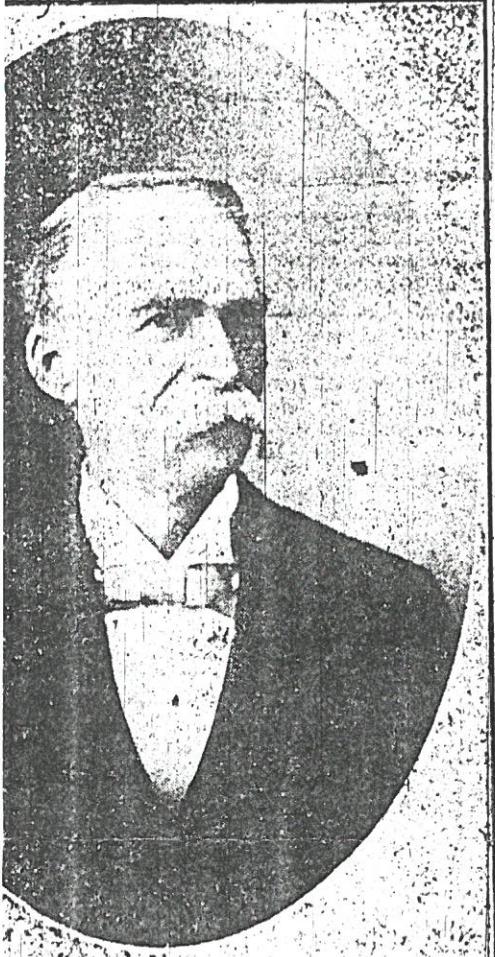
PROSPECT



and a plurality of Elgin, surprised to all such a decided successful can-

us had been reelected Mayor Price throughout supervision a gentle smile, win by a majority of 300 votes, appeared somewhat the result, in the ballot.

[Continued on Third Page.]



Hubbard, Elected Mayor of Elgin.

FOR MAYOR AND CITY OFFICIALS.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
12	23	232	253	229	269	132	168	137	118	219	166	237	140
15	80	126	179	68	51	79	75	178	119	116	110	140	102
21	21	27	32	18	15	21	18	32	51	16	30	20	10
58	235	229	300	159	228	162	210	263	212	267	211	280	163
17	18	29	31	9	12	30	21	31	15	39	21	18	35
20	186	190	228	159	184	118	231	207	186	215	213	228	89
37	120	95	146	93	93	69	91	129	118	161	120	135	112
36	31	44	56	50	50	42	45	76	55	22	23	43	15
69	71	112	92	80	80	39	78	82	60	25	61	121	53
46	33	45	48	32	32	30	32	41	53	109	87	56	30
61	64	67	116	59	59	49	22	15	29	23	13	27	34

VOTE FOR ALDERMEN.

FOURTH WARD.		
Total	1st	2d
For Alderman—	Total	713
E. R. Sherman		285
G. W. L. Brown		116
Oliver Wigle		32
FIFTH WARD.		
Total	1st	2d
For Alderman—	Total	916
A. L. Anderson		211
George S. Anderson		106
Peter Kennedy		59
SIXTH WARD.		
Total	1st	2d
For Alderman—	Total	1104
Augustus Gustason		273
George A. Befka		355
A. R. Wylie		51
SEVENTH WARD.		
Total	1st	2d
For Alderman—	Total	1310
Elsworth E. Kenyon		220
Emil Atchen		211
Henry N. Patchen		187
Albert Saunders		15
Total	5th	6th
For Alderman—	Total	1310
Elsworth E. Kenyon		220
Emil Atchen		211
Henry N. Patchen		187
Albert Saunders		15
Total	6th	7th
For Alderman—	Total	1310
Elsworth E. Kenyon		220
Emil Atchen		211
Henry N. Patchen		187
Albert Saunders		15
Total	7th	8th
For Alderman—	Total	1310
Elsworth E. Kenyon		220
Emil Atchen		211
Henry N. Patchen		187
Albert Saunders		15

VOTE IN CIVIL SERVICE LAW.

10	23	31	46	50	66	70	80	90	100	110	120	130	140
123	232	254	302	165	210	163	218	279	218	213	211	293	102
1	63	97	107	91	107	37	48	33	52	40	56	68	71

to give them an honest, progressive and business administration. It would not be possible without their continued support and co-operation. I want the people to feel that I am accessible and that they are not only at liberty or that they are invited to talk with me about city affairs. I want the opinions of citizens in matters of public policy and I want their co-operation always.

"I will not outline my policy until I have found opportunity to become more familiar with the duties of the office. But this one thing I will say, I am a crank about street improvements. I firmly believe that good streets are of the greatest possible benefit to a community. I believe that not only the happiness of the people but also the business growth depends upon the condition of

the streets. The following is the record of the outside judges in Chicago:

Campbell	380	Newlin	33
Wills	516	Donnelly	25
Father	577	Shifley	82
Bishop	559	Roberts	41
V. L.	324	McWilliams	5
Wilkerson	81	Broot	48
H. D.	59	Patten	4
Brown	167	Balme	15
Haben	28	Thompson	23
Goldwin	124	Showalter	1

The data on the Chicago judges gave interesting conclusions. Adding the number of days that Judges Tuley, Tait, H. Baker, Clifford, Dunne, Haney, Burke, Gibbons, Smith, and Neely worked there is a total of 12,103—but of a possible 15,000. In other words, the country lost just 2,897 days in five years on these ten judges (including the time charged against Judge Haney). From this it appears that the average judicial vacation is fifty-eight days a year, or just two days short of two months. At that the judges are given credit for a full day for every date they lead a court call, while on many of those days they worked but an hour or two.

Adding together the number of days that country judges have sat in Cook county an extra expense to the taxpayers of \$10 per day—the total of 2,721 days is secured.

MARRIED AT PLATO CENTER.

Wedding of W. G. Briggs to Miss Lena Moran.

Wednesday at the home of the bride's parents, Rev. and Mrs. Chas. A. Briggs, at Plato Center, the marriage of Miss Lena Moran to William G. Briggs took place. They were attended by Miss Ada M. Stevens and Charles Briggs, Jr. Immediate relatives and friends witnessed the ceremony. A wedding dinner was served, after which the happy couple left for a short trip. They will be at home after May 1 at No. 644 Douglas avenue, where the groom has arranged their home.

Miss Moran came here from Toronto, Canada, five years ago to take a training as nurse and has continued her work in Elgin since her graduation from Sherman hospital.

Mr. Briggs is employed at Cook's Publishing House, where he has the high esteem of his employers and many friends.

April 25, 1903

AFTERNOON IN JAPAN

EVERY WEDNESDAYS HEAR DESCRIPTION OF MIKADO'S COUNTRY.

Election of Officers for the Year Meetings of Clubs.

The Every Wednesday Literary club met at the Borden Library Wednesday afternoon. The program was in charge of Mrs. Chas. W. Cornell, who gave an instructive paper on "Japan." The transition of this land of the Mikado and Shogun, from feudalism to a constitutional form of government was one of the main points of discussion, the ruling passion of the nation being loyalty to religion the Japanese have no code. In matters of learning this people are making rapid advancement. Their race characteristics are a puzzle to ethnologists. They have an artistic perception equalled only by the Greeks. They have a capacity for progress and mechanical ingenuity which belongs to the Aryan and not the Oriental races. They are called the Frenchmen, the Yankees, the Englishmen of the East.

A description of Nikko, one of the most noted and sacred places of resort was given. Its sacred road is more than twenty miles in length and is bordered with beautiful cedars. These are surpassed in size only by the giants of Yosemité. It contains a sacred bridge over which only the Shoguns might pass, and only the emperor may go at the present time. When U. S. Grant visited Japan, the Mikado complimented him by opening the passage to him, but the honor was declined out of respect for the feelings of the people. Terraces, springs, rivers, a mountain with its

mountains, temples, and pagodas, decorate this sacred spot bewildering and

SEWING-CLOTH CATCHERS.

Pepper	—Pitcher.
Collier	—Shortstop.
Donaque	—First base.
McPartlin	—Second base.
Quinn	—Third base.
Lang	—Right field.
McNerny	—Center field.
Callahan	—Left field.

Callahan, besides being an excellent outfielder, can also do good work in the in-field. But his particular value in the eyes of Manager Gleason, is his ability as a pitcher. He is a man who can play almost any position on the diamond and he will probably be used to substitute in the box. By this means Pepper will be relieved and in any case of emergency his position can be filled without loss to the team.

Last season Callahan played with an eastern league. He was a member of the team at Birmingham, N. Y., and it is claimed that he has an excellent record.

The line up as given above is for the opening game on April 26. Elgin players will have a hard proposition to defeat their first opponents, the Spauldings. The Chicago team has already had several practice games and its men are familiar with their positions. On the other hand the Elgin men have congregated but once and the rain prevented practice at that time.

While it is probable that no immediate change will occur in the personnel of the team, yet it is rumored that Merle Sears is tired of his job with the Dubuque team and sights for a look at the watch factory. From unofficial sources it is learned that he has made overtures to the Elgin manager and that he wants a place on the team.

GABRIEL ZIRSKO FATALLY HURT AT KIRKLAND.

Brought to Sherman Hospital the Man Expired Wednesday.

White walking upon the tracks of the Milwaukee railroad near Kirkland, at an early hour Wednesday, Gabriel Zirsko, a resident of Chicago, was struck by a fast train and horribly injured. At 5 o'clock Dr. A. L. Clark, accompanied by the city ambulance, was summoned to the Milwaukee depot to attend the injured man. The doctor ordered his immediate removal to Sherman hospital which was done although the patient was at the point of death. Both lower limbs of the man were crushed below the hips and amputation of them was necessary. He died at 7 o'clock. By papers found upon his person it was discovered that he was on his way to Thompson, Iowa, where he expected to receive employment. He had been recently living at No. 2700 Archer avenue, Chicago. A brother Adreas was with the unfortunate man at the time of the accident but an effort of both men to speak the English language brought forth no particulars.

At an inquest held that afternoon testimony of two witnesses was taken. Sergeant Gahan, of the police force, stated that he had talked with the men who accompanied Zirsko to Elgin after the accident. None were able to give an account of the manner in which the man had fallen upon the tracks. Station Agent Hopkins, of the Milwaukee road, gave information received by him from officials at Kirkland. No eye witness of the affair were present at the inquest and it was with difficulty that accurate knowledge could be secured.

At the conclusion of the testimony the jury decided that the man had come to his death by being run over by a Milwaukee train. The railroad was exonerated from all blame.

Paradoxical though it may seem; every time a gun goes off it stays right there.

The bass drum may not produce good music but it drowns a lot of bad music.

In after years it makes a man feel sad when he thinks how fresh he used to be.

Bettler was made clerk. It was found exceedingly difficult, however, to accomplish business.

The speaker ordered a roll call to see if a quorum was present, and after much confusion it was completed showing 97 men present. Sherman then made an extended talk on the compunctionary statutes and stated that 97 men here constituted a majority.

He held the house is not destroyed by the abolition of its regular president. "He might die," said Sherman "and for the parliamentary purposes this house he is now." After some further questions were disposed of, a municipal ownership bill was introduced from third reading.

They then offered section by section the Mueller bill as a substitute for bill. On the first two amendments there was a roll call, but the amendments were adopted. The Mueller bill's new sections, prepared by Edwin Britt Smith, specially limiting all grants to 20 years, was adopted by a voice vote. It then was decided leave the bill on second reading.

At 2:25 Speaker Miller, with members of the republican steering committee, emerged from the speaker's room smilingly ascended the rostrum. As he did so Allen, who still occupied the chair, extended his hand. In friendly way, the house applauded Miller then called the house to order.

SEARS IN ELGIN UNIFORM

FORMER SECOND BASEMAN AGED WITH WATCHMAKERS.

Will Watch the Meadows This Year

Merle Sears has accepted a place on Elgin ball team. He is expected to be in the uniform for the second game May 3. In all probability he will continue with the team through the season.

Manager Gleason today authorized the statement that the old second baseman will be back this year. As it is in the News of Wednesday, Sears made overtures to come with the watchmakers again. He had previously written to Manager Gleason stating that he desired to return to the field. The manager informed him and yesterday he accepted his acceptance.

But Sears will not hold the second base this year. He will go to meadows and chase flies. His absence behind the bat is fully recognized, even, and when Shewbridge is on form Sears will stop the twisters.

Before the second game Manager's son will find an opportunity to meet his field timber and make such changes as are deemed advisable. In spite of the return of Sears, today he was willing to state the exact position of the old player will take, although a certainty that he will be in the field.

RACE FOR INTERSTATE.

Baseball Men to Decide on the Sprinter.

"We have been talking over to decide the best 100-yard man in the league," said Bob Welch, secretary of the Interstate organization. "I am going to suggest a gold medal to be awarded at the end of the season to the man in that line. The sprints, if going through, will be run off each other. There are some crackerjacks in this business, too. There is young Walter Clegg with us. His work is well known. Then there is Jimmy Morris, center fielder for Aurora; Billy Lieb, short for Racine, and a fast little ground runner; Dave Covey, short for Kenosha; Louis Gertenbach, playing center for Elgin, and young

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THIS PLAT IS RECORDED IN BK. 12
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QR. OF SEC. TWP. RG.

OF PLATS PG. 2

BURDICK & SPILLARD'S ADD.

Lts 2,3,6,7,10,11,14,15, B IV GrandView Add

• BLOCK

DOCUMENT NUMBER	BOOK	PAGE	GRANTOR	GRANTEE	KIND OF INSTRUMT	DATE OF INSTRUMENT	DATE OF FILING	LOTS NUMBER			
								6	7	8	9
921615	2027	67	Elmer Steffen + h/w	Ralph E. Anderson + h/w	J.T.W.L.	June 6 60	June 10 60				
921616	2027	65	Ralph E. Anderson + h/w	Set Field Supt + h/w less of Elgin	J.T.W.L.	June 7 60	June 10 60				
957415	2097	174	By E. L. + H. Assn		Set. Aug. 28 61	Aug 29 61	6				
964842	2109	276	John Rotondo + h/w	Max Schwarz + Lorraine, h/w	J.T.W.L.	Nov. 18 61	Nov 28 61			8	716
965853	2111	33	Max Schwarz + h/w	John P. Braue, Jr.	J.D.	Dec 6 61	Dec 11 61			8	716
980806	2135	45	Max Schwarz + h/w	Apollo Supt + Lm less	Mtg	June 18 62	June 21 62			8	716
980807	2135	48	Same	Same	Recd	June 18 62	June 21 62			8	716
983636	2140	361	John P. Braue, Jr.	Max Schwarz + h/w	Rec'd	July 16 62	July 31 62			8	716
984336	2142	66	By H. Supt + h/w less of Elgin (only E. L. + H. Assn)		Rec'd	Aug 6 62	Aug 10 62			8	pt
989372	2153	253	Max Schwarz + h/w	John P. Braue, Jr.	J.W.	Oct 23 62	Oct 25 62			8	716
1004074	2187	17	Same	Chgs Title + Tr Co, Jr.	J.W.	June 28 63	July 3 63			8	716
1025795	2241	71	John A. Zimmer + h/w	Alvin M. Paesch + Janet M. h/w	J.S.W.B.	May 27 64	June 23 64			8	716
1025796	2241	73	Alvin M. Paesch + h/w	The Northern Tr. Co. Jr.	J.W.	May 27 64	June 23 64			8	716
1027581	2245	163	By H. Supt + h/w less of Elgin (only E. L. + H. Assn)		Rec'd	July 16 64	July 21 64			8	716
1061178	2325	378	Max Schwarz + h/w	Jerome C. Zubel + Sylvia L. h/w	J.T.W.L.	Dec 28 1964	Dec 30 65			8	716
1061179	2325	383	Jerome C. Zubel + h/w	Mtg Associated, Inc.	Mtg	Dec 29 65	Dec 30 65			8	716
1062373	2328	308	Apollo Supt (family less	Max Schwarz + h/w	Rec'd	Jan 4 66	Jan 19 66			8	716

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665707	1526	296	By E. L. & H. Assn		Set.	Dec 28 50	Dec 29 50	6
668162	1530	208	William E. Spitzer. (purv. f. of Jennie E. Spitzer, deed) & h.w.	Gertrude E. Stover	W.D.	Feb 9 51	Feb 13 51	832' 7128'
668163	1530	209	Gertrude E. Stover, spnr.	William E. Spitzer & Anna E. the J.W.D.	Feb 10 51	Feb 13 51	832' 7128'	
673660	1538	203	Christine Fairchild. Wid.	Carl R. Shopen	May 3 51	May 5 51	8 7116'	
693661	1538	204	Carl R. Shopen & h.w.	Christine, Charlotte & Virginia Fairchild	May 4 51	May 5 51	8 7116	
685519	1560	473	By E. L. & H. Assn		Set.	Oct 29 51	Oct 30 51	7
691625	1569	66	Bertha Hillman, Wid.	Eckhard. Palm	Q.C.D.	Feb 4 52	Feb 7 52	820' 11
691626	1569	67	Esther A. Palm, spnr.	Bertha Hillman & Alice Heidemann	J.W.D.	Feb 5 52	Feb 7 52	820' 11
715549	1603	203	George W. Schmoldt & h.w.	Union Natl. Bank & Co. Elgin	Mtg.	Jan 12 53	Jan 20 53	8 7116'
717144	1610	333	Charlotte & Virginia Fairchild, spns.	George W. & Florence Schmoldt	J.W.D.	Jan 10 53	Jan 13 53	8 7116'
842114	1856	162	William E. Spitzer & h.w.	John A. Zimmer & Violet M. his	J.W.D.	July 7 57	July 23 57	832' 7128'
842115	1856	163	John A. Zimmer & h.w.	J. E. P. C. H. his & Elgin	Mtg.	July 20 57	July 23 57	832' 7128'
872955	1925	23	George W. Schmoldt & h.w.	John Patondo & h.w.	J.W.D.	Oct 1 58	Oct 15 58	8 7116'
872956	1925	25	John Patondo & h.w.	E. L. & H. Assn	Mtg.	Oct 8 58	Oct 15 58	8 7116'
874295	1937	243	Union Natl. Bank & Co.	George W. Schmoldt &	Feb.	Oct 29 58	Oct 30 58	8 pt.
			Of Elgin	Florence Schmoldt ---				
891371	1964	97	John A. Zimmer & h.w.	E. L. & H. Assn	Mtg	June 3 59	June 5 59	832' 7128'
893679	1973	313	By E. L. & H. Assn		Set.	June 30 59	July 2 59	pt. pt.
921204	2026	367	Dwene J. Stone & h.w.	Elyzabeth L. Albright	W.D.	May 31 60	June 7 60	6
921205	2026	365	Frank L. Albright & h.w.	E. L. & H. Assn	Mtg	June 1 60	June 7 60	6

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 THE LOTS ON THIS PAGE FALL IN THE
 QR. OF SEC. TWP. RG.

BURDICK & SPILLARD'S ADD

Ls 2,3,6,7,10,11,14 15, B IV Grand View Add.

BLOCK

915

DOCUMENT NUMBER	BOOK	PAGE	GRANTOR	GRANTEE	KIND OF INSTRUMENT	DATE OF INSTRUMENT	DATE OF FILING	LOTS NUMBER					
								6	7	8	9	10	11
138105	573	406	Henry J. Mensching bach	Chas L. Pfau	W D	Oct 4	13	Mar 19	14				
139471	574	101	Chas S. Winchester & hw	Fred August Louis Wendler & Hulda, hw	W D	May 1	14	May 13	14	6	7		
143018	511	129	William F Lynch, Co Clk	C A Glos	T D	Nov 9	14	Nov 9	14				
152078	595	29	Sam T. Peterson Tr	Chas S. & Augusta Winchester	RelD	Oct 12	15	Feb 11	16				9
152409	598	170	Fred A L Wendler & hw	Mrs Martha Thurnau	TD	Jan 2	16	Feb 29	16	6	7		
219341	710	369	Ida A. Haight (frmly Ida A. Hillman sells 915 Hillman) & hh	Wm A. Hillman	W D	Dec 7	21	Apr 6	23				8
219342	710	370	Chas L. Pfau & wf	Same	W D	Nov 1	20	Apr 6	23				
221252	691	565	Wm A. Hillman & Bertha	Geo W. Glos tr builds 903	T D	May 12	23	May 15	23				
222577	705	622	C A Glos	Henrietta A Glos	QCD	Jun 2	23	Jun 11	23				
246634	715	581	Sam T. Peterson Tr	Wm A. Hillman	RelD	Dec 5	24	Dec 6	24				
246635	765	144	Henrietta A. Glos spnr	Wm A. Hillman	QCD	Aug 30	24	Dec 6	24				
246636	762	336	Wm A. Hillman & wf	Frank E. Wakefield	W D	Dec 1	24	Dec 6	24				
246639	729	496	Frank E. Wakefield & wf	E L & H Assn 915	Mtg	Dec 1	24	Dec 6	24				
250334	776	144	Geo W. Glos Tr	Wm A Hillman & wf	PtlRelD	Mar 5	25	Mar 7	25				
254387	772	145	Wm A. Hillman & wf	Jennie Spitzer	W D	May 3	25	May 14	25				
254388	769	250	Jennie Spitzer wid	Geo W. Glos Tr builds 907	T D	May 12	25	May 14	25				
260517	746	476	H A Secombe & Son (Contrs)	Hulda Wendler owner	WvrofI	Aug 27	25	Aug 28	25				
260916	777	217	Mrs Martha Thurnau	Fred Wendler & wf	RelD	Aug 25	25	Sep 1	25	6	7		

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S32 N28

S32 N28

F. O. Peterson & Sons, Aurora, Ill.

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 **Eight Hundred (\$800.00)** DOLLARS,
 in hand paid, CONVEY and WARRANT to

Wm. G. Briggs

of the **City of Elgin** County of **Kane** and State of **Illinois**
 the following described Real Estate, to-wit:

Lot five (5) of Chas. Rippberger's Resubdivision of parts of Lots 4, 5, 13 & 14 Block one (1) M.L.
 Joslyn'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 **April**

A. D. 1908.

Signed, Sealed and Delivered in the Presence of

Charles Rippberger
Sophia Rippberger



STATE OF ILLINOIS
County of **Kane**

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

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

Charles Rippberger and Sophia Rippberger, his wife,
 personally known to me to be the same persons whose names are 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 **second** day of **April** A. D. 1908.

Clara L. Peterson

Notary Public.