



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Raftery-Cain House

COMMON NAME: n/a

DATE OF CONSTRUCTION: Circa 1845

SIGNIFICANT ALTERATION DATES: Circa 1926, 1945, 2017

ARCHITECT: Howard Raftery (ca.1926 alterations attributed)

BUILDER: n/a

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Gable Front / Gabled Ell

OVERALL PLAN SHAPE: L-shape

NUMBER OF STORIES: 1

FOUNDATION MATERIAL: Concrete Block

PRIMARY WALL MATERIAL(S): Wood Clapboard (front)

FRONT PORCH: Yes (2017)

VISIBLE SIDE PORCH: No

ENTRY DOOR(S): Single, wood, 12 lite (circa 1945)

WINDOW MATERIAL: Wood

WINDOW STYLE: Double-hung (9/9)

PRIMARY ROOF FORM: Gable

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: Yes

CHIMNEY MATERIAL: Brick

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

n/a

PROPERTY ADDRESS:

22 Campbell Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-03-480-002



LOCAL SIGNIFICANCE RATING:

- ☒ Significant
- ☐ Contributing
- ☐ Non-Contributing – Built After 1987
- ☐ Non-Contributing – Reversible Alterations
- ☐ Non-Contributing – Irreversible Alterations

HISTORIC DISTRICT LOCATION:

- ☒ Central Geneva NRHD
- ☐ North Geneva NRHD
- ☒ Local Geneva HD
- ☐ Not in HD / Individual Historic Landmark

NR DISTRICT SIGNIFICANCE RATING:

- ☒ Contributing
- ☐ Non-Contributing
- ☐ Not Applicable / Not in NR District

ADDITIONAL PROPERTY INFORMATION:

BRIEF HISTORICAL DESCRIPTION:

The home was moved and remodeled as part of Kate Raftery's River Lane Beautification Project (1926-1940). The original remodeling was likely designed by her son and architect, Howard Raftery. The house was enlarged at least three times.

The 1932-33 Directory includes the earliest listings at the current address: Norris E. and Dorothy Cain; Robert D. Clark (1936-37); Harrie D. Hoyt (1940) died in the house in January 1962—his wife Lillian predeceased him in 1953 (Harrie was the son of Pearl D. and Agnes Hoyt of the Hoyt House on S. Fifth Street).

The home was completely renovated in 2017. The original windows were retained on the front facade and many on the side elevations; the existing wood clapboard was retained on the front facade, and the side and rear elevations were re-sided with fiber cement clapboard. The new front porch was reconstructed, based on Sanborn Fire Insurance map documentation. The failing gable roof (reconstructed at some point in time with only minimal sapling tree framing remaining) was not symmetrical when viewed from the street. The entire roof was reconstructed and the west roof plane was re-framed to match the pitch of the east roof plane of the street-facing gable. A secondary gable (board-and-batten) was added; the chimney extended vertically.

The property is notable within the context of relocated buildings in Geneva and for its association with community development—Kate Raftery's River Lane Beautification Project (which began in 1926).

SOURCES:

GHPC Case History; GHM Archives; 2016 Central Geneva NRHP Update; Sanborn Fire Insurance Maps; Kane County Recorder's Office Land Records



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CONTRIBUTING ACCESSORY STRUCTURES:

AS1 GENERAL DESCRIPTION:

Detached, single-car garage with shiplap siding (wood) and clipped gable roof (asphalt shingle), modern overhead door. C. after 1945

AS2 GENERAL DESCRIPTION:

n/a

CONTRIBUTING LANDSCAPE FEATURES:

GENERAL DESCRIPTION:

Wood fence is non-historic; driveway is crushed stone; sidewalks are non-historic brick paver.

HPC ACTION:

☐ Demolition Approved: n/a

Other HPC Action:

4.16.02 - Porch; 3.21.17 - Roof; 5.16.17 - Add'n/Front Porch



2015



2015



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2015



2015



1999