



# City of Geneva, Illinois

## Local Historic District & Landmarks Property Inventory Survey

### GENERAL PROPERTY INFORMATION:

**HISTORIC NAME:** Judge Wilson House / Anna Baum Nursing Home

**COMMON NAME:** Campbell Street Professional Building

**DATE OF CONSTRUCTION:** 1852

**SIGNIFICANT ALTERATION DATES:** 1946, 1952

**ARCHITECT:** n/a

**BUILDER:** Ernest Gabrielson (1946 additions)

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

### ARCHITECTURAL DATA:

**ARCHITECTURAL STYLE:** Greek Revival, Gabled Ell

**OVERALL PLAN SHAPE:** Irregular

**NUMBER OF STORIES:** 2

**FOUNDATION MATERIAL:** Parged

**PRIMARY WALL MATERIAL(S):** Wood Clapboard / Brick

**FRONT PORCH:** Partial Facade

**VISIBLE SIDE PORCH:** Yes, Non Original

**ENTRY DOOR(S):** Original

**WINDOW MATERIAL:** Wood

**WINDOW STYLE:** Double-hung (6/6, 1/1); Casement

**PRIMARY ROOF FORM:** Gable

**PRIMARY ROOF MATERIAL:** Asphalt

**VISIBLE CHIMNEY:** Yes

**CHIMNEY MATERIAL:** Brick

### OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

Greek Revival gable front east facade; west wing massing, and late 19th century south porch.

### PROPERTY ADDRESS:

**115 Campbell Street**

### PARCEL IDENTIFICATION NUMBER (PIN):

12-03-478-008



### 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



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### ADDITIONAL PROPERTY INFORMATION:

#### BRIEF HISTORICAL DESCRIPTION:

Judge Isaac G. and Caroline "Polly" (Clark) Wilson built their Greek Revival house in 1852 (moved to Geneva in 1851 and died in Geneva in 1891). A graduate of Brown University and son of Batavia, Illinois founder, Judge Isaac Wilson, Isaac G. Wilson was an attorney at the time of construction and, at one time, held the distinction of serving "on the bench" longer than any other Illinois judge. The house was sold in 1867 (Wilson built another house in 1878 at 328 S. Second). The house was later owned by the Burton family and a portion moved to 117 S. Second Street.

The original 1852 section may be the current west wing, with the more formal east wing (facing First Street) built in the Greek Revival style before the Civil War. A two-story wing was constructed to the west of the current west wing before 1891 but was removed between 1905 and 1912.

In October 1940, bachelors Matthew C. McNamara (1888-1942) and Roy L. Baum (1903-1973) acquired the property and converted the residence into the McNamara Rest Home, a sanitarium/convalescent home. The Campbell Street facility was also known as the Christian Science Rest Home. The two men previously established a rest home in 1937 at the Howell-Orton-Burton House that stood immediately north of this property. Before coming to Geneva, the two men also established a rest home in Benton Harbor, Michigan in the mid-1930s. Mr. McNamara died in September 1942 at the age of 54 (11 September 1942 Geneva Republican).

In 1946, Roy L. Baum and his contractor, Edward Gabrielson, received a building permit for "additions and alterations to existing sanitarium" (06 December 1946 Geneva Republican). The 1946 wing is the two-story wing constructed at the southeast corner of the building. At that time, a portion of the full-length south porch was removed, and the west end of the south porch was enclosed.

Around 1951 or 1952 (when the brick north wing was constructed), the property became the Anna Baum Nursing Home, named in honor of Roy L. Baum's mother, who was also a resident. After Roy L. Baum's death on July 27, 1973, the facility continued to operate through at least December 1975.

In 1976, John Hamer purchased the property and developed it as professional offices. In 1989, Howard W. and Candace B. Broecker purchased the property.

The property is notable for its association with one or more significant persons and community development—the Early Settlement Period (1837-1857) of Geneva. The property is also notable for its association with architecture—specifically the Greek Revival style—and as an early convalescent facility.

#### SOURCES:

GHM Archives; 2016 Central Geneva NRHP Update; Sanborn Fire Insurance Maps; Kane County Land Records; Geneva, Illinois: 150 Reminders of 150 Years; Geneva Republican.



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## CONTRIBUTING ACCESSORY STRUCTURES:

### AS1 GENERAL DESCRIPTION:

n/a

### AS2 GENERAL DESCRIPTION:

n/a

## CONTRIBUTING LANDSCAPE FEATURES:

### GENERAL DESCRIPTION:

Asphalt parking lot with concrete retaining wall along First Street;  
corner lot with mature trees.



## HPC ACTION:

☐

Demolition Approved: n/a

### Other HPC Action:

n/a





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