



# City of Geneva, Illinois

## Local Historic District & Landmarks Property Inventory Survey

### GENERAL PROPERTY INFORMATION:

**HISTORIC NAME:** Marshall-Judson Home

**COMMON NAME:** Hilmer Home

**DATE OF CONSTRUCTION:** Circa 1853-1857

**SIGNIFICANT ALTERATION DATES:** 1974, 2015

**ARCHITECT:** n/a

**BUILDER:** n/a

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

### ARCHITECTURAL DATA:

**ARCHITECTURAL STYLE:** Greek Revival; New Traditional

**OVERALL PLAN SHAPE:** T-Plan; Gable Front

**NUMBER OF STORIES:** 1.5

**FOUNDATION MATERIAL:** Limestone & Concrete

**PRIMARY WALL MATERIAL(S):** Clapboard

**FRONT PORCH:** n/a

**VISIBLE SIDE PORCH:** Yes

**ENTRY DOOR(S):** n/a

**WINDOW MATERIAL:** Wood

**WINDOW STYLE:** Double-hung; Casement, Fixed/Picture

**PRIMARY ROOF FORM:** Gable

**PRIMARY ROOF MATERIAL:** Asphalt

**VISIBLE CHIMNEY:** Yes

**CHIMNEY MATERIAL:** Brick

### OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

n/a

### PROPERTY ADDRESS:

810 Dow Avenue

### PARCEL IDENTIFICATION NUMBER (PIN):

12-10-176-018



### 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:

The Marshall-Judson home was most likely built circa 1853-1857, however the home's origins are not well-documented. The house was located close to the railroad in an area known as "South Geneva," and is one of the few pre-Civil War era homes in the area.

The Marshall-Judson Home served as a convenient and secluded retreat for some of Chicago's earliest residents of wealth and prominence. The 20-acre parcel was associated with some of the earliest speculators and developers of the Fox River Valley as well as medical and judiciary professionals associated with Chicago and early Illinois. Later, the Marshall-Judson Home was absorbed into the development pursuits of a flamboyant thespian and inventor; a prominent industrialist and his wife; and, finally, two prominent Geneva businessmen.

Originally born in England in 1809, James Augustus Marshall became an early resident of Chicago, moving to the city to practice medicine in 1832. By the mid-1840's, Marshall was engaged in the building of the Illinois and Michigan Canal where he earned significant profits from his involvement with land sales.

Marshall purchased the 20-acre site from James H. Woodworth on May 1, 1856, and sold the parcel to his brother-in-law and Chicago's first dentist, Dr. Edwin Judson, on the same day. Dr. Judson moved to Geneva in 1857, and, between 1858 and 1860, constructed a more substantial Greek Revival home (present-day 734 Shady Lane). It is believed that Dr. Judson's gardener occupied the modest, original home at the southwest corner of the estate.

In 1866, Dr. Judson retired to Chicago (where he passed away in 1891) and sold the estate to Joseph R. Payson and his wife, Henrietta. It's probable that Payson remodeled the home and installed two-over-two, double-hung windows. Payson may also be responsible for the addition of the pantry with the bay window at the south side of the home.

The house was then sold to inventor and thespian, John B. Atwater, who became wealthy from his ammunition design patents. Atwater also established a mineral springs resort in Geneva and purchased this property in an attempt to expand the resort grounds. Atwater sold the property to a list of successive speculators, including John Cheever in 1879.

Between 1927 and 1969, the property had at least seven owners. During that time, the house changed very little.

While the property is not nominated for its association with architecture or methods of construction, the Marshall-Judson House is directly associated with the development patterns of the southwestern portion of the City of Geneva, Illinois. The property is also associated with several historic persons with ties to the political, social, and physical development of the region and state—specifically James A. Marshall and his brother-in-law, Dr. Edwin Judson.

#### SOURCES:

2016 Central Geneva NRHP Update



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## CONTRIBUTING ACCESSORY STRUCTURES:

### AS1 GENERAL DESCRIPTION:

n/a

### AS2 GENERAL DESCRIPTION:

n/a

## CONTRIBUTING LANDSCAPE FEATURES:

### GENERAL DESCRIPTION:

n/a



## HPC ACTION:

☐

Demolition Approved: n/a

### Other HPC Action:

n/a