



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Benjamin W. Dodson Cottage

COMMON NAME: n/a

DATE OF CONSTRUCTION: 1892-1896

SIGNIFICANT ALTERATION DATES: n/a

ARCHITECT: n/a

BUILDER: n/a

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Queen Anne

OVERALL PLAN SHAPE: Rectangular

NUMBER OF STORIES: 1.5

FOUNDATION MATERIAL: Brick

PRIMARY WALL MATERIAL(S): Wood Clapboard

FRONT PORCH: Yes

VISIBLE SIDE PORCH: No

ENTRY DOOR(S): Historic

WINDOW MATERIAL: Wood

WINDOW STYLE: Double-hung (1/1), Fixed (quarrel lites)

PRIMARY ROOF FORM: Side Gable

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: Yes

CHIMNEY MATERIAL: Brick

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

Rock-faced, stone columns at front facade lend a sense of massiveness to the small cottage; exposed modillions/corbels at northeast corner; a pair of prominent turrets rise from the primary roof plane.

PROPERTY ADDRESS:

217 South Fifth Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-03-454-005



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:

It is unclear whether or not Benjamin W. Dodson ever intended to live in this house, however, he rented the cottage to others from the time it was built until his death in 1919. One of the first identified occupants of the cottage was the family of Charles L. Scott, a carpenter in 1920. Upon Dodson's death, the house was sold in 1920 to Clara (Atherton) Hunt (1877-1931) and her husband, Frank (1873-1959) - a prominent realtor in Geneva. Beginning about 1921, Mr. and Mrs. Hunt and 3 of their 4 children lived in the Fifth Street home. Within a few years of Clara's death, Frank Hunt sold the home and moved to Chicago. In 1941, the draft notice for Merritt A. King was sent to the address, and Wesley R King received a questionnaire in 1942.

The family of Howard Smith is listed in area phone books from at least 1956 to 1974, and Mary M Smith still lived in the house in 1991. The house was renovated from 1992 to 1994 by the Archer family.

The property is notable for its association with architecture—specifically the Queen Anne style.

SOURCES:

GHPC Case History; GHM Archives; 2016 Central Geneva NRHP Update; Sanborn Fire Insurance Maps; Geneva Republican; Polk's St Charles, Batavia, and Geneva City Directories



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CONTRIBUTING ACCESSORY STRUCTURES:

AS1 GENERAL DESCRIPTION:

Per Sanborn Fire Insurance Co. maps, the wood-framed, detached garage was constructed at the northeasterly corner of the property between 1923 and 1930. The existing garage has been altered, over time, with a small addition to the rear, structural bracing, a concrete floor slab, and replacement overhead garage doors. The garage was renovated in 2019, when the two single, overhead doors were replaced with a single overhead door; the driveway was paved at that time.

CONTRIBUTING LANDSCAPE FEATURES:

GENERAL DESCRIPTION:

n/a

HPC ACTION:

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Demolition Approved: n/a

Other HPC Action:

4.16.19 - Renovation - Garage





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