



# City of Geneva, Illinois

Local Historic District & Landmarks  
Property Inventory Survey

## GENERAL PROPERTY INFORMATION:

**HISTORIC NAME:** Charles F. Johnson House

**COMMON NAME:** n/a

**DATE OF CONSTRUCTION:** 1898

**SIGNIFICANT ALTERATION DATES:** 1905, 1945-1955

**ARCHITECT:** n/a

**BUILDER:** Charles F. Johnson

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

## ARCHITECTURAL DATA:

**ARCHITECTURAL STYLE:** Queen Anne

**OVERALL PLAN SHAPE:** Cruciform

**NUMBER OF STORIES:** 2

**FOUNDATION MATERIAL:** Limestone

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

**FRONT PORCH:** Entry

**VISIBLE SIDE PORCH:** Yes

**ENTRY DOOR(S):** Non-Historic

**WINDOW MATERIAL:** Wood

**WINDOW STYLE:** Double-hung (1/1), decorative attic windows

**PRIMARY ROOF FORM:** Hip

**PRIMARY ROOF MATERIAL:** Asphalt

**VISIBLE CHIMNEY:** Yes (2)

**CHIMNEY MATERIAL:** Brick

## OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

Original clapboard and shingle siding; exposed chimney breast at south elevation (reportedly an addition in 1905); thru-roof chimney at rear portion of roof; deep eaves with brackets; decorative, incised brackets support primary attic gable; shingled attic gables; primary attic gable has flared base and arch-top, double-hung window with multiple lites; secondary, street-facing attic dormer with double-hung window (3/3); Palladian window at south attic gable.

## PROPERTY ADDRESS:

**312 South Fifth Street**

## PARCEL IDENTIFICATION NUMBER (PIN):

12-03-384-006



## 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:

Contractor and builder, Charles F. Johnson, built this home for himself in 1898. The lot was purchased in May 1898; construction on the house began in June 1898. The house was completed in four months and occupied in October 1898. In 1905, the property was sold to Charles H. and Louise (Boland) More. Reportedly, the exposed south chimney breast was added by the More family around 1905.

Mr. More, an attorney, was also President of the Board of Education in Geneva; his wife was involved with the Geneva Improvement Association (GIA). In 1911, Louise More was the first woman to serve on the Geneva Library Board. The property was sold in 1913 to Robert G. and Elsie Early.

Mr. Early was an attorney with offices in Elgin and, later, in the State Bank of Geneva building. His daughter, Caroline Early, married David Worley; they occupied the house after 1922.

In 1925, the property was sold to Dr. Ralph and Catherine Carpenter; it was then sold in 1966 to Howard V. Williams; then it was sold in 1968 to Robert and Emily Rogers.

The historic, two-story, and full-width front porch (per Sanborn Fire Insurance maps) was removed circa 1945-1955; the primary entry door and surroundings are not original (replaced when the porch was removed); the front door may be original to the home. Non-historic, detached, two-car garage.

The property is notable for its association with one or more significant persons—specifically the home of a local builder—and architecture—specifically the Queen Anne style.

#### SOURCES:

GHM Archives; 2016 Central Geneva NRHP Update; Sanborn Fire Insurance Maps; Kane County Recorder's Office Land Records; Robert and Emily Rogers



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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:

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Demolition Approved: n/a

Other HPC Action:

8.18.20 Front Door





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1999