



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Sampson-Beers House

COMMON NAME: n/a

DATE OF CONSTRUCTION: 1864-1868

SIGNIFICANT ALTERATION DATES: 1893-1895, 1913, 1988-1994

ARCHITECT: n/a

BUILDER: n/a

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Italianate

OVERALL PLAN SHAPE: T-plan, Irregular

NUMBER OF STORIES: 2

FOUNDATION MATERIAL: Limestone

PRIMARY WALL MATERIAL(S): Clapboard

FRONT PORCH: Yes (1988-1994)

VISIBLE SIDE PORCH: Yes

ENTRY DOOR(S): Unknown

WINDOW MATERIAL: Unknown

WINDOW STYLE: Double-hung (1/1)

PRIMARY ROOF FORM: Hip

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: Yes

CHIMNEY MATERIAL: Brick

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

Arched window hoods and incised brackets at eave remain at earliest sections of the house.

PROPERTY ADDRESS:

315 South Fifth Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-03-458-011



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:

Block 76 was purchased in 1863 from Elbridge G. and Elizabeth Hall of Chicago. The house was built between 1864-1868 by successful Chicago real estate agent, William H. Sampson, and his wife, Caroline E. Sampson reportedly used the Geneva property as his summer "country house."

The property was sold to Charles H. and Dell Beers in 1870; then, it was transferred to their daughter, Bessie Beers Hanson, in 1895. An addition was erected by C. H. Beers (30 June 1894 Geneva Republican); one of three additions by 1895.

In 2020, the Fifth Street (west) facade was originally the rear of the home. The property was sold to Oscar Nelson in 1913, who divided the block into 9-10 lots. Since that time, the original front (east) facade was hidden from public view by new residences, and the Fifth Street (west/rear) elevation became the primary public facade.

The original property with the house (Lot 6) was sold to Carl and Marie Berg family in 1926, and in 1975, it was sold to William and Catherine Clark. The present front entrance porch was constructed between 1988 and 1994; the attached two-car garage and side porch were possibly constructed during the same period.

Records indicate that some remnant foundation of a mid-1850 building remains in the home's basement (depicted on the 1869 Bird's Eye map).

Despite its lack of visibility from the East, the Plato-Harvey House is significant for architecture and community development of city estate properties, which included the purchase of entire city blocks as estate properties: Block 66 - Henry A. Towner; Block 76 - W. H. Sampson; Block 77 - H. Burr; Block 84 - E. P. Allis; and Block 85 - W. B. Plato. Block 83 was held by a single owner, P. Kearney; however, unlike those who bought entire blocks as estates, Mr. Kearney acquired his land over time.

Geneva History Museum Plaque - n.d.

The property is notable for its association with one or more significant persons, architecture, and community development—specifically full-block estates.

SOURCES:

GHM Archives; 2016 Central Geneva NRHP Update; 1869 Bird's Eye View of Geneva; Sanborn Fire Insurance Maps; Kane County Recorder's Office Land Records



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CONTRIBUTING ACCESSORY STRUCTURES:

AS1 GENERAL DESCRIPTION:

n/a

AS2 GENERAL DESCRIPTION:

n/a

CONTRIBUTING LANDSCAPE FEATURES:

GENERAL DESCRIPTION:

Historically, pergolas extended from the side wings to both Franklin and Fulton streets.

HPC ACTION:

☐

Demolition Approved: n/a

Other HPC Action:

7.20.04 Window; 11.8.16 Shingles





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