



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Hubbard-West-Wrate House

COMMON NAME: Kane County Regional Office of Education

DATE OF CONSTRUCTION: ca. 1845/1852

SIGNIFICANT ALTERATION DATES: Ca. 1865, 1972, 1978, 1989

ARCHITECT: n/a

BUILDER: n/a

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Italianate

OVERALL PLAN SHAPE: Rectangular with additions

NUMBER OF STORIES: 2

FOUNDATION MATERIAL: Limestone

PRIMARY WALL MATERIAL(S): Brick

FRONT PORCH: Yes

VISIBLE SIDE PORCH: No

ENTRY DOOR(S): Historic

WINDOW MATERIAL: Wood (replacement)

WINDOW STYLE: Double-hung (1/1)

PRIMARY ROOF FORM: Hip

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: Yes (4)

CHIMNEY MATERIAL: Brick

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

Exposed basement (limestone), watertable (limestone), brick facades, porch roof (other portions reconstructed) expressed pilasters at primary (east) facade, limestone sills and lintels, Italianate brackets, four chimneys (at least one is reconstructed), and belvedere.

PROPERTY ADDRESS:

28 North First Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-03-430-006



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



City of Geneva, Illinois

Local Historic District & Landmarks Property Inventory Survey

PROPERTY ADDRESS:

28 North First Street

ADDITIONAL PROPERTY INFORMATION:

BRIEF HISTORICAL DESCRIPTION:

Allen P. Hubbard built the house in 1848 as a Greek Revival residence. It was considered the first (or very early) mansion in Geneva. Hubbard was a merchant who moved to South Street in 1855, where he had remodeled an early, frame house.

The property was sold to William Brookbank West in 1855 (Brookbank established Geneva's first bank - located at 107-109 West State Street - that operated until his death in 1876). The First Street house was remodeled in the then-fashionable, cubic Greek Revival style. It is unclear how extensive the renovation was - some sources suggest that the cubic form is the result of West's renovation and that the original Hubbard House was significantly smaller. Later (likely around 1866), the house was remodeled in the Italianate style, including the installation of incised, scroll-cut brackets at the eave and a belvedere.

In 1878, West's widow sold the property to John Burton, who then sold the property in 1886 to Francis S. Wrate (who owned the limestone commercial building at State and First streets, immediately south of the 28 North First Street residence). The Wrate family owned the property until 1954, when Wrate's grandson, Frank R. Jarvis, sold it to Harry Rinnman for use as a nursing home.

In March 1966, the Hubbard-West-Wrate House was purchased by the Carpenter's Pension Fund (CPF) and the interior was remodeled for offices but exterior remained (unclear if exterior was stucco or painted brick at that time). CPF occupied the building in March 1967. Between 1972 and 1973, a two-story addition to the south was constructed as either an independent building or attached to the historic house at only the basement level. Between 1977 and 1980, the expansive front lawn was converted to a paved parking lot and a significant portion of the original, limestone retaining wall was removed. During that period, the front porch was also modified with the removal of the prominent, east staircase and construction of a concealed staircase at the north end of the porch. Presumably, the entire porch--exclusive of the roof--was reconstructed during that period as well. As late as 1987, the south wall of the historic house was exposed. Between 1988 and 1990, the parcel to the south was acquired and a substantial addition was constructed along with the two, upper floors that connected the historic house to the original addition and the two, upper floors that connected the original addition to the 1990 addition. Windows in the historic house were likely replaced with the construction of the new addition and remodeling of the older addition.

Frazier & Raftery did some remodeling here but the date and extent of the work are unknown. The property was purchased in 2002 by Batavia Enterprises.

Geneva History Museum Plaque - n.d.

The property is notable for its association with one or more significant persons and architecture.

SOURCES:

GHPC Case Studies; GHM Archives; 2016 North Geneva NRHP Update; 1869 Bird's Eye View of Geneva; Sanborn Fire Insurance Maps; Kane County Recorder's Office Land Records; Geneva, Illinois: 150 Reminders of 150 Years



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

PROPERTY ADDRESS:

28 North First Street

CONTRIBUTING ACCESSORY STRUCTURES:

AS1 GENERAL DESCRIPTION:

n/a

AS2 GENERAL DESCRIPTION:

n/a

CONTRIBUTING LANDSCAPE FEATURES:

GENERAL DESCRIPTION:

A portion of the historic limestone retaining wall remains along First Street

HPC ACTION:

☐

Demolition Approved: n/a

Other HPC Action:

4.20.04 Exterior Alterations; 2.20.07 Add'n; 11.15.17 Roof Membrane; 5.15.18 Chimney Renovation





City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

PROPERTY ADDRESS:

28 North First Street



1999

