



# City of Geneva, Illinois

Local Historic District & Landmarks  
Property Inventory Survey

## GENERAL PROPERTY INFORMATION:

**HISTORIC NAME:** McWayne-Humphrey House

**COMMON NAME:** n/a

**DATE OF CONSTRUCTION:** Circa 1852-1855

**SIGNIFICANT ALTERATION DATES:** 1905-10, 1913-23, 1953-63

**ARCHITECT:** n/a

**BUILDER:** Eben Conant (probable)

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

## ARCHITECTURAL DATA:

**ARCHITECTURAL STYLE:** Gable Front (altered Upright & Wing)

**OVERALL PLAN SHAPE:** Rectangular

**NUMBER OF STORIES:** 1.5

**FOUNDATION MATERIAL:** Parged

**PRIMARY WALL MATERIAL(S):** Synthetic Siding over Clapboard

**FRONT PORCH:** Covered Entry

**VISIBLE SIDE PORCH:** No

**ENTRY DOOR(S):** Yes with Greek Revival Casing/Frontispiece

**WINDOW MATERIAL:** Clad

**WINDOW STYLE:** Double-hung (1-over-1)

**PRIMARY ROOF FORM:** Gable

**PRIMARY ROOF MATERIAL:** Asphalt

**VISIBLE CHIMNEY:** No

**CHIMNEY MATERIAL:** n/a

## OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

n/a

## PROPERTY ADDRESS:

228 North First Street

## PARCEL IDENTIFICATION NUMBER (PIN):

12-03-426-007



## 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 property at the southwest corner of First and Ford (New York) streets was part of a four-lot parcel (7, 8, 9, and 10) in Block 20, purchased around 1847 from the estate of Thomas D. Whipple by Harris Washington and Fanny Amelia (Conant) Phillips. Apparently, H. W. and Fanny Phillips never lived on the property and sold the property in 1852 to Fanny's father, Eben Conant, when they moved out of Geneva.

The construction of the house is attributed to Eben Conant, who sold the improved property to Andrew McWayne in 1855. Eugene Andrew McWayne was the son of a St. Charles dentist and worked as a miller in Geneva. He served in the Civil War; after the war, he and several Genevans, including the Wilder family, sailed to the Hawaiian Sandwich Islands. The Wilders chose not to return, and in 1869, McWayne bought their lots in the adjacent Block 19. McWayne moved to Iroquois County, where he married in 1883 and died six years later.

The property at First and Ford streets reverted to Eben Conant, and by 1857 was the office of Dr. Wesley Humphrey (1821-1888) and home to the Humphrey family. The Humphrey family had arrived in Geneva by 1855. In 1859, Dr. Humphrey purchased the home from Eben Conant. During the Civil War, Dr. Humphrey served as the 1st Assistant Surgeon in the 52nd "colored" Regiment of the Illinois Volunteers. After his service, the Humphrey family lived in Geneva before settling in Missouri, where Dr. Humphrey died in 1888.

When Dr. Humphrey moved from Geneva in October 1866, the property was transferred to his younger brother, Edgar R. Humphrey, and Edgar's second wife, Helen. Edgar died in 1892, and Helen continued to live in the home, working as a dressmaker, until her death in 1912.

Between 1891 and 1897, Helen Humphrey added a south-facing bay window and then remodeled the home between 1905 and 1912.

Over the years, the property was sold to Eric and Esther Floreen (1926-1933), Henry and Ruth Ogren (1946-1950), and Clayton S. and Alice Epperly (1950-1963). The Epperlys completed multiple renovation projects before selling to Joe and Della Meadows. After Joe and Della Meadows divorced, Della lived in the home with her second husband, Harold Deutsch until at least 1990; Della (a resident of Arizona) sold the property to her tenant, Jonathon P. Allerton, in 2010.

Although its architecture has been heavily altered, the property may be notable for its association with a significant person—specifically Dr. Wesley Humphrey, a Civil War surgeon who served with the African-American 52nd Regiment of Illinois Volunteers.

#### 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: A History of Its Times and Places; Geneva, Illinois: 150 Reminders of 150 Years; Ferslew's Kane County Gazetteer, Directory, and Business Advertiser-1857



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## CONTRIBUTING ACCESSORY STRUCTURES:

### AS1 GENERAL DESCRIPTION:

Non-contributing, detached garage.

### AS2 GENERAL DESCRIPTION:

n/a

## CONTRIBUTING LANDSCAPE FEATURES:

### GENERAL DESCRIPTION:

n/a

## HPC ACTION:

☐

Demolition Approved: n/a

Other HPC Action:

7.22.21 Dormer







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