



# City of Geneva, Illinois

Local Historic District & Landmarks  
Property Inventory Survey

## GENERAL PROPERTY INFORMATION:

**HISTORIC NAME:** Steves-Lencioni House

**COMMON NAME:** n/a

**DATE OF CONSTRUCTION:** 1872

**SIGNIFICANT ALTERATION DATES:** Circa 1905-1910, 1930

**ARCHITECT:** n/a

**BUILDER:** Lafayette F. Steves

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

## ARCHITECTURAL DATA:

**ARCHITECTURAL STYLE:** Side Hall, Italianate

**OVERALL PLAN SHAPE:** Rectangular

**NUMBER OF STORIES:** 2

**FOUNDATION MATERIAL:** Stone, Parged

**PRIMARY WALL MATERIAL(S):** Aluminum Clapboard

**FRONT PORCH:** No

**VISIBLE SIDE PORCH:** No

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

**WINDOW MATERIAL:** Wood

**WINDOW STYLE:** Double-hung (3/1, 2/2)

**PRIMARY ROOF FORM:** Hipped

**PRIMARY ROOF MATERIAL:** Asphalt

**VISIBLE CHIMNEY:** No

**CHIMNEY MATERIAL:** n/a

## OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

Overall form is preserved; windows and doors date to early 20th-century.

## PROPERTY ADDRESS:

327 North First Street

## PARCEL IDENTIFICATION NUMBER (PIN):

12-03-281-001



## 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:

Nathaniel King sold the property to Tuttle King in 1857, who sold the property to Albert J. Muzzy in 1869. Lafayette F. Steves, a carpenter, purchased the property from A. J. Muzzy in October 1871.

Identified as a farmer in the 1870 Federal Census, Lafayette F. Steves turned to carpentry and built the 12-room house on North First Street in 1872. (The Steves family may have lived in a portion of 322 Peyton Street, which L. F. Steves sold in 1873).

Between 1882 and 1884 - while living in Pensacola, Florida for improvement of his wife's health - Lafayette (1826-1906) and Margaret (Maggie) (1835-1902) granted a right-of-way easement to the Chicago & North Western railroad for the construction of the Geneva Grape Sugar Co. spur line.

The Steves had two children: Mary Eliza (June 1856-Dec 1934), who married John Thomas Rogers in 1878; and Louis Clarence (1869-1914), who died in Orleans Parish, Louisiana.

In June 1905, L. F. Steves sold the property to his daughter Mary E. (Steves) Rogers. Mary E. and John T. Rogers lived in the North First Street house until circa 1908. While living at this house, Mary and John Rogers were active civic leaders in Geneva during the late 19th and early 20th centuries. John T. Rogers (1848-1929) served as the first treasurer of the Geneva Public Library Board beginning in 1894; he served on the building committee for the 1908 Geneva Public Library building, and; he served on the Geneva Library Board for more than 15 years. In 1925, Mary E. (Steves) and John T. Rogers donated \$1,500 to establish the organ fund at Geneva United Methodist church.

Around 1908, John and Mary Rogers lived at 501 James Street (razed for the 1977-1980 Geneva State Bank building) with their only child, Roy L. (1880-1938).

The North First Street house was used as a rental property. Between 1921 and 1923, Mary E. (Steves) Rogers sold the property to Alfred "Fred" Lencioni (1885-1965). In 1911, Fred married Annunciata ("Nancy") in Kane County, Illinois. While living at this property, Fred Lencioni worked at a piano factory; Nancy Lencioni established the Blue Goose Fruit Market in St. Charles in 1928; their son, Louis, established a fruit and grocery stand at Geneva (see 225 W. State Street); and Vasco worked at the Howell Iron Foundry. The rear wing was raised to a full two stories by the Lencioni family; a below-grade garage was attached to the northeast corner of the residence after 1945.

This property has been identified as the area of Geneva where many residents of Italian descent settled after 1925 when Kate Raftery began her beautification effort along River Lane, which had been known as "the Sicilian Colony."

The property may be notable within a context of Italian properties in Geneva and for its association with one or more significant persons and architecture—specifically the Italianate style.

#### SOURCES:

GHPC Case Studies; GHM Archives; 2016 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; Wilson Brothers - Contractors & Builders, 1905-1931 by Donald Wilson (2002)



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### CONTRIBUTING ACCESSORY STRUCTURES:

#### AS1 GENERAL DESCRIPTION:

The detached garage was built as a carriage barn before 1923. Although the overall form and massing seems to be near-original, the building has been remodeled with an oversized, out-swinging door at the eastern bay and an overhead door at the western bay. The eastern bay may have been remodeled for the delivery truck used by the Lencioni family and the operation of a fruit market at Geneva.

### CONTRIBUTING LANDSCAPE FEATURES:

#### GENERAL DESCRIPTION:

n/a

### HPC ACTION:

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Demolition Approved: n/a

Other HPC Action:

n/a







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