



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Rich House

COMMON NAME: Mastroleo-Hiller House

DATE OF CONSTRUCTION: Circa 1855-60

SIGNIFICANT ALTERATION DATES: 1869-1870, 1957-1958

ARCHITECT: n/a

BUILDER: George H. Rich (relocated/remodeled)

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Three-Bay, Greek Revival

OVERALL PLAN SHAPE: Rectangular

NUMBER OF STORIES: 1.5

FOUNDATION MATERIAL: Parged

PRIMARY WALL MATERIAL(S): Aluminum Clapboard

FRONT PORCH: Yes, Enclosed

VISIBLE SIDE PORCH: No

ENTRY DOOR(S): Non-historic

WINDOW MATERIAL: Wood and Clad

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

PRIMARY ROOF FORM: Gable

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: Yes

CHIMNEY MATERIAL: Brick

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

n/a

PROPERTY ADDRESS:

328 North First Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-03-279-013



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 house dates to the mid-1850s or early 1860s and was likely constructed as working-class housing for one of the laborers who worked in the numerous industrial factories that lined the Fox River in Geneva. The property has been heavily altered over time but retains its historic form.

The house was moved, most likely, to this site after 1869 since it does not appear in the Bird's Eye View of Geneva of that year, but its architectural form and style would have fallen out of favor by 1870. The property was purchased in 1869 by George H. and Adaline Rich. George H. Rich (1830-1916) was born in New York and labored as a millwright and carpenter, engaged in general construction and mold-making at the local foundry.

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

The 328 N. First Street property was owned by Vito and Theresa Mastroleo from 1928-1941, when it was sold to his son-in-law and daughter, Raymond and Marion (Mastroleo) Hiller. An Italian immigrant who came to Geneva directly from Constellano in 1907, Vito Mastroleo (1875-1949) worked at the local piano factory as a polisher and lived at 328 N. First Street until his death in August 1949.

The front entryway and south sunroom additions, and, possibly, parts of the rear addition were constructed in 1957-1958; a permit was issued to Raymond and Marion Hiller in October 1957 (07 November 1957 Geneva Republican). Raymond Hiller was the caretaker at St. Peter's Catholic Church (then located on James and Fifth streets) and, later, the caretaker at Holy Heart of Mary convent (Batavia). The garage is not identified as architecturally significant.

The property is notable within a context of Italian properties in Geneva and for its association with architecture and community development—specifically the Early Settlement Period of Geneva (1837-1857).

SOURCES:

GHPC Case Studies; 2016 North Geneva NRHP Update; 1869 Bird's Eye View of Geneva; Sanborn Fire Insurance Maps; Kane County Recorder's Office Land Records; Geneva Republican



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CONTRIBUTING ACCESSORY STRUCTURES:

AS1 GENERAL DESCRIPTION:

The garage appears to be an older structure but has been heavily altered.

AS2 GENERAL DESCRIPTION:

n/a

CONTRIBUTING LANDSCAPE FEATURES:

GENERAL DESCRIPTION:

n/a

HPC ACTION:

☐

Demolition Approved: n/a

Other HPC Action:

n/a





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