



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Peterson-Ekdahl-Sanders House

COMMON NAME: n/a

DATE OF CONSTRUCTION: 1904

SIGNIFICANT ALTERATION DATES: 1991 (addition / siding), 2010

ARCHITECT: n/a

BUILDER: Lewis (of Geneva), possibly Lewis Everett

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Queen Anne

OVERALL PLAN SHAPE: Irregular

NUMBER OF STORIES: 2

FOUNDATION MATERIAL: Parged

PRIMARY WALL MATERIAL(S): Clapboard, Shakes

FRONT PORCH: Enclosed

VISIBLE SIDE PORCH: No

ENTRY DOOR(S): Non-Historic

WINDOW MATERIAL: Aluminum Clad, Vinyl

WINDOW STYLE: Double-hung, Casement, Fixed

PRIMARY ROOF FORM: Hipped with cross gables

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: Yes

CHIMNEY MATERIAL: Brick

PROPERTY ADDRESS:

117 South First Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-03-479-004



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

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

The property has been heavily altered since 1991 including the removal of the historic front porch; addition of a vestibule; significant addition to the south; replacement of windows; and installation of vinyl siding.



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ADDITIONAL PROPERTY INFORMATION:

BRIEF HISTORICAL DESCRIPTION:

The house was built in 1904 for Peter Magnus "P. M." and Anna Peterson on the former John Howard property that they had recently acquired (see 28 James Street). The house was to be of a "modern" design with electricity and city water. (04 May 1904 Geneva Republican) A 1 story porch extended across the entire front (west) facade at the time of construction. (1905 Sanborn Fire Insurance Co. map) The builder was a "Lewis of Geneva" (probably Lewis Everett, a carpenter who moved, later, to Batavia), The earliest occupants of the residence are unknown; Mr. and Mrs. Peterson continued to live at their home on River Street.

The property was purchased in 1926 from the estate of Anna Peterson by George Ekdahl (who married the daughter of Peter and Anna Peterson, Amanda). Between 1930 and 1945, the property was the home of George and Amanda Ekdahl's daughter, Elizabeth (1912-2009). Elizabeth married Arnold T. Sanders between 1927 and 1930; he worked for Smith & Richardson Manufacturing of Geneva.

In 1991, the property was remodeled by Richards Construction for owner Arnold T. Sanders. The remodeling included the construction of the south addition and entry vestibule, window replacement, installation of vinyl siding, and roofing. The HPC approved the replacement of additional windows as requested by Chris and Anna Heck in 2010; apparently, only some of the requested windows were replaced at that time.

The property is notable for its association with one or more significant persons—specifically the Peterson, Ekdahl, and Sanders families.

SOURCES:

GHPC Case Studies; GHM Archives; Geneva Republican, 2016 Central Geneva NRHP Update; 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:

n/a

HPC ACTION:

☐

Demolition Approved: n/a

Other HPC Action:

7.20.2010 Windows; 10.19.23 Shingles





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1999

