



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Tri-City Telephone Exchange Building

COMMON NAME: DuPage Library System Building

DATE OF CONSTRUCTION: 1915-18

SIGNIFICANT ALTERATION DATES: 1946, 1987-1988

ARCHITECT: Holabird and Roche (1916-1918)

BUILDER: Heidel & Beck (1946)

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Late Classical Revival

OVERALL PLAN SHAPE: Rectangular

NUMBER OF STORIES: 2

FOUNDATION MATERIAL: Poured Concrete

PRIMARY WALL MATERIAL(S): Brick

FRONT PORCH: Yes

VISIBLE SIDE PORCH: No

ENTRY DOOR(S): Historic (wood)

WINDOW MATERIAL: Wood

WINDOW STYLE: Double-hung (12/12), arched transoms, fixed attic

PRIMARY ROOF FORM: Gable

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: Yes

CHIMNEY MATERIAL: Brick

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

Classical limestone portico with limestone Doric columns and broken pediment; primary entry door is likely an early replacement (ca. 1946) with the original transom removed; limestone rusticated quoins at original and easternmost sections; brick lintels with limestone spring blocks and voussoirs at original main floor; limestone lintels with voussoirs at second floor and addition windows; circular attic window with limestone trim and voussoirs at gable.

PROPERTY ADDRESS:

127 South First Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-03-479-005



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 Geneva Central Office of the Chicago Telephone Company (known more commonly as the Tri-City Telephone Exchange Building), a Late Classical Revival building of red brick with limestone decoration, was completed in 1918. Designed between 1916 and 1917 by Holabird & Roche architects (Chicago), the original section of the Classical Revival structure (fronting First Street) was featured in the architect's catalog of commercial and public service buildings. The first day of operation for the Tri-City Telephone Exchange was 01 December 1918.

The addition to the east of the original section was constructed in 1946 by Heidel & Beck contractors (Chicago) for \$25,000 (07 June 1946 Geneva Republican). Frazier & Raftery completed the remodeling of office suites for Allen & Sons Realty at this location.

The easternmost addition was erected between 1987 and 1988.

In 2014, the property was acquired by BEI Properties real estate holdings of Batavia, Illinois.

SOURCES:

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



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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:

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Demolition Approved: n/a

Other HPC Action:

11.30.23 Shingles





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