



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Masterson House II

COMMON NAME:

DATE OF CONSTRUCTION: 1892-1893

SIGNIFICANT ALTERATION DATES: 1912-1923, 1957

ARCHITECT:

BUILDER: Campbell of Aurora, IL

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Queen Anne, Stick

OVERALL PLAN SHAPE: Rectangular

NUMBER OF STORIES: 1

FOUNDATION MATERIAL: Limestone

PRIMARY WALL MATERIAL(S): Clapboard

FRONT PORCH: Yes

VISIBLE SIDE PORCH: Yes

ENTRY DOOR(S): Unknown

WINDOW MATERIAL: Wood

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

PRIMARY ROOF FORM: Hipped

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: Yes

CHIMNEY MATERIAL: Brick

PROPERTY ADDRESS:

229 South First Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-03-480-006



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 residence retains numerous near-original exterior features contributing significantly to its historical and architectural value. These include arched brackets at clipped corners, historic corner, window, and frieze trim, vertical board bulkhead/dado, a bay window on the south elevation, and original clapboard siding. However, it's intriguing to note that some alterations, meticulously executed, appeared around 1957, particularly to the windows. The west-facing and south-facing fixed windows may have been replaced during this period, and evidence suggests that a historic transom or sash may have been removed at approximately the same time.



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ADDITIONAL PROPERTY INFORMATION:

BRIEF HISTORICAL DESCRIPTION:

Ed Masterson (1834-1914), an Irish immigrant, arrived in Geneva around 1854 and built a home at 217 S. First Street shortly after. He worked for the Chicago and North Western Railroad. In 1892, Masterson planned to construct a new house adjacent to his existing First Street residence on a site that had been vacant since at least 1892, when a previous structure was either demolished or relocated. The new house, built by contractor Campbell of Aurora, was completed by September 1, 1893, and boasted modern conveniences, including hot and cold running water and electrical wiring. Ed and his wife, Delia (Lawler) Masterson (1838-1906), possibly his second wife, occupied the house until their deaths.

The property underwent several modifications over the years. Between 1945 and 1957, the original south porch was removed. In 1951, then-owner Lillian Anderson had contractor W. G. Bennett complete "alterations." Further changes in 1957 included the addition of a garage wing on the east side, dormers on the north and south roof planes, and a large open porch on the south elevation. In 1999, the garage wing was extended eastward by 9 feet and renovated, while the south porch was enclosed with wood windows.

The Masterson house is particularly notable for its architectural significance, exemplifying the Queen Anne style.

SOURCES:

GHPC Case Studies; GHM Archives; 2016 Central Geneva NRHP Update; Sanborn Fire Insurance Maps; Kane County Recorder's Office Land Records; Geneva Republican



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CONTRIBUTING ACCESSORY STRUCTURES:

AS1 GENERAL DESCRIPTION:

AS2 GENERAL DESCRIPTION:

CONTRIBUTING LANDSCAPE FEATURES:

GENERAL DESCRIPTION:

HPC ACTION:

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Demolition Approved:

Other HPC Action:

4.27.99 Sun Room Renovation, Garage Addition;
8.16.05 Porch





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2019



1999



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