



City of Geneva, Illinois

Local Historic District & Landmarks Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Lundeen-Hillquist House

COMMON NAME: n/a

DATE OF CONSTRUCTION: 1928

SIGNIFICANT ALTERATION DATES: Circa 1970-1973

ARCHITECT: n/a

BUILDER: T. W. Gibbs

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Dutch Colonial Revival

OVERALL PLAN SHAPE: Rectangular

NUMBER OF STORIES: 2

FOUNDATION MATERIAL: Not Visible

PRIMARY WALL MATERIAL(S): Synthetic siding over Clapboard

FRONT PORCH: No

VISIBLE SIDE PORCH: No

ENTRY DOOR(S): Historic

WINDOW MATERIAL: Wood

WINDOW STYLE: Double-hung (6/1, 8/1), Fixed

PRIMARY ROOF FORM: Gambrel

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: Yes

CHIMNEY MATERIAL: Brick

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

Historic form and plan remain intact, including accessible roof deck with balustrade over a sun porch. Historic windows remain.

PROPERTY ADDRESS:

401 South First Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-10-226-001



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:

The property is located within Block 2 of the Riverside Addition to the Original Town of Geneva, platted by Frank W. Renwick in 1925. This house may be the first or one of the first homes built in the new subdivision.

The house was built for Emil Lundeen (1888-1966) in 1928; work on the house began on Monday, April 2, 1928. Lundeen operated the Oakland-Pontiac dealership in Batavia, Illinois. Around 1904, Emil started working as the private chauffeur for the Van Nortwick family for 25 years. Beginning in 1917, Emil and his brother, Frank, were the original operators of the Tri-City Garage on Third Street in Geneva. In 1927, the brothers built a garage and filling station at 12 East State Street, which was sold to the Interstate Service Co. (a division of the Chicago, Aurora and Elgin Railroad Co.) in 1928. Emil Lundeen then built a new, \$18,000 filling station and garage at 415 State Street; construction began in the late fall and was completed in 1929. In October 1929, the stock market crashed and Emil Lundeen was deep in debt between the new house and new garage. In 1931, he forfeited the First Street residence to Frank W. Renwick, the developer of the Riverside Addition. Lundeen moved to Batavia, Illinois, where he resided for the rest of his life. By the end of the Great Depression, the Lundeen Garage on West State Street closed, and Emil began working for the State of Illinois as a mechanic. By the late 1940s, he worked as a radio operator for the Kane County Sheriff's Department, retiring in 1961.

By August 1951, the house was acquired by Fred Hillquist, who contracted John H. Bloomdahl to modify the house. Likely, the entry was moved to a new vestibule addition at the north side, and the large, fixed window with flanking, double-hung windows was installed at the first floor.

The property was sold in 1934 to Fred & Corrine Hillquist, who owned the house until 1976. Fred Hillquist was a local contractor.

Hillquist modified the facade between 1945 and 1975. The front window at the first floor is a replacement; however, the flanking windows may be original, relocated to either side of a fixed window. The primary entrance was likely located at the north end of the front facade, below the corresponding second-floor window. The north entry foyer was constructed around 1972 and mimics the architectural character of the original sun porch on the south side of the house. Windows may have been removed from the sun porch when the front (west) facade was altered. The installation of the synthetic siding was contemporary, most likely, to the alterations of the front (west) facade at the first floor.

The house is a good example of Dutch Colonial residences built throughout the Historic District. The historic form is nearly intact, including the original south "sun porch" with a roof deck, accessible from the second floor.

The property is notable for its association with one or more significant persons and architecture—specifically the Dutch Colonial style.

SOURCES:

GHPC Case Studies; 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:

The garage, with its original "dutch lap" siding was constructed simultaneously with the house and exists in its original form with a minor "lean-to" addition constructed early in the building's life. The lean-to incorporates historic, fixed, 4-lite windows. The original, vehicle bay doors were likely outswinging doors that have been replaced with overhead doors. The garage is associated with longtime auto mechanic, Emil Lundeen.

CONTRIBUTING LANDSCAPE FEATURES:

GENERAL DESCRIPTION:

n/a

HPC ACTION:

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Demolition Approved: n/a

Other HPC Action:

10.24.18 Shingles





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