



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Grodeon House

COMMON NAME: n/a

DATE OF CONSTRUCTION: 1952

SIGNIFICANT ALTERATION DATES: n/a

ARCHITECT: n/a

BUILDER: n/a

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Ranch

OVERALL PLAN SHAPE: Rectangular

NUMBER OF STORIES: 1

FOUNDATION MATERIAL: Poured Concrete

PRIMARY WALL MATERIAL(S): Vinyl Siding

FRONT PORCH: No

VISIBLE SIDE PORCH: No

ENTRY DOOR(S): Non-historic

WINDOW MATERIAL: Vinyl

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

PRIMARY ROOF FORM: Gable

PRIMARY ROOF MATERIAL: Asphalt

VISIBLE CHIMNEY: Yes

CHIMNEY MATERIAL: Brick

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

n/a

PROPERTY ADDRESS:

411 South First Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-10-226-003



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:

Located in Block 2 of Frank W. Renwick's Riverside Addition of the Original Town of Geneva (1925), this modest home was constructed in 1952 for Elmer A. and Elsie (Luckner) Grodeon. Their grown daughter, Doris Jean (1926-2010) married Kenneth Chisholm Bennett the year before, and they lived in Lake Forest, Illinois. Elmer was a 1923 graduate of the Illinois Normal Teachers' College (now, Illinois State University). Prior to coming to Geneva, and after teaching for many years, Mr. Grodeon served as the Assistant Superintendent of the St. Clair County (Illinois) Schools by 1940. It is believed that he came to Geneva to serve in a similar capacity in one of the area's school systems. The couple lived here briefly, selling the First Street home in 1958.

Kenneth C Bennett is listed as the resident from 1956 to 1958. Robert Bennett was issued a permit at the address for a new dwelling in 1952. Their connection to the Grodeon family is unknown.

Alex C Sessums is listed in local phonebooks until 1962, when he and his family moved to Evanston so he could teach at Northwestern.

Thomas E Mathews is listed from 1966 to 1974.

In 1994, the house was sold to Deborah Long by Vermer and Merrida Carlson.

The bay window is a later alteration. The south side pergola is not a historic feature.

The property may be notable for its association with one or more notable persons, architecture, and community development.

SOURCES:

GHPC Case Studies; 2016 Central Geneva NRHP Update; Sanborn Fire Insurance Maps; Kane County Recorder's Office Land Records; Polk's St Charles, Batavia, and Geneva City Directories



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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:

1.15.08 Windows; 7.29.14 Shingles





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