



City of Geneva, Illinois

Local Historic District & Landmarks
Property Inventory Survey

GENERAL PROPERTY INFORMATION:

HISTORIC NAME: Bennett-Moody-Carlson House

COMMON NAME: n/a

DATE OF CONSTRUCTION: 1856

SIGNIFICANT ALTERATION DATES: Circa 1892-1920, 1945-1971

ARCHITECT: n/a

BUILDER: Isaac Wilson / Jacob Bennett

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

ARCHITECTURAL DATA:

ARCHITECTURAL STYLE: Upright and Wing, Greek Revival

OVERALL PLAN SHAPE: L-plan

NUMBER OF STORIES: 1.5

FOUNDATION MATERIAL: Parged

PRIMARY WALL MATERIAL(S): Clapboard

FRONT PORCH: Covered Entry, Original Porch Removed

VISIBLE SIDE PORCH: Yes

ENTRY DOOR(S): Historic (but not original)

WINDOW MATERIAL: Wood

WINDOW STYLE: Double-hung (1/1)

PRIMARY ROOF FORM: Gable

PRIMARY ROOF MATERIAL: Asphalt Shingle

VISIBLE CHIMNEY: Yes (circa 1945-1955)

CHIMNEY MATERIAL: Brick (painted)

OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

n/a

PROPERTY ADDRESS:

428 Ford Street

PARCEL IDENTIFICATION NUMBER (PIN):

12-03-401-012



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:

It is possible that the original, 1.5-story, gable-front house at 428 Ford Street was erected by Isaac Wilson. In June 1856, Wilson sold the property (Lot 6, Block 23 of the Original Town of Geneva) to Hiram Baer; within three weeks, Baer sold the property to Jacob Bennett. Bennett acquired a mortgage on the property in September 1856; however, it is unclear whether the mortgage was to purchase the improved property or to erect a dwelling.

According to Geneva, Illinois: 150 Reminders of 150 Years, the existing, Upright-and-Wing residence, with a Greek Revival broken pediment at the street-facing gable, was erected before 1856, when laborer Jacob Bennett purchased the property. At that time, only the Gable Front section to the west existed.

Since its construction, the property has been the home of laborers and factory workers. Jacob Bennett and his wife sold the property to Francis Wilkins and his wife in January 1858. Mr. and Mrs. Wilkins, in turn, sold the property in July 1861 to Joshua George, who owned the property until June 1866. Joshua George sold the property to Augustus H. Jennings.

Based on research by local historians, the east wing was added in 1867 by then-owner, Augustus Jennings. However, an 1869 aerial view of Geneva and Sanborn Fire Insurance maps suggest that the wing was added between September 1891 and October 1897.

In May 1873, Augustus Jennings sold the Ford Street property to Mr. F. Porter and his wife, who owned the property until October 1889, when Andrew Moody, a bachelor, purchased the property. He was the brother of Emma Carlson (see 415 Ford Street).

Andrew Moody was born in Sweden in either August 1852 or August 1854 (historical documents differ on the date of his birth) and emigrated from his native Sweden in 1880. Moody acquired a mortgage from Mr. Porter in 1889. Andrew Moody paid off the mortgage in 1892 and, likely, undertook the remodeling of the home soon afterward. According to census records, Moody worked as a "day laborer" most of his life; however, he listed his occupation as "gardener" in 1910.

Between 1891 and 1897, the original house was moved southwesterly on the lot. Simultaneously, a shed along the western lot line was either remodeled or reconstructed. Most probably, the present configuration of the residence at 428 Ford Street may be attributable to Andrew Moody who lived there until a short time before his death on January 24, 1927. Moody was likely assisted by his brother-in-law, John Carlson, a carpenter by trade. From about 1890 until 1907, the family of Andrew Moody's sister, Emma Carlson (see 415 Ford Street) shared the Ford Street home of her brother.

The transformation of the house under the ownership of Andrew Moody is most clearly depicted through the earliest Sanborn Fire Insurance maps for this neighborhood of Geneva. The 1891 Sanborn Fire Insurance map shows that the original house and shed were roofed with wood shingles. By 1897, a front porch with wood shingles was constructed; the original section of the home was roofed with metal roofing (probably standing seamterne metal as protection from a heating stove flue); the east wing was in place with a wood shingle roof; the south lean-to with a wood-shingled roof had been added to the original section of the home; and a small wing with metal roofing was added to the south side of the east wing, connected to the south lean-to addition.

Investigation of the interior of the home identifies the east wing as an early, three-bay, workers' cottage, consisting of three rooms and dating to the late 1840s. The east wing of the home does not have a full foundation wall beneath it; consequently, the shallow crawlspace is subjected to the extremes of weather.



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ADDITIONAL PROPERTY INFORMATION:

The small house was enlarged with two additions at the rear (south) side by the close of the nineteenth century. It is difficult to determine the age and original configuration of the south lean-to addition at the original section of the home. Framing, visible at the basement, suggests that it was a small room with porches at both the west and east sides. The lean-to may have been a kitchen and may have been part of the house as depicted in the 1891 Sanborn Fire Insurance map or added shortly afterward. The small addition constructed at the south side of the east wing may have been part of the original workers' cottage or constructed shortly after the two early buildings were joined. Based on oral history and its location, the small room functioned either as a woodshed, unheated larder, or, perhaps, as a "jelly kitchen" or an attached "summer kitchen." The metal roof suggests that a cooking or heating stove projected through the roof at the end of the nineteenth century.

Based on photo documentation and fire insurance maps, the front porch with a sunburst gable was added to the front (north side) of the residence before October 1897. The original, first-floor windows and front door were altered at that time also.

Before 1903, Andrew Moody acquired the western half of the adjoining property to the east (Lot 7, Block 23).

By the end of World War I, the first floor of the original house was remodeled: a new hardwood floor was laid in the Living Room and Dining Room, and an archway was installed between the two rooms.

In 1926, Andrew Moody filed a joint warranty deed to the benefit of his nephew LeRoy ("Roy") Carlson and his wife, Hazel. After Andrew Moody's death in 1927, Roy and Hazel Carlson became the owners of the Ford Street property, where they raised two sons. Roy Carlson died in 1949; Hazel died in 1993. Their youngest son, James (b. 1945) and his wife, Carol lived in the Ford Street home until November 2016.

Between the close of World War II and Roy Carlson's death in 1949, several modifications to the property were completed. The front porch at the west section of the house was removed; the front porch at the east section of the house was removed and replaced with a larger, enclosed porch; and the west wing of the house was set on a new concrete block foundation. A boiler was installed in the new basement and a chimney was erected alongside the west wall of the house. An indoor bathroom was fashioned from two original bedrooms in the east section of the home. The rear addition was also remodeled.

The south addition at the east section of the house has been remodeled numerous times and served, lastly, as a small television room. Although some of the windows and interior doors are original to the house, many have been replaced over time, prior to the most recent acquisition of the property.

The 428 Ford Street property remained within the Moody-Carlson family from 1889 until 2016, a period of 127 years. Andrew Moody, who apparently was responsible for the majority of the evolution of the home that exists today, lived in the house for 37 years. Hazel J. Carlson, the widow of Moody's nephew, lived in the house for approximately 50 years; her son, Jim Carlson, lived in the house for the majority of 71 years.

The property is notable within a context of Swedish properties in Geneva and for its association with one or more significant persons, architecture, community development—specifically the Early Settlement Period of Geneva (1837-1857).

SOURCES:

GHPC Case Studies; GHM Archives; 2016 North Geneva NRHP Update; 1869 Bird's Eye View of Geneva; Sanborn Fire Insurance Maps; Kane County Recorder's Office Land Records; 150 Reminders of 150 Years; Jim and Carolyn Carlson



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CONTRIBUTING ACCESSORY STRUCTURES:

AS1 GENERAL DESCRIPTION:

The detached, two-bay garage was erected between 1946 and 1956, possibly constructed of salvaged materials or a relocated structure. The exterior, Dutch lap siding and four-lite windows are original to the building. In the mid-1950s, the north bay of the garage was converted, by the older Carlson son, for his hobbies of model railroads and airplanes. A large, multi-lite window was installed in the north wall and a frame partition wall was erected to divide the two bays of the garage. At that time, it appears that a new concrete floor was installed (possibly over an earlier slab or over a gravel floor), and the overhead doors may have been replaced. The garage doors are, most likely, second generation doors because the most recent patent number (2,022,142) on the door latch/lock-set escutcheon plate was created in 1932—but not filed with the United States Patent Office (and, therefore, not assigned a patent number) until July 1952.



HPC ACTION:

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Demolition Approved: n/a

Other HPC Action:

n/a



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1999

