

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Joel H. Hubbard House
other names/site number Ferson-Butler-Satterlee Home (local historic designation)

2. Location

street & number 304 North Second Avenue not for publication
city or town St. Charles vicinity
state Illinois code IL county Kane code 089 zip code 60174

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Amie E. Haas Signature of certifying official/Title OSHPO Date 3-18-11

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain) _____

for Edson H. Beal Signature of the Keeper Date of Action 5-4-11

Joel H. Hubbard House
Name of Property

Kane, Illinois
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

MID-19TH CENTURY
Greek Revival
Other: Upright & Wing

Materials
(Enter categories from instructions.)

foundation: STONE/Limestone
Walls: WOOD/weatherboard

roof: ASPHALT
other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Joel H. Hubbard House, designed in the Greek Revival style, was built as a residential structure on a city lot of one-fifth acre (8,828.4 square feet). The property contains the 2,232 square foot main house along with a non-contributing 720 square foot outbuilding which is now used as the owner's office and also as guest accommodations. Built in 1854, the main house is a wood frame clapboard sided structure with a simple rectangular plan and front facing gable roof. A one story section to the south side of the main house includes a library, bedroom, bath and small porch, all with a hip roof. A flat roofed enclosed rear porch projects out eight feet, four inches on the east elevation of the main house and is seventeen feet, four inches wide. The property lies in the City of St. Charles' designated Central Historic District. In 2010 the house received landmark status from the city's Historic Preservation Commission. The property is in excellent condition, having been well maintained and restored by the present and the most immediate past owners in a historically sensitive manner, inside and out.

Narrative Description

MAIN HOUSE

The Greek Revival style is clearly represented at the Hubbard House. Set on a high point overlooking downtown St. Charles, Illinois, and the Fox River, the residential structure faces west and commands a prominent location in the Central Historic District. This Greek Revival style house is also referred to as the Upright and Wing as well as the Temple and Wing residential style found in American vernacular architecture. It was popular from the mid to late 19th century and is typified by a gable ended "upright" section of one and one-half or two stories and has a one story wing. The Hubbard House is an excellent example of the Upright and Wing including that this type of house is generally designed and built by tradesmen rather than the owner. Early examples include the main entrance on the upright section while post 1850's examples usually shifted the entryway to the wing portion of the house. This entry at the upright section resulted in the side hallway evident at the Hubbard House. Also characteristic of this style evident at the Hubbard House are pilasters, cornice returns and wide entablatures.

The Upright and Wing style was mostly associated with New England and the New Englanders who settled in the Great Lakes region. While it was a folk style developed for rural settings, Upright and Wing houses had wide usage in both rural and urban settings. The style enjoyed a lengthy period of popularity which partially coincided with the Greek Revival architecture in the United States from the 1820's to 1860's.

Sitting on a rubble limestone foundation, the one and one-half story central section of the house is 22'-9" wide and 31'-0" deep and has a twelve foot wide one story wing on the south side which wraps around the east side to form the kitchen and porch. While the south one story wing is shown on the city plats dated April 28, 1855, the east porch was added later in 1949. A similar one story, twelve foot wide wing is shown on the 1855 plats which was originally on the north side of the house. The present owner believes that this wing was destroyed by a fire at some unknown date.

The structure is of wood balloon frame construction with a 4 ¼" exposure wood clapboard siding. The central section has a front gabled roof while the south wing has a hip roof. A wide cornice, measuring 2'-1 ½" in height with a single horizontal molding caps the top of the exterior walls. The roof is currently asphalt shingles, replacing the original wood shingles. The gable ends have cornice returns forming a base at the rake in the entablature.

As is typical of the Greek Revival style, the main entrance doorway has a simple but monumental scale entablature and door surround. It contains a single panel door with a broken transom light and sidelights 7'-10" in width and 10'-2 ½" in height. Small dentils enhance the flat entablature in a horizontal band while the cap is built up with a simple crown. 10 5/8" wide flat pilasters flank the door and sidelights. One seventeen inch high by twenty-five inch wide frieze band window is in the south cornice while two frieze band windows are in the north cornice. Other upper level windows in the gable ends include two six over six double hung windows at the west gable (front) and one at the east gable. All window trim consists of simple flat boards with a small drip cap at the top, as was typical of the Greek Revival style. The upper windows are 2'-8" wide by 5'-0" high while the nine over nine windows at the first floor are 2'-8" wide by 6'-0" high. In 1991 all window

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sashes were replaced (except for two replaced in 2000) with wood, true divided light type to match the original historic windows. All original wood trim and casings were maintained. Prior to the installation of the new window sashes with true divided lights, the windows were single pane, single light sashes at all double hung windows. The original windows had all been replaced. The decision was made to return to the original appearance of wood, true divided light sashes.

Two bold square posts define the southwest corner porch. This porch was restored in 1980 with the column sizes confirmed by evidence on the foundations. A one foot, seven inch square brick chimney is located at the northeast corner of the original footprint of the one and on-half story main section of the house. This serves the present furnace in the basement. No fireplace exists in the house. In addition to the eight foot by seventeen foot, four inch sun room at the east side of the house, the only other element at the exterior is a custom made wood cellar door over stairs just to the south of the sun room.

The floor plan is typical for the Upright and Wing Greek Revival house with two main rooms the same size at fourteen feet by fifteen feet. The six foot wide entry hall and stairs are to the south side of these two rooms. The wing contains a library. While the south one story wing is shown on city plats dated April 28, 1855, the rear porch at the east was added in 1949. A north wing matching the south wing was also shown on the 1855 city plat. It is believed to have been destroyed by fire around 1900. Evidence of its existence is also found underground by remnants of foundation walls. The east end of the south wing was converted to a guest bedroom and a bath when the rear porch was added. The second floor has three small bedrooms and one bath off the stair hall. Original oak floors are on the first level while pine plank floors exist at the second level. The linoleum kitchen floor covers an oak floor. The metal kitchen cabinets are from the local but internationally known St. Charles Manufacturing Company and date to 1949 when the kitchen was remodeled. The St. Charles Manufacturing Company originated in 1935 and only manufactured white painted metal cabinets until additional colors were introduced in 1948. These original white cabinets, with the original cabinet pulls, are very functional today, sixty-five years later. The plaster walls throughout the house are all original. The current owner has removed all the paint and wall paper down to the skim coat, filled all cracks and has sanded and painted every wall.

Interior doors are typically a two vertical panel configuration. Original porcelain door knobs exist throughout the house for the interior doors. Six inch wide flat board surround treatments are present on all interior windows and doors. The header trim boards are pedimented at the top like a shallow gable emulating a configuration common in Greek Revival residence openings. The top piece of the surround projects beyond the jamb trim boards about $\frac{3}{4}$ ". Baseboards throughout the house are an understated 1x8 painted wood with a quarter round cap and shoe. A simple three inch molding acts as a small crown at the top of the walls in the Living Room, Dining Room, Guest Room and Library. The stair has a simple stained oak rail with two inch by two inch square, painted spindles at the second floor landing.

OUT BUILDING

The one story, hipped roof out building can be considered non-contributing to the historic property as it has been significantly modified over time. It was built around 1900 as a separate residential structure on a separate lot. It has a footprint of 18 feet wide facing the street to the south by forty feet, two inches deep on the lot for a total area of 720 square feet. The front (south) elevation has a 2'-8" wide door and a six foot square fixed picture window with sixteen divided lights. The exterior finish is 8 $\frac{3}{4}$ " exposure wood horizontal siding. The roof is finished with standard asphalt shingles. The simple linear floor plan includes a Living Room, Kitchen, two small Bedrooms, a Bath and a Mud Room area. The metal kitchen cabinets, with their original pulls, are similar to those in the main house which are from the St. Charles Manufacturing Company.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The Period of Significance includes the year of construction of this Greek Revival style house built by Joel H. Hubbard.

Criteria Considerations (explanation, if necessary)

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1854

Significant Dates

1854

Significant Person N/A

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Hubbard, Joel H.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Joel H. Hubbard House meets the requirements for listing in the National Register of Historic Places in accordance with Criterion C. The property includes a structure which embodies the distinctive characteristics of the Greek Revival style of architecture prevalent in America during the period from the 1820's until the 1860's.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Architectural Significance (Criterion C)

American domestic architecture claimed Greek Revival as its dominant style which took hold around the year 1820 until the start of the Civil War in 1861. With a large population growth in Illinois from 1820 to 1860, a significant concentration of Greek Revival houses are still found today from that period in St. Charles, Illinois. The Joel H. Hubbard House, built in 1854, "is an excellent example of the Greek Revival rendered in a frame, clapboard-covered configuration," according to Ira Bach, architect and author of A Guide to Chicago's Historic Suburbs. Mr. Bach continues in his book to say that especially notable are the generous proportions of the details. He compares the wood frame house to the Andrew Weisel House to the north, a masonry Greek Revival style house of the same basic configuration built in 1850, which has "less generous cornice elements." The Weisel House was placed on the National Register of Historic Places in 1982. Another National Register listed Greek Revival house, the 1841 Dunham-Hunt House, is located just two blocks away. These structures were built by settlers from New England who brought with them the popular Greek Revival style and, in the specific case of the Hubbard House, a style referred to as the Upright and Wing. The Upright and Wing is a residential style found in American vernacular architecture. It was popular from the mid to late 19th century and is typified by a gable ended "upright" section of one and one-half or two stories and has a one story wing. The Upright and Wing was typically designed and built by a tradesman rather than by the owner. Upright and Wing houses had wide usage in both rural and urban settings. The style enjoyed a lengthy period of popularity which partially coincided with Greek Revival architecture which was popular in the United States from the 1820's until the 1860's.

The Greek Revival style of domestic architecture in America was sometimes referred to as the "National Style" due to its popularity. The style flourished in the state of Illinois. Few examples exist in St. Charles which have as high a level of integrity as the Joel H. Hubbard house.

The high level of integrity at the Hubbard House is clearly evident in the detailing of the exterior door and window surrounds as well as at the front facing gable with its bold cornice lines of the main roof and south one-story section emphasized with a wide band entablature. The well detailed front door surround is a dominant feature, complete with narrow bands of rectangular panes of glass held in a simple frame. A three dimensional effect at the single, one panel door features engaged Doric columns supporting a simple but well proportioned entablature. The windows in the frieze on the two long sides of the house are also key distinguishing features of the Greek Revival style.

The interior of the Hubbard House also retains a high degree of integrity. Original doors, baseboards and opening trim is evident and in good condition. While simple, the trim has a distinctive pedimented cap over most openings.

Greek Revival/Upright and Wing was a very popular style used in St. Charles in the town's early development years. Some fine examples still exist in both wood frame and brick. The Hunt House, located two blocks away from the Hubbard House, is credited as being the oldest brick dwelling in St. Charles, having been built in 1841. According to its description in the National Register of Historic Places nomination form prepared in 1982, the Hunt House has an "asymmetrical aspect of the front façade" while the Hubbard House has a symmetrical placement of its exterior openings on the front.

The 1853 Andrew Weisel House, next door and north of the Hubbard House, is also listed in the National Register. It is a red brick structure, similar in its plan and symmetrical front configuration to the Hubbard House. A limestone Greek Revival example exists in St. Charles as a historic house museum and the offices of the non-profit preservation organization Preservation Partners of the Fox Valley. It is the William Beith House and is also listed in the National Register of Historic

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Places. Incidentally, William Beith was a prolific mason in St. Charles. Andrew Weisel was also a mason who was in the employ of Mr. Beith and was married to Beith's sister, Isabella.

Developmental history/additional historic context information (if appropriate)

Historic Context

In the same year that the first settler, Evan Shelby, came from Vermont to the shores of the Fox River in Kane County to claim property in 1834, two sets of brothers also came to what was to become St. Charles. Ira and George Minard of Rockingham, Vermont and Read and Dean Ferson from Weathersfield, Vermont, had purchased land in Chicago at the junction of Clark and Lake Streets in 1833. Success in Chicago led them soon to the Fox River. With them came the Greek Revival style of architecture still extant in the domestic building stock of St. Charles and the Fox Valley area. Greek architecture, after the Greek war for independence from Turkey in 1821, symbolized the earliest democracy in history and engaged American sympathies, making Greek design a national fashion.

When Evan Shelby explored the Fox River Valley in the fall of 1833 after the end of the Black Hawk War, he selected a claim on the site from which the town of St. Charles was to be developed. He persuaded others to join him in coming to the beautiful forested valley, ripe for settlement. After making money on real estate ventures in Chicago, Ira and George Minard and Read and Dean Ferson followed Evan Shelby to settle near his newly claimed area along the Fox River in 1834. Ira Minard and Read Ferson reached an agreement with Evan Shelby to build a dam on the Fox River, improve the water power, erect a saw mill and open a trading house in exchange for eight acres of property. These new partners christened the settlement Charleston, named after a town near their hometowns in Vermont. The name was changed to St. Charles in 1839 when it was discovered that a Charleston, Illinois, already existed. The Minard and Ferson families first built settlement cabins and, later, larger family homes in St. Charles.

The historic Hubbard House is a pristine example of the Greek Revival style. The structure shows up on a plat drawing of the town of St. Charles dated April 28, 1855. Joel H. Hubbard, a carpenter from Malden, Illinois, near Princeton, purchased lots 5 and 6 of Block 33 from Lorenzo Ward on March 15, 1853, for \$250. In that same year, Lorenzo Ward sold lots 3 and 4 to stone mason Andrew Weisel for \$110. As Weisel built his masonry home, Hubbard built a wood frame house next door to the south. Since both homes are clearly shown on the April 1855 plat, it follows that both homes were built in the summer of 1854. In 1857, Hubbard sold the home to George and Almira Ferson for \$1000. George Ferson was a brother to earlier settlers of St Charles Read and Dean Ferson. Actually, George and his five brothers were among the first settlers in the Fox Valley. All six became business owners and farmers in the St. Charles area. George Ferson was active in public service, having served two terms as Supervisor of St. Charles, was a village trustee, held several township offices and served on the Kane County Board of Supervisors in 1873 through 1876. It is important to note that George was married to Almira Butler, sister to Oliver M. Butler and Julius W. Butler, two very prominent businessmen in St. Charles. For the next 106 years (1857 until 1963) the home remained in the Ferson-Butler-Satterlee family, according to records from Chicago Title and Trust Company.

Almira Butler Ferson's brother, Oliver M. Butler, had four children, three daughters and a son. He named the son after his brother Julius. In 1876, Almira sold the home to her nephew Julius W. Butler. For the next twenty-three years (1876 to 1899) Julius and his wife Julia lived in the home.

In 1899, the Butlers sold the home to Emma Ferson Satterlee, the daughter of the original Ferson family who lived in the home from 1857 until 1876. Emma and her husband, George A. Satterlee lived in the home for four years, until 1903, when it was passed on to their son George F. Satterlee and his wife Myrtle Crawford Satterlee. For the next sixty years (1903 until 1963) the home stayed in the Satterlee family.

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During the sixty years the Satterlee family owned the home, the house developed a very colorful history. The home was auctioned on the courthouse steps to pay debts accumulated by the family, where upon it was purchased by Myrtle Satterlee's brother Harry A. Crawford and sold back to Myrtle the next day. From 1940 until 1963, Myrtle and her two daughters, Lillian and Vivian, mortgaged the home eight times, sold it between them eleven times and seven trust deeds were taken on the property.

In 1963, the home was purchased by Glenn E. Craft, who was born and raised in St Charles just two blocks from the home. He was a respected Chicago architect who also owned the brick Greek Revival home to the north. Mr. Craft had successfully pursued National Register of Historic Places for that home, the Weisel Home, in 1982. Over the next twenty one years both homes were carefully restored with respect to the Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as overseen by the St. Charles Historic Preservation Commission.

Upon Glenn Craft's death in 1984, both properties were passed to his business partner Seldon Curry. In 1987 Mr. Curry sold the Hubbard Home to Claire and Dean Bemis, who completed the restoration. During its 156 year existence, besides its original builder, Joel Hubbard, the Hubbard Home has been owned by only three families, the Ferson-Butler-Satterlee family, Glenn Craft and his partner Seldon Curry, and Claire and Dean Bemis.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Bach, Ira J., A Guide to Chicago's Historic Suburbs, "St. Charles Walking Tour", Swallow Press, Ohio University Press, Chicago, 1981, pp. 269-281.
- Biographical and Historical Record of Kane County, Illinois, 1988.
- Chicago Title and Trust Company, Examination of Title No. 216573, Kane County, Illinois, November 22, 1963, Book 2209, Page 193.
- Craft, Glenn, Andrew Weisel House, National Register of Historic Places Inventory Form, 1981.
- Dahlquist, Bruce, Hunt House, National Register of Historic Places Inventory Form, 1982.
- Durant, Pliny, St. Charles Chronicle, "Passing in Review", July 1902-October 1904, articles.
- Foley, Mary Mix, The American House, "The Greek Revival", Harper & Row, Publishers, Inc., New York, 1980, pp. 134-145.
- Johnson, Eve, William Beith House, National Register of Historic Places Inventory Form, 1983.
- McAlester, Virginia and Lee, A Field Guide to American Houses, "Greek Revival, 1825-1860", Alfred A. Knopf, Inc. New York, 1984, pp.178-195.
- Pearson, Ruth Seen, Reflections of St. Charles, Brethern Press, Elgin, Illinois, 1976.
- Pearson, Ruth Seen, Daily Courier-News, "St. Charles Landmark Homes Named", February, 23, 1979.
- Poppeliers, John and Chambers, S. Allen, What Style is It?, "Greek Revival", Preservation Press, Washington, DC, 1983, pp.36-39
- St. Charles Chronicle, "George Ferson, Sketch of His Life", August 24, 1900.
- Wikipedia, "Upright and Wing," Wikipedia Foundation, Inc., December 23, 2009.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Historic Preservation Commission, St. Charles, Illinois

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Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property .203 acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	391 220	4641 330	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

PARCEL ONE: LOT 5 (EXCEPT THE NORTHERLY 13 FEET) AND LOT 6 (EXCEPT THE NORTHERNLY 13 FEET AND EXCEPT THE EASTERLY 28 FEET) IN BLOCK 33 OF THE ORIGINAL TOWN OF ST CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO: THE EASTERLY 28 FEET OF LOT 6 (EXCEPT THE NORTHERLY 6.5 FEET) IN BLOCK 33 OF THE ORIGINAL TOWN OF ST CHARLES, KANE COUNTY, ILLINOIS.

Boundary Justification (Explain why the boundaries were selected.)

THE BOUNDARY SELECTED RELATES TO THE PROPERTY LINES OF THE BUILDING SITES ASSIGNED PARCEL NUMBER 09-27-336-007, COMMONLY KNOWN AS 304 NORTH SECOND AVENUE IN ST. CHARLES, KANE COUNTY, ILLINOIS.

11. Form Prepared By

name/title Michael A. Dixon, FAIA/Architect
organization Dixon Associates/Architects date 01/07/11
street & number 511 Walnut Street telephone 630-584-3715
city or town St. Charles state IL zip code 60174
e-mail mdixon56@sbcglobal.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

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- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Joel H. Hubbard House

City or Vicinity: St. Charles

County: Kane

State: Illinois

Photographer: Michael A. Dixon, FAIA/Architect

Date Photographed: December, 2010

Location of Original Digital Files: Dixon Associates/Architects, 511 Walnut Street, St. Charles, Illinois 60174

Description of Photograph(s) and number:

Photo #0001 of 32

West façade (front), camera facing east

Photo #0002 of 32

Entrance door detail at west façade, camera facing east

Photo #0003 of 32

South façade, camera facing north

Photo #0004 of 32

East façade, camera facing northwest

Photo #0005 of 32

North façade, camera facing southwest

Photo #0006 of 32

North façade, camera facing southeast

Photo #0007 of 32

Outbuilding, south façade, camera facing north

Photo #0008 of 32

Entry Hall, looking west

Photo #0009 of 32

Entry Hall, looking east

Photo #0010 of 32

Living Room, looking west

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Photo #0011 of 32
Door surround detail at Living Room, southwest corner looking south

Photo #0012 of 32
Opening to Dining Room from Living Room, looking east

Photo #0013 of 32
Dining Room, looking north

Photo #0014 of 32
Kitchen, looking north

Photo #0015 of 32
East Porch interior, looking southeast

Photo #0016 of 32
East Porch interior, looking north

Photo #0017 of 32
Library, looking west

Photo #0018 of 32
Library, looking east

Photo #0019 of 32
Guest Room, looking northeast

Photo #0020 of 32
Guest Room doors, southwest corner, looking south

Photo #0021 of 32
Guest Room Bath, looking north

Photo #0022 of 32
Stair Hall at Second Floor, looking east

Photo #0023 of 32
Southwest Bedroom, looking west

Photo #0024 of 32
Northwest Bedroom, looking northwest

Photo #0025 of 32
Second Floor Bath, looking north

Photo #0026 of 32
Northeast Bedroom, looking north

Photo #0027 of 32
Northeast Bedroom, looking south

Photo #0028 of 32
Basement Stairs, looking southeast

Photo #0029 of 32

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First Floor structure at Basement, looking west at stair opening

Photo #0030 of 32
Outbuilding Living Room, looking northeast

Photo #0031 of 32
Outbuilding Kitchen, looking south

Photo #0032 of 32
Outbuilding, looking north

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Claire L. and Dean F. Bemis
street & number 304 North Second Avenue telephone 630-584-7745
city or town St. Charles state IL zip code 60174

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

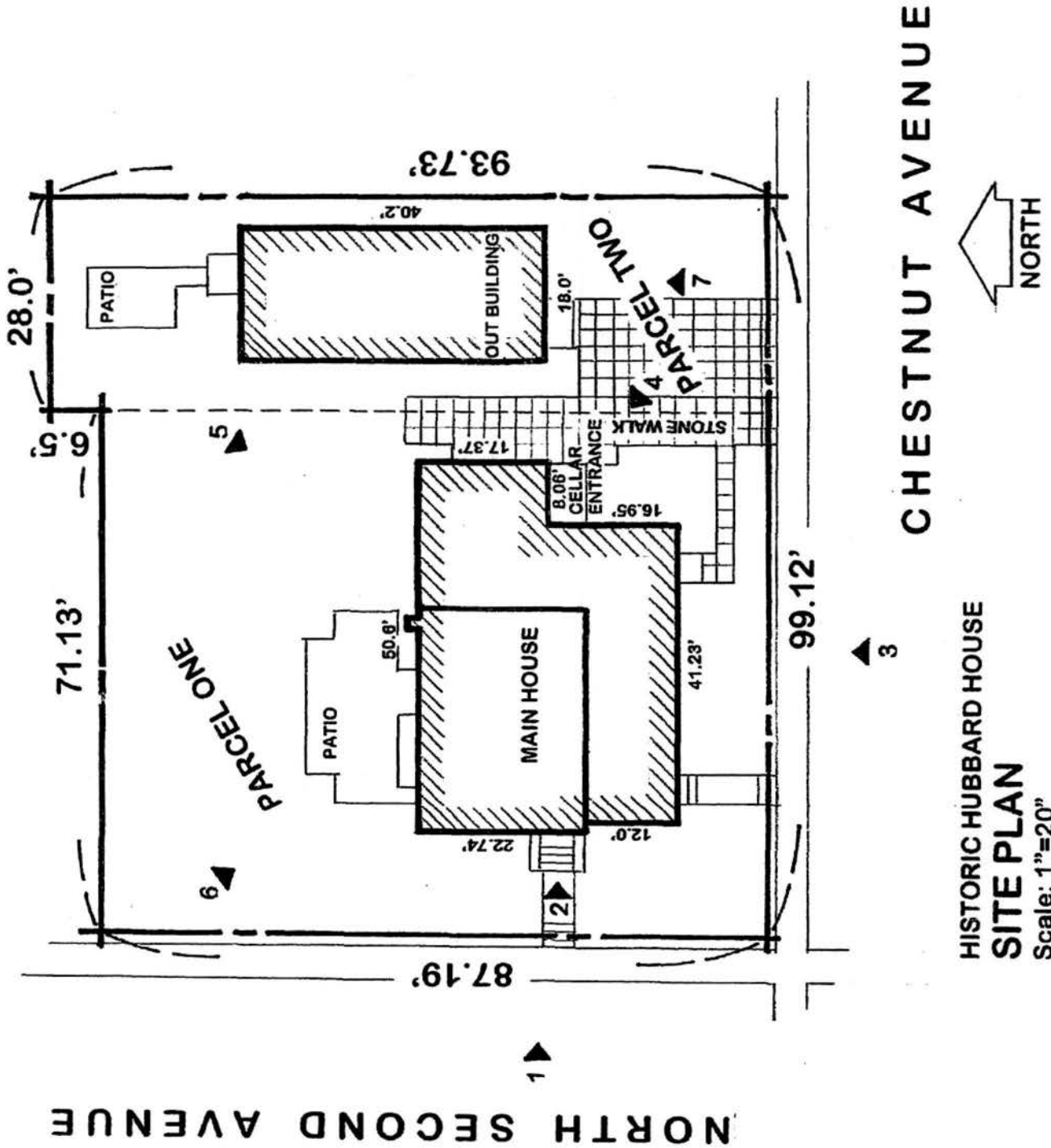
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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Name of multiple listing (if applicable)

Section number 7 Page 1



HISTORIC HUBBARD HOUSE
SITE PLAN
Scale: 1"=20'

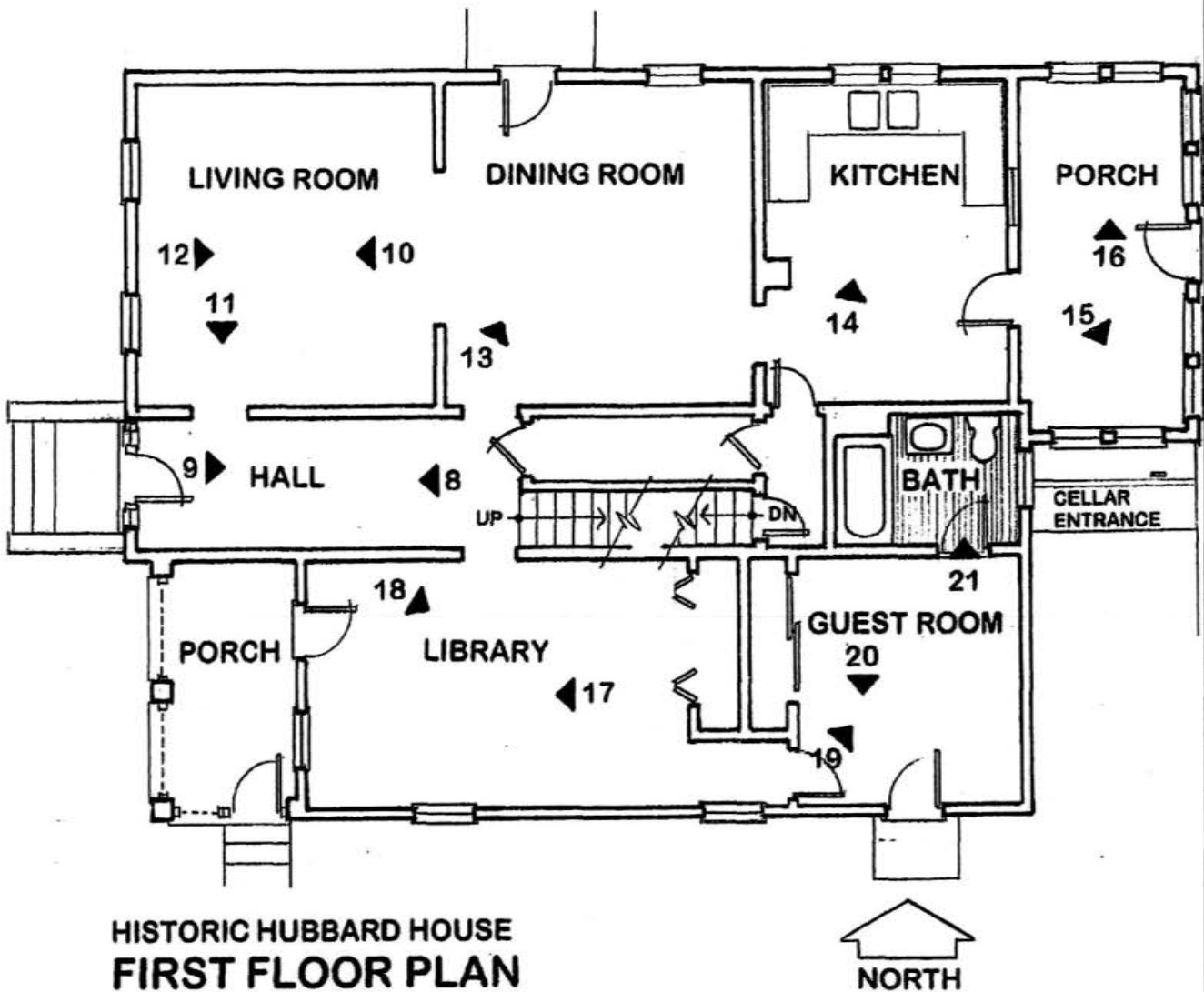
United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

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Page

2



HISTORIC HUBBARD HOUSE
FIRST FLOOR PLAN
Scale: 1/8"=1'-0"

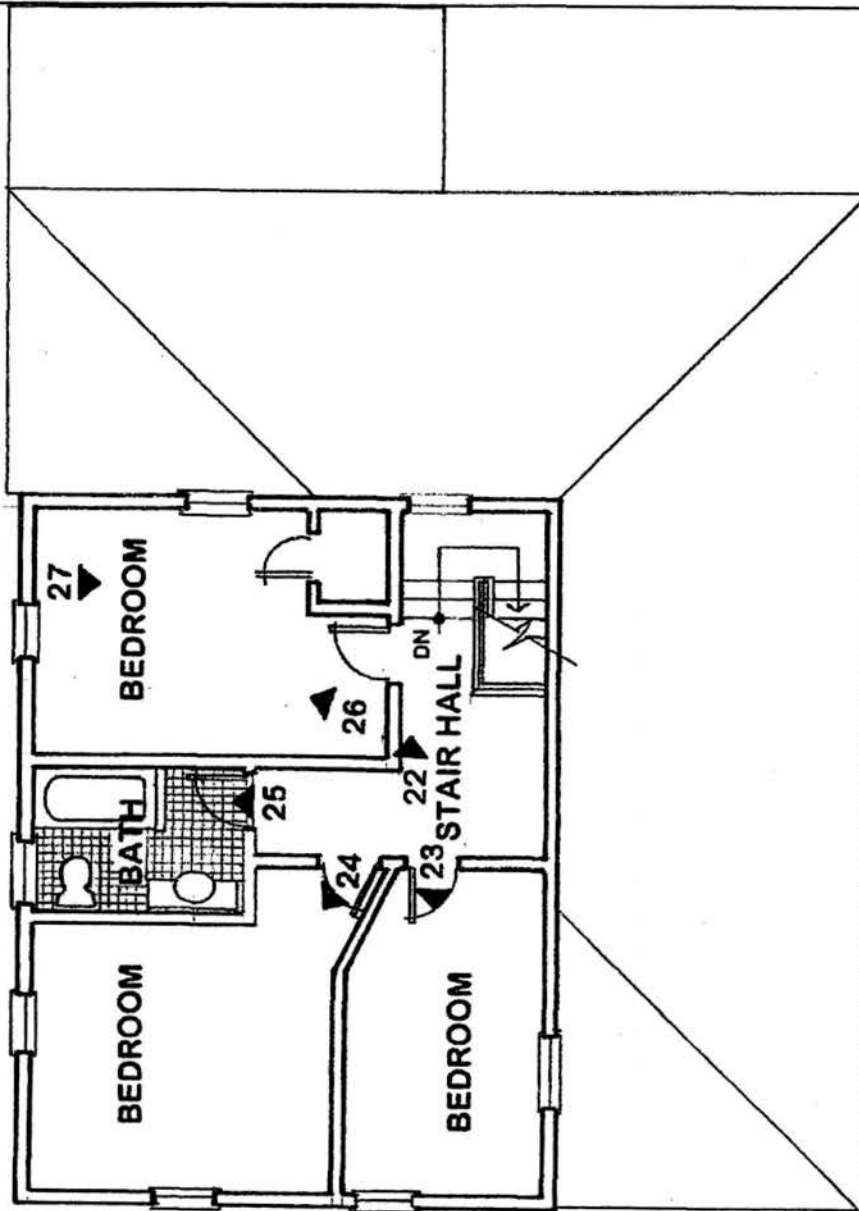
Hubbard House
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County and State
Name of multiple listing (if applicable)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hubbard House
Name of Property
Kane County, Illinois
County and State
Name of multiple listing (if applicable)

Section number 7 Page 3



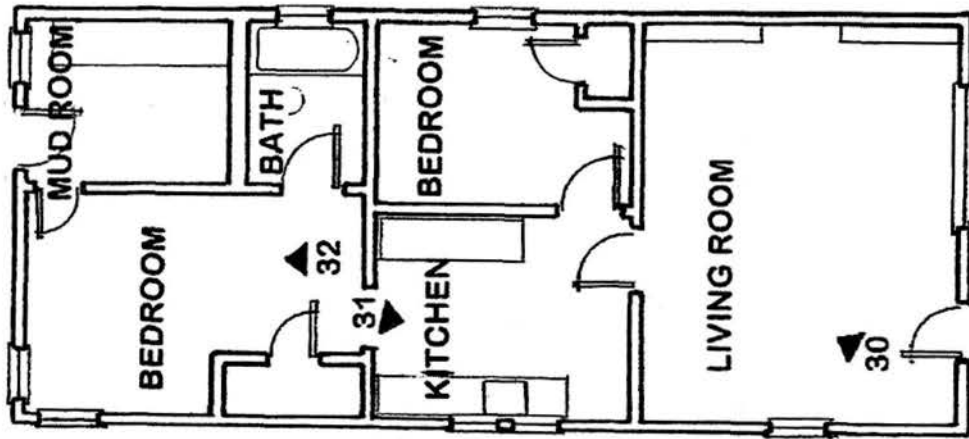
HISTORIC HUBBARD HOUSE
SECOND FLOOR PLAN
 Scale: 1/8"=1'-0"

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Hubbard House
Name of Property
Kane County, Illinois
County and State
Name of multiple listing (if applicable)



HISTORIC HUBBARD HOUSE
OUT BUILDING PLAN
 Scale: 1/8"=1'-0



IL_Kane County_Hubbard House_0001



IL_Kane County_Hubbard House_0002



IL_Kane County_Hubbard House_0003



IL_Kane County_Hubbard House_0004



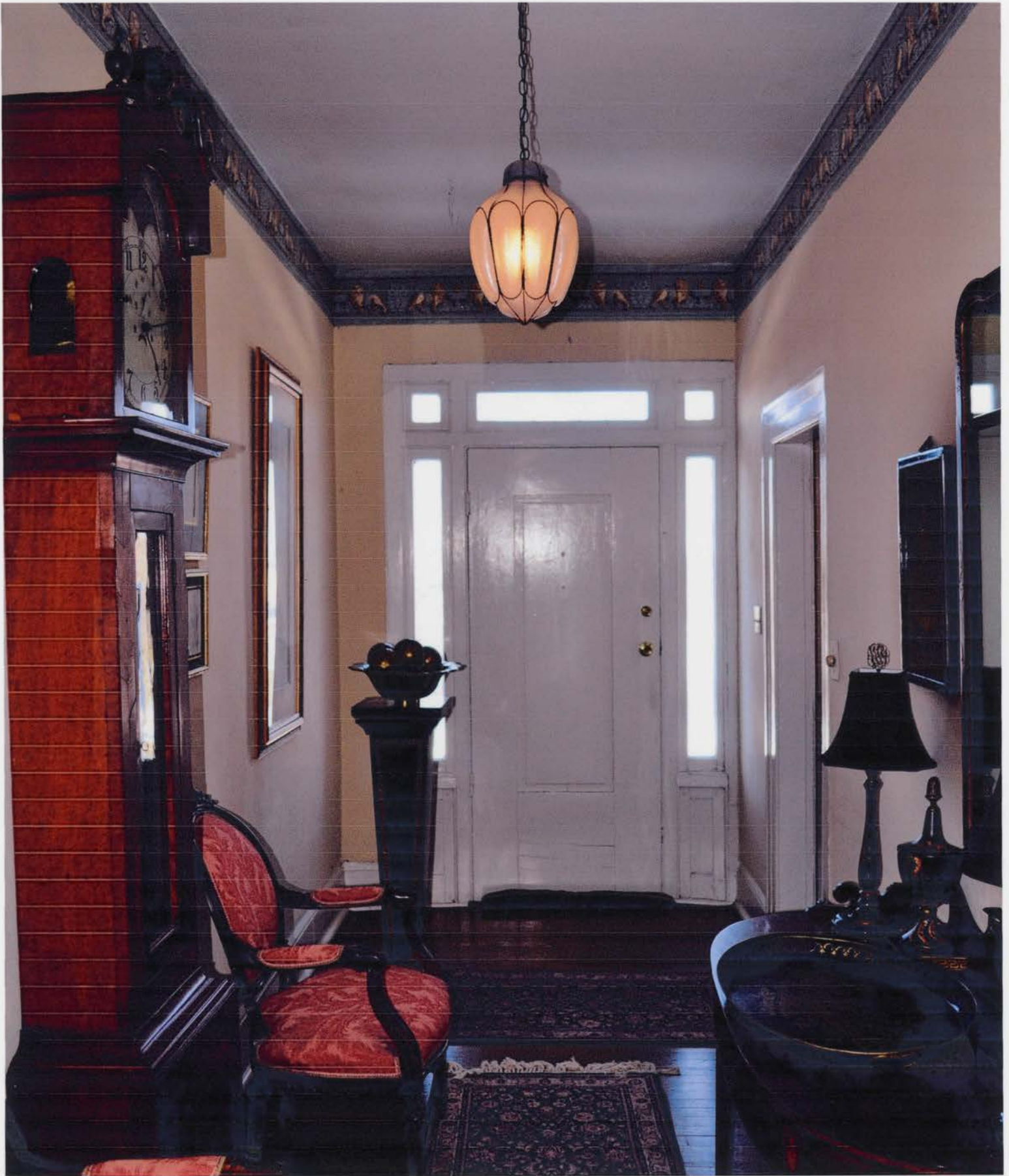
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IL_Kane County_Hubbard House_0006



IL_Kane County_Hubbard House_0007



IL_Kane County_Hubbard House_0008



IL_Kane County_Hubbard House_0009



IL_Kane County_Hubbard House_0010



IL_Kane County_Hubbard House_0011



IL_Kane County_Hubbard House_0012



IL_Kane County_Hubbard House_0013



IL_Kane County_Hubbard House_0014



IL_Kane County_Hubbard House_0015



IL_Kane County_Hubbard House_0016



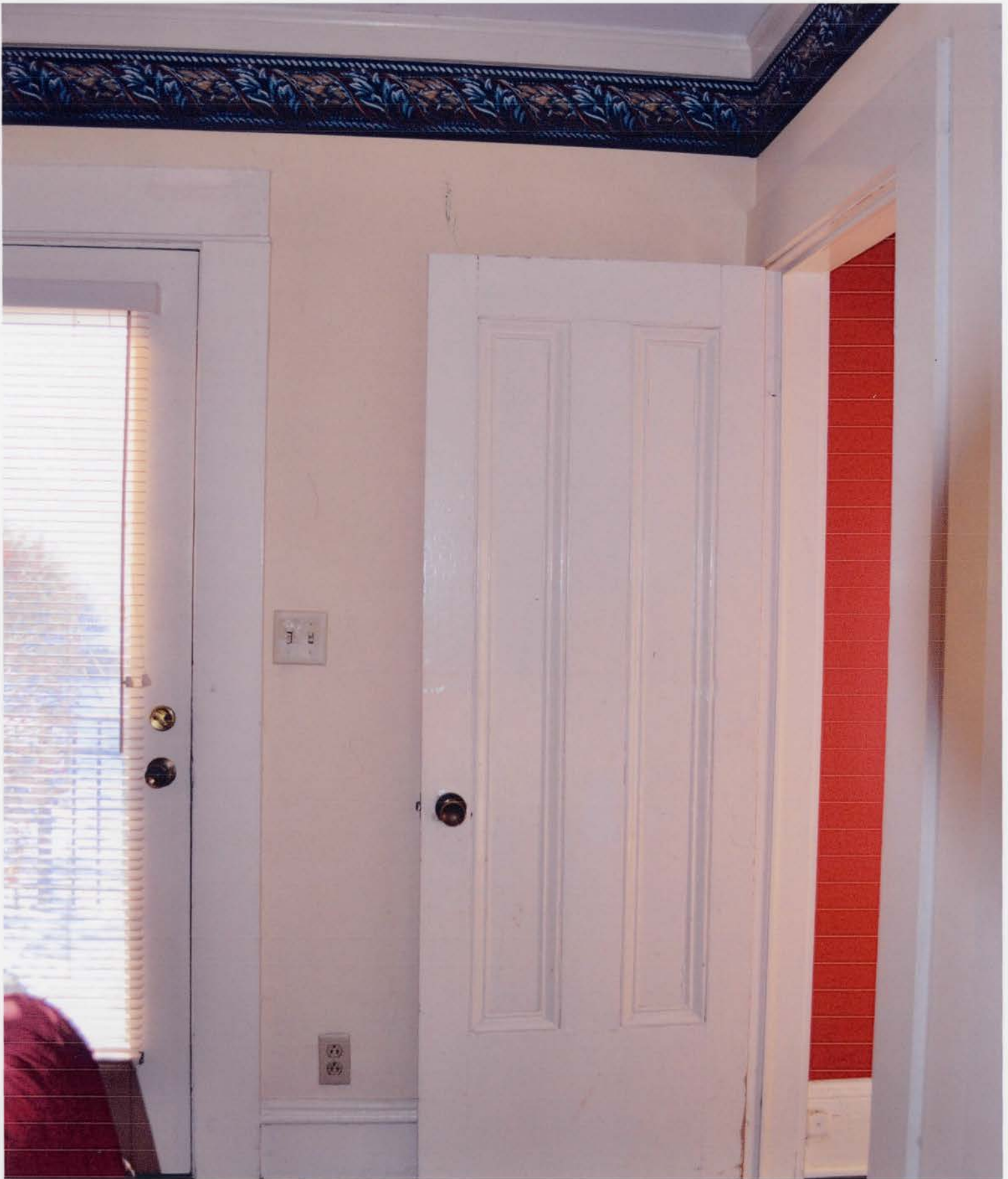
IL_Kane County_Hubbard House_0017



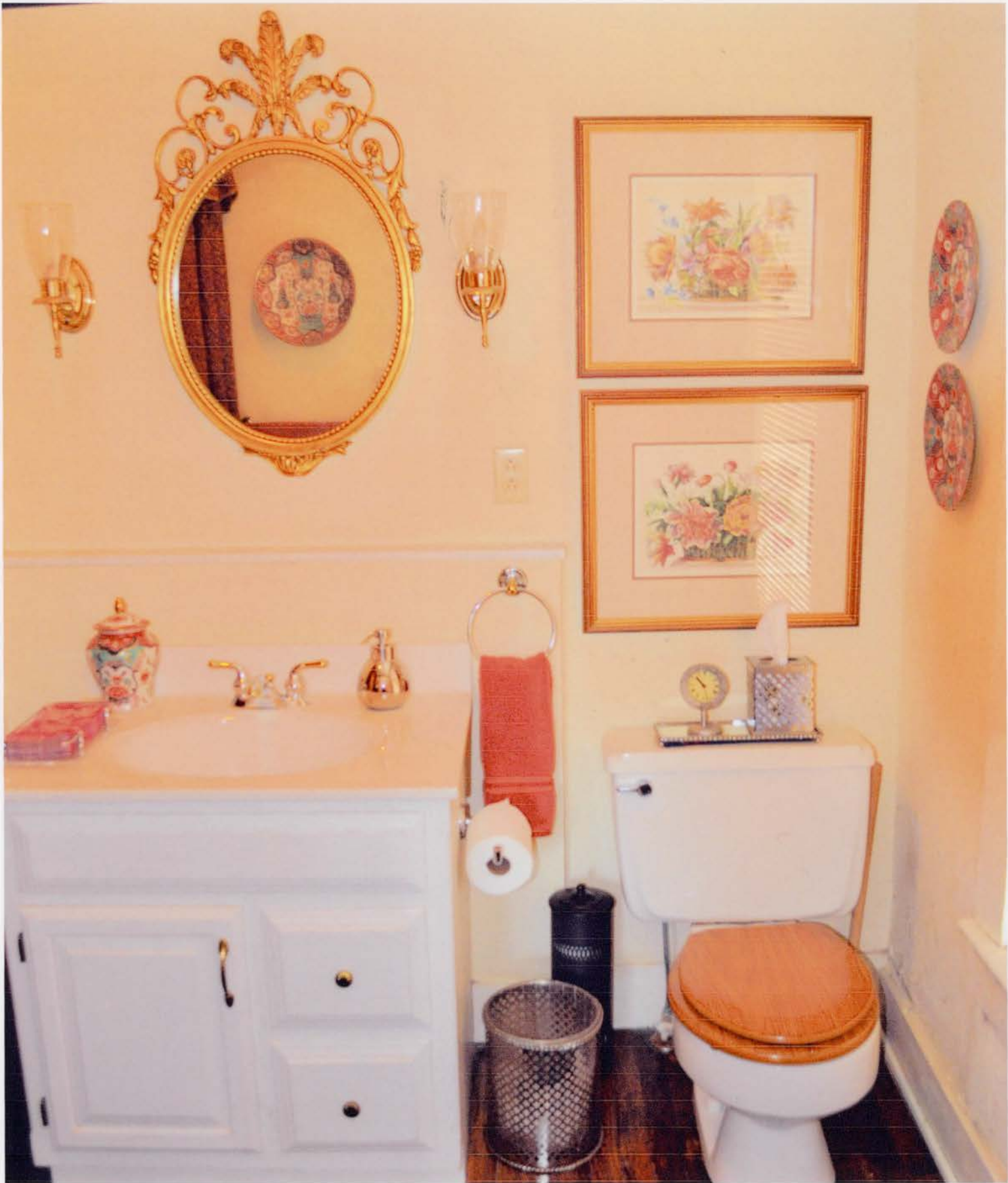
IL_Kane County_Hubbard House_0018



IL_Kane County_Hubbard House_0019



IL_Kane County_Hubbard House_0020



IL_Kane County_Hubbard House_0021



IL_Kane County_Hubbard House_0022



IL_Kane County_Hubbard House_0023



IL_Kane County_Hubbard House_0024



IL_Kane County_Hubbard House_0025



IL_Kane County_Hubbard House_0026



IL_Kane County_Hubbard House_0027



IL_Kane County_Hubbard House_0028



IL_Kane County_Hubbard House_0029



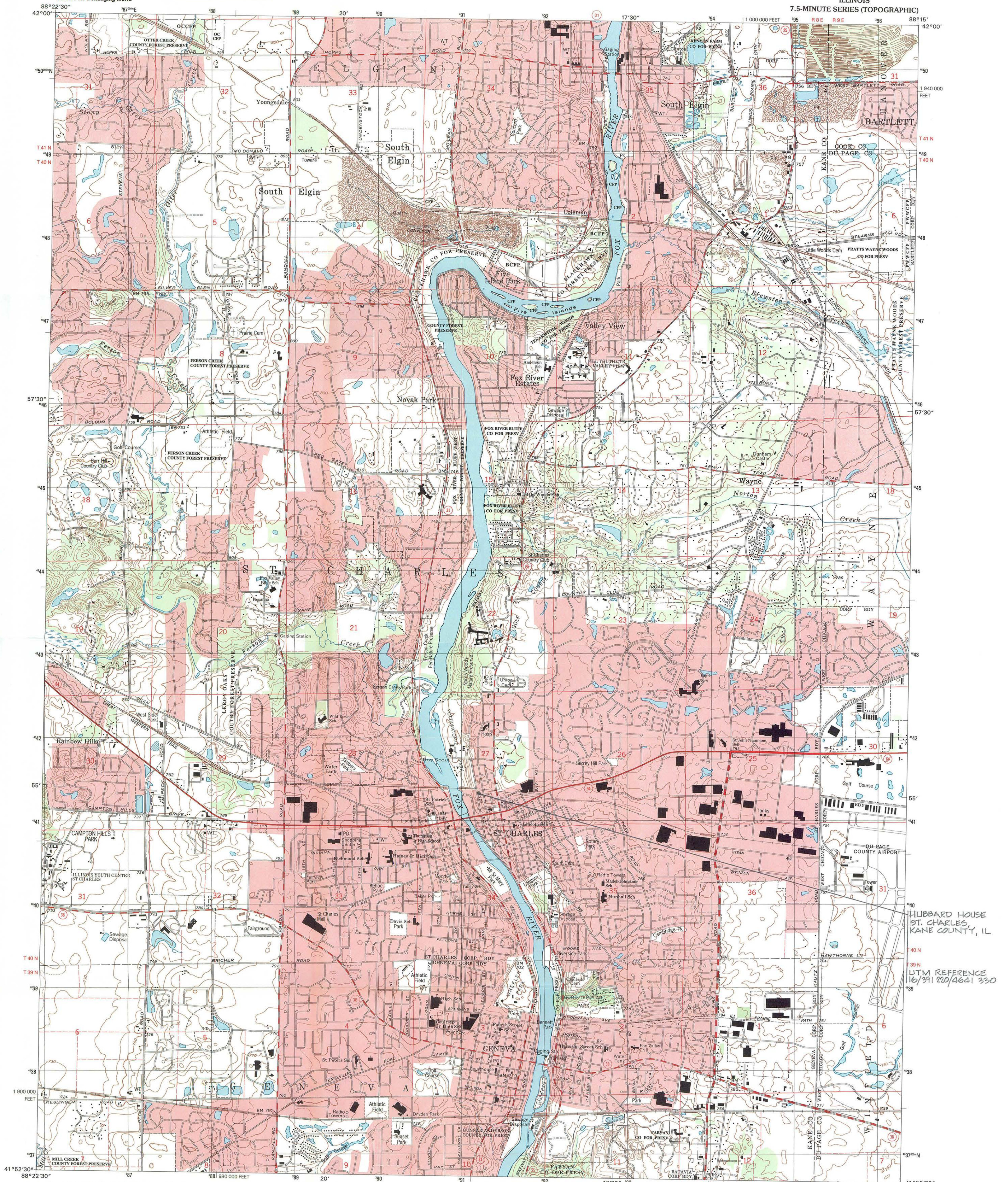
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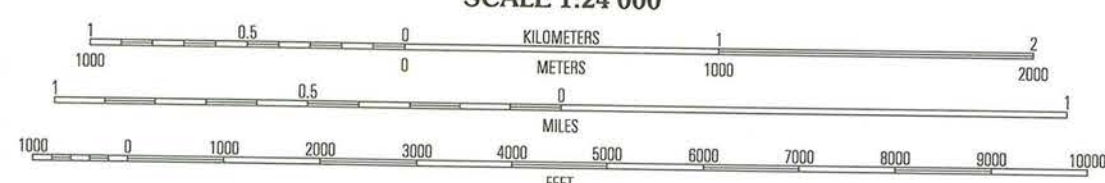
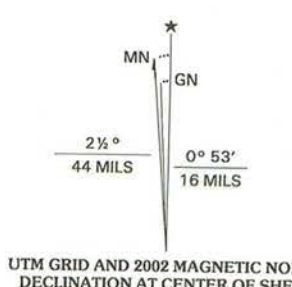
IL_Kane County_Hubbard House_0031



IL_Kane County_Hubbard House_0032



Produced by the United States Geological Survey
Topography compiled 1988. Planimetry derived from imagery taken 1988 and other sources. Public Land Survey System and survey control current as of 1991. Boundaries current as of 2002.
North American Datum of 1983 (NAD 83). Projection and 1,000-meter grid: Universal Transverse Mercator, zone 16 10,000-foot ticks; Illinois Coordinate System of 1983 (east zone).
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.
Houses of worship, schools, and other labeled buildings verified 1991.



CONTOUR INTERVAL 10 FEET
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



ROAD CLASSIFICATION
Primary highway
hard surface
Secondary highway
hard surface
Light-duty road, hard or
improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

1	2	3
4	5	6
7	8	

GENEVA, IL
1998

NIMA 3367 IV NE-SERIES V863



HUBBARD HOUSE
ST. CHARLES,
KANE COUNTY, IL
UTM REFERENCE
16/31 22/4641 330

National Register of Historic Places

Note to the record

Additional Documentation: 2014

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Hulburd, Joel H., House

MULTIPLE NAME:

STATE & COUNTY: ILLINOIS, Kane

DATE RECEIVED: 3/25/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/11/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000244

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5-12-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept
REVIEWER Edson Beall DISCIPLINE History
TELEPHONE _____ DATE 5-12-14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hulburd, Joel H., House

Name of Property

Kane, Illinois

County and State

Name of multiple listing (if applicable)

Additional Information

Name change from "Joel H. Hubbard House" to "Joel H. Hulburd House"
NPS #11000244, Listed 5/04/11

Recent research regarding the first owner of the home at 304 North 2nd Avenue, St. Charles, IL (Kane County) has uncovered an obvious miss-transcription on the original Warranty Deed. The name "Joel H. Hubbard" and "Jane C. Hubbard" on the original deed should have been "Joel H. Hulburd" and "Jane C. Hulburd". The two Hubbard names on the deed have never existed in Kane County or in Illinois. The "Hubbard" and "Hulburd" mistake became more confusing with the discovery of a carpenter from Malden, Illinois (Bureau County) named Joel Hubbard (no middle initial), age 33 in the 1860 census. The 1880 census lists the carpenter from Malden, Illinois as Joel W. Hubbard (note the middle initial), age 53; with 20 years between the two censuses and the carpenter having aged exactly 20 years, we can be sure that the carpenter named in each of the two census documents is the same person. The 1880 census also lists his wife as Elizabeth, so clearly no "Joel H. Hubbard" or "Jane C. Hubbard" named on the deed ever existed.

A recently found map of St. Charles from 1855 (John M. Waite) clearly shows J. H. Hulburd marked as owner of lots 5 and 6 in block 33. The map shows notable St. Charles businesses, but no residences. Census data shows that the only Kane County married couple during the time 1840 to 1860 with the first names of "Joel H." and "Jane C." were the Hulburds. The following passages shed light on Hulburd's residency in St. Charles:

"...in 1854 Reuben S. Prescott bought the interests of L. M. Blaisdell in the lumber business [Blaisdell & Hulburd]. Mr. Prescott continued the business with Mr. Blaisdell's former partner, J. H. Hulburd until 1859 or 1860" (Passing in Review by Pliny A. Durant page241);

"...the St. Charles station was a busy one, handling large quantities of grain, lumber, merchandise, pork, etc. Among the principal dealers were R. S. King & Co. and Blaisdell & Hulburd..." (Commemorative Biographical & Historical Record of Kane County, Illinois page 1091);

"In 1854 he [Reuben S. Prescott] purchased the lumber business of L.M. Blaisdell, and continued it in company with J.H. Hulburd, Blaisdell's former partner, for a number of years".

In 1857 Hulburd sold lots 5 and 6 on block 33 and the dwelling to George and Elmira Ferson for \$1,000.00. Joel Harmon Hulburd died in Maywood, Cook County, Illinois, on July 17, 1912 at the age of 92. Jane Comelia [Stubbings] Hulburd died in Chicago, Cook County on January 9, 1914.

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hubbard, Joel H., House

MULTIPLE NAME:

STATE & COUNTY: ILLINOIS, Kane

DATE RECEIVED: 3/22/11 DATE OF PENDING LIST: 4/14/11
DATE OF 16TH DAY: 4/29/11 DATE OF 45TH DAY: 5/07/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000244

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5.4.11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

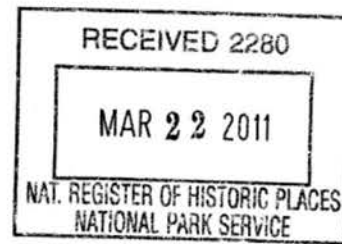
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • www.illinois-history.gov



March 18, 2011

Ms. Barbara Wyatt
National Register of Historic Places
National Park Service
1849 C Street NW Suite NC400
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed for your review are the following National Register Forms that were recommended by the Illinois Historic Sites Advisory Council and signed by the Deputy State Historic Preservation Officer:

Sutherland Hotel, Chicago, Cook County
Joel H. Hubbard House, St. Charles, Kane County
Ziock Building, Rockford, Winnebago County

Please contact me at the address above, or by telephone at 217-785-4324. You can also email me at andrew.heckenkamp@illinois.gov if you need any additional information or clarification. Thank you for your attention to this matter.

Sincerely,

Andrew Heckenkamp
National Register Coordinator

Enclosures



March 19, 2014

Ms. Barbara Wyatt
National Register of Historic Places
National Park Service
1849 C Street NW Suite NC400
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed for your review is additional information regarding the listed Joel H. Hubbard House in Kane County. We are requesting that the name of the property be changed to the Joel H. Hulburd House after new research has uncovered an error in the original nomination form.

11000244

Please contact me at the address above, or by telephone at 217-785-4324. You can also email me at andrew.heckenkamp@illinois.gov if you need any additional information or clarification. Thank you for your attention to this matter.

Sincerely,

Andrew Heckenkamp
National Register Coordinator

Enclosure