

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic West Side Historic District

and or common

2. Location

Area roughly bounded by Gafield St. on South; Rear lot lines of Downer Pl. property on North
street & number Lake St. on East, Highland St. on West; See Verbal not for publication

city, town Aurora

vicinity of

Boundary Description

state Illinois

code 012

county Kane

code 089

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple owners -- more than fifty

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Kane County Courthouse

street & number 719 S. Batavia Ave.

city, town Geneva

state IL 60134

6. Representation in Existing Surveys

title Illinois Historic Structures Survey has this property been determined eligible? yes no

date 1972 (certain structures) federal state county local

depository for survey records Illinois Historic Preservation Agency

city, town Springfield

state Illinois

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

SUMMARY

The proposed West Side Historic Residential District is located approximately three blocks west of the Fox River adjacent to Downtown Aurora, Illinois. It includes the residential structures located on Downer Place and its cross streets between Lake St. to the east, Highland Avenue to the west, Galena Street to the north and Garfield Street to the south. This area comprises the largest and most cohesive group of the mid-nineteenth to early twentieth century homes which have made the Downer Place residential district one of, if not the most, desirable place to live in the City for the past one hundred and twenty five years.

PRESENT AND ORIGINAL APPEARANCE

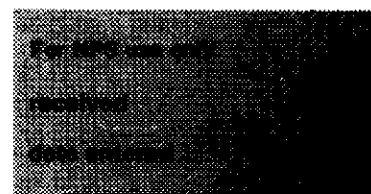
Aurora, Illinois, with a population of 86,000, is located 40 miles southwest of Chicago in the Fox River Valley. It is served by the Burlington Northern commuter line from Chicago, as well as being served by the Regional Transportation Authority. Aurora is located in both Kane and DuPage Counties and is the second largest city in the Chicago Metropolitan area. Downtown Aurora is bisected by Illinois Routes 31 and 25 which follow the Fox River on either side. The East-West Tollway, Interstate 5, adjoins the city to the north. For the West Side's geographic relationship to the city as a whole, see Map A.

The community of Aurora was created in 1857 by an article of incorporation combining East Aurora (platted 1835) and West Aurora (platted 1842). The earliest street pattern relates to the alignment of the Fox River and other geographic features, such as the increase in elevations to the east and west from the river. The earliest streets were oriented parallel to the river and the valley floor, while the cross streets were aligned at right angles to them. As the city expanded through its various stages of growth, and as railroads and industry became the economic focus of the community, the streets began to be aligned toward north-south and east-west compass points. In the West Side Historic Residential area, the alignment of Galena Boulevard, Downer Place and Garfield Avenue all reflect the river oriented street pattern.

The area encompassed within the district boundaries is comprised of nine Subdivision and Addition plats: J.G. Stolp's Subdivision, 1874; Assessor's Subdivision, 1856; D.G. Lake's Addition, 1858; Harper's Addition, 1858; Breese & Hind's Addition, 1856; Winslow's Subdivision 1870; Breese's Subdivision, 1870; Holbrook's Addition, 1856; and Theo Lake's Second Addition, 1872. Blocks were platted without alleys and in no addition were lots uniformly sized.

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Most streets in the district were sixty-six feet wide: with the exception of Chestnut and Highland, which were eighty feet. All were lined by large shade trees and sidewalks. Today all streets are their original size and configuration and mature landscaping characterizes the area. Setbacks in the neighborhood are not uniform, but most are twenty feet or deeper.

Of the ninety-six structures included in the district, seventy-nine percent were found to contribute to the character of the district. Thirty-five percent of these were deemed significant. Thirteen percent were found to be non-contributing to the character of the district. This was due primarily to the loss of integrity resulting from the destruction and/or sheathing of historic detail and materials. Intrusions accounted for eight percent of all identified properties.

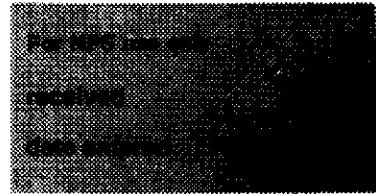
The qualities of significant, contributing, non-contributing and intrusions were based on architectural design. Following a reconnaissance survey, individual building research was completed. Buildings which retain a high degree of integrity from the period of significance and/or which exemplify a particular style as constructed in the survey area were identified as significant. Properties which are less individually significant but which contribute to the sense of time and place and which retain a sufficient degree of their architectural integrity to convey a sense of time and place, were labeled as contributing to the character of the district. Non-contributing resources were identified as those historic properties which no longer retain significant integrity to warrant their inclusion as beneficial to the character of the district, but which do not distract from its scale or rhythm. The small number of properties listed as intrusions are all buildings which post date 1945.

While the majority of structures within the district are single family home types, there are also two Queen Anne apartment houses and one pavilion front Italianate flat building. Other apartment building are post 1945 and are intrusions to the district. There are seven of these and they range from one story to a five-story, two building complex. Most are two-story brick units. In addition, many homes retain garages or former carriage houses which contribute to the character of the district.

The most prevalent architectural style in the district is Queen Anne, followed by Italianate and the Colonial Revival interpretations. Other styles represented include the Shingle Style, Neo-Classical Revival, English Period Revival, and Prairie

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School derivatives. One of the most prominent properties in the district is a two and a half story brick Second Empire house. A further discussion of architecture follows in the Significance section.

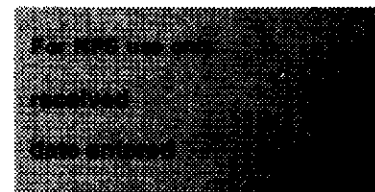
BOUNDARIES

The reconnaissance survey which was performed included a larger areas than that being nominated (See Map B). Originally those properties fronting on Galena Boulevard were considered part of the upper middle class Downer Place neighborhood, and were examined to determine their present ability to contribute to the residential district. It was determined that they no longer retained an identity with the neighborhood because of the present use of Galena as a high traffic commercial strip, and because of the resulting alterations and intrusions. An area south of Garfield was also included in the original survey area. This area is on a lower grade than the nominated properties, and is separated from the bulk of the district by non contributing resources. Local perception of the Downer Place neighborhood, both historically and at the present time does not include this area as part of the same neighborhood.

Boundaries for the proposed West Side Historic Residential District were subsequently drawn to exclude the aforementioned areas in order to encompass but not exceed the remaining significant resources. Adjoining the district are Galena and Lake Street, high traffic commercial strips, which help to define the edges of the district by their contrast in use; and Garfield Avenue and Highland Avenue, beyond which the grade changes, accompanied by more modest housing types. The Burlington Northern tracks to the west of the district provide a further visual terminus.

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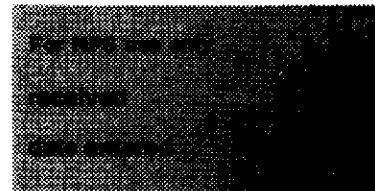
Continuation sheet		LIST OF SIGNIFICANT STRUCTURES					Page	4
No.	Address	Original/ Prominent Occupant	Compo- sition	Style Type	No. of Stories	Date of Construc- tion	Degree of Alteration	Condi- tion
1.	19 S. Chestnut	John E. Garrey	Frame	Queen Anne House	2½	c. 1890	Unaltered	Excellent
2.	233. W. Downer	Ben W. Marr	Brick	Queen Anne Apartments	2 ⁽¹⁾	c. 1890	Altered Minor	Fair
3.	238 W. Downer	Joy Love	Brick	Flemish Revival House	2½	1906	Unaltered	Fair
4.	255-57 W. Downer	Kemps Apartments	Brick	Queen Anne Apartments	2	1889	Altered Minor	Fair
5.	302 W. Downer	Russell Richardson	Brick	Italianate House	2	1867	Altered Minor	Good
6.	³⁰⁵ 304 W. Downer	William Memicken	Frame	Italianate House	2	c. 1875	Altered Minor	Good
7.	332 W. Downer	Healy Chapel	Brick	Prairie Style Mortuary & Garage	3	1928	Non resi- dential ⁽²⁾	Good
8.	333 W. Downer	Adam Slaker	Frame	Italianate House	2	c. 1875	Altered Major	Fair
9.	435 W. Downer	Ole M. Olson	Glazed Brick	Prairie School Foursquare House & Garage	2½	1906	Altered Minor	Fair
10.	429 W. Downer	David W. Hurd	Brick	Second Empire House	2½	1856	Altered Minor	Good
11.	434 W. Downer	Ira C. Copley	Brick	Neo-Classical Revival House & Garage	3	1911-1917	Altered Minor	Good
12.	439 W. Downer	Charles P. Burton	Frame	Colonial Revival House	2	pre 1895 1922 Remodel	Altered Major	Excellent
13.	503 W. Downer	John J. Davis	Frame	Queen Anne House & Carriage House/Garage	2½	1863, 1885- 1887	Altered Minor	Excellent
14.	506 W. Downer	Herman N. Janes	Brick	Italianate House	2	c. 1867	Unaltered	Excellent
15.	513 W. Downer	Albert W. Mighell	Frame	Italianate House & Garage	2	1871-2	Altered Minor	Excellent
16.	518 W. Downer	Nelson L. Hanes	Frame	Queen Anne House & Carriage House/Garage	2	c. 1890	Altered Minor	Good
17.	523 W. Downer	Leroy R. Simpson	Frame	Half Timbered House & Garage	2	1907	Unaltered	Good

(1) Raised basement
(2) Post dates period of significance

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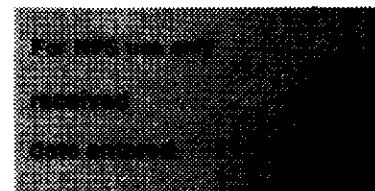
West Side Historic District



Continuation sheet		Original/ Prominent Occupant	Compo- sition	Item number Style Type	7 No. of Stories	Date of Constru- ction	Page Degree of Alteration	5 Conditio
18.	535 W. Downer	F.O. White/ Mary A. Todd	Frame	Queen Anne House & Carriage House/Garage	2½	c. 1885	Altered Minor	Exceller
19.	536 W. Downer	Russel A. Colby	Brick	Neo-Classical Revival House & Garage	2½	1910	Unaltered	Exceller
20.	558 W. Downer	Nathan M. Hutchinson	Frame	Prairie Four- Square House	2½	1906	Unaltered	Good
21.	563 W. Downer	Theodore Lake	Brick	Italianate House	2	1867	Altered	Good
22.	566 W. Downer	F.H. Jobbins	Frame	Colonial Revi- val House & Garage	2½	1909	Poss. remodel of earlier structure	Excell.
23.	567 W. Downer	Dr. John A. Pratt	Frame	Prairie Four- square House & Garage	2½	1906	Unaltered	Exceller
24.	540 Garfield	James Eggleston	Frame	Italianate House	2	1876	Altered Minor & Moved	Good
25.	548 Garfield	Lincoln Frazier	Frame	Shingle House	2	c. 1885	Altered Minor	Exceller
26.	556 Garfield	William Holmes	Frame	Colonial Revi- val House	2	c. 1897	Altered Minor	Exceller
27.	564 Garfield	Lysander Hord	Brick	Italianate House	2	1867	Altered Minor	Good
28.	11 S. Highland	Charles R. Curner	Frame	Colonial Revi- val House	2	c. 1885	Altered Minor	Exceller
29.	55 S. Highland	Albert G. Harns	Brick	Italianate/Neo Classical REvi- val House	3	1867 c. 1897 remodel	Altered Major	Good
30.	61 S. Highland	John Worley Jr.	Frame/ Stucco	English Cottage Revival House	2	1916	Unaltered	Exceller
31.	73 S. Highland	Edward Pierce	Frame/ Clapboard	Italianate House & Carriage House/Garage	2	c. 1868	Altered Minor	Exceller
32.	18 S. May	Levy Todd	Frame	Italianate House	2	1869	Altered Minor	Good
33.	1-9 S. View	R.M. & L.E. Baldwin	Brick	English Period Revival Apt. Bldg: Basement	3+	1928	Altered	Good
34.	65 S. View	Unknown	Frame	Shingle House	2½	c. 1885	Altered Minor	Good
35.	69 S. View	Benjamin F. Fridley	Frame	Shingle House	2½	c. 1885	Unaltered	Exceller

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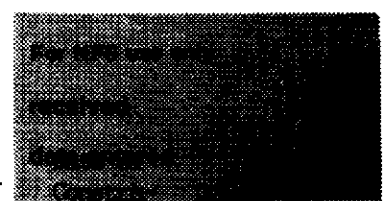
Continuation sheet		Original/	Item number 7			Date of	Page 6		
No.	Address	Prominent Occupant	Compo- sition	Style Type	No. of Stories	Constru- ction	Degree of Alteration	Condit	
36.	74 S. View	William F. Jobbins	Frame	Colonial Revi- val Foursquare House & Garage	2½	c. 1898	Altered Minor	Excell	
37.	77 S. View	Charles E. Page	Frame	Queen Anne House	2½	c. 1885	Altered Minor	Good	

LIST OF CONTRIBUTING STRUCTURES

38.	20 S. Chestnut	H.W. Baker	Frame	Shingle Cottage Craftsman influence House	1½	c. 1903	Altered Minor	Excell	
39.	26 S. Chestnut	Lucy T. Perry	Frame	Late Queen Anne Influence House	2½	c. 1895	Unaltered	Good	
40.	30 S. Chestnut	A.L. Blueitz	Frame	Colonial Revi- val Foursquare House	2	1907	Altered Minor	Good	
41.	223 W. Downer	Edward Y. Ketchum	Frame	Queen Anne House	2	c. 1885	Altered Minor	Good	
42.	229 W. Downer	Lydia Van Sickle	Frame	Queen Anne House	2	c. 1888	Altered Minor	Fair	
43.	232-34 W. Downer	Unknown	Frame	Italianate Duplex	2	c. 1875	Altered Minor	Good	
44.	250 W. Downer	John Linden	Frame	Queen Anne House	2	1877	Siding	Good	
45.	251 W. Downer	Fred Hammond	Frame	Queen Anne House	2	c. 1885	Siding	Good	
46.	256 W. Downer	Amos Graves	Frame	Prairie Style Remodeled c. 1916 House	2	pre 1888	Asphalt	Good	
47.	314 W. Downer	Benjamin George	Brick	Colonia Revi- val House & Garage	2	c. 1883	Altered Minor	Good	
48.	315 W. Downer	Upshaw Hord	Frame	Italianate House	2	1883	Altered	Good	
49.	323 W. Downer	Rebecca M. Baldwin	Frame	Italianate House	2	c. 1875	Siding	Good	
50.	331 W. Downer	Unknown	Frame	Colonial Revi- val Foursquare House	2	1908	Unaltered	Excell	

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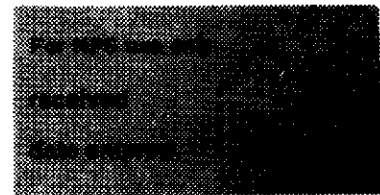


No. Continuation sheet	Address	Prominent Occupant	Composition	Style Type	No. of Stories	Construction	Alteration	Condition
WEST	Side Historic District	Item number	7			Page 7		
51.	404 W. Downer	Isaac W. Phillips James C. Caldwell	Brick	Italianate House	2	c. 1880	Altered	Good
52.	409 W. Downer	John M. Raymond	Frame	Queen Anne Shingle House	2	1902	Altered Major	Good
53.	410 W. Downer	Julian M. Sturtevant	Frame	Georgian Revival House	2	c. 1890	Siding	Good
54.	412 W. Downer	Our Saviour Evangelical Lutheran Church	Stone	Gothic Period Revival Church	1	1942	Non residential ⁽²⁾	Excel
55.	420 W. Downer	Charles S. Kilbourne	Frame	Single House	2	1890	Altered Minor ⁽³⁾	Excel
56.	455 W. Downer	William P. Hopkins	Frame	Stick Style House	2	c. 1880's	Siding	Good
57.	522 W. Downer	Nathan J. Aldrich	Frame	Italianate House	2	c. 1875	Siding	Good
58.	544 W. Downer	Alice D. Miller	Frame	Italianate with Queen Anne Modifications	2	c. 1875	Siding	Good
59.	545 W. Downer	Robert Lake	Frame	Queen Anne House	2	c. 1885	Siding Severe Alteration	Good
60.	550 W. Downer	Fred G. Sherman	Frame	Italian Villa House	2	c. 1870	Altered Minor	Good
61.	551 W. Downer	Edwin S. Hanna	Brick	Queen Anne/Renodelled to Prairie Style	2	c. 1890	Altered Major	Excel
62.	554 W. Downer	Albert Hoppin	Frame	Shingle House	2	c. 1895	Altered Minor	Good
63.	605 W. Downer	C.A. Dubrock	Brick	Colonial Revival House	2	c. 1895	Altered Minor	Good
64.	427 Garfield	C.S. Harkinson	Frame	Dutch Colonial Revival House	2	c. 1905	Siding	
65.	544 Garfield	H.H. Sherman	Brick	Bungalow House	2	1918	Altered Minor	Good
66.	557 Garfield	Erasmus W. Hall	Frame	Queen Anne House & Garage	2	1889	Altered Major ⁽⁴⁾	Excel.

(2) Post dates period of significance
 (3) Connected to Our Saviour Evangelical Lutheran Church by stone arcade.
 (4) Fire between 1890-96

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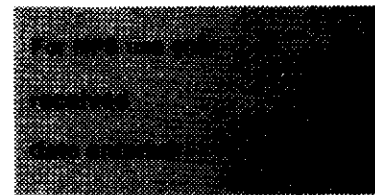


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No.	Address	Original/ Prominent Occupant	Compo- sition	Style Type	No. of Stories	Date of Constru- ction	Degree of Alteration	Condi- tion
67.	561 Garfield	Harvey Packer	Frame	Queen Anne House	2	c. 1885	Siding	Good
68.	567 Garfield	Herbert E. Willey	Frame	Queen Anne House	2	c. 1885	Siding	
69.	18 S. Highland	Harold D. Boynton	Brick	Dutch Colonial House	1½	1922	Altered Minor	Good
70.	67 S. Highland	Ellery B. Rauch	Brick	Dutch Colon- ial House & Garage	1½	1922	Altered Minor	Good
71.	14 S. May	John R. Deming	Frame	Colonial Revi- val House	2	c. 1905	Altered Minor	Good
72.	65 S. May	Egbert Brigs	Frame	Queen Anne Remodel of Ital- ianate House	2	c. 1882 1895	Altered	Fair
73.	66 S. May	T.K. Hastings	Frame	Stick House & Carriage House/Garage	2	c. 1885	Altered	Excell
74.	69 S. May	Briggs Rental	Frame	Colonial Revi- val Foursquare House & Carriage House/Garage	2½	c. 1905	Altered Minor	Excell
75.	71 S. May	D. Edward Hirman	Frame	One Third Double Pile Cottage	1	Unknown	Siding	Good
76.	15 S. View	Lafayette Lancaster	Brick	Italianate House	2	c. 1870	Altered Major (additions)	Fair
77.	16 S. View	Helen Bliss	Brick	Italianate House	2	c. 1865	Altered Minor	Good

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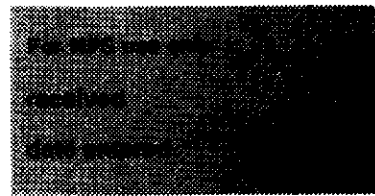
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LIST OF NON-CONTRIBUTING STRUCTURES

No.	Address	Original/ Prominent Occupant	Compo- sition	Style Type	No. of Stories	Date of Constru- ction	Degree of Alteration
c 78.	405 W. Downer	William F. Dickenson	Frame	Italianate House	2	c. 1875	Siding
c 79.	461 W. Downer	F.B. Rice	Brick	Queen Anne House	2	1886	Altered
80.	507 W. Downer	Unknown	Frame/ Brick	Federal Revi- val House	2	c. 1910	Severe remodeling early Prairie Sty House
c 81.	519 W. Downer	First Baptist Parsonage	Frame	Italianate House	2	c. 1870	Siding
82.	555 W. Downer	Robert Lake	Frame	Queen Anne House	2	c. 1885	Siding Severe Alteration
83.	551 Garfield	George E. Sutphen	Frame	Queen Anne House	2	c. 1885	Siding
84.	15 Hawthorne Ct.	Unknown	Frame	Queen Anne Apartments	2	c. 1895	
85.	57 S. Locust	Unknown	Frame	Queen Anne	2	c. 1895	Siding
86.	21 S. May	Frank W. Moore	Frame	Queen Anne House	2	c. 1889	Asbestos Shingle
87.	70 S. May	Dr. Earl J. Van Buskirk	Frame	Colonial Revi- val Foursquare House	2½	1906	Siding
88.	75. S. May	Henry F. Wood	Frame	Queen Anne House	2	1889	Siding Loss of detail
89.	79 S. May	A.A. Qunsol	Frame	Queen Anne House	2	c. 1890	Siding
90.	64 S. View	Dr. F.H. Robinson	Frame	Queen Anne House	2	1885	Siding

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LIST OF INTRUSIONS

No.	Address	Type of Structure	Date of Construction	Other
91.	305 W. Downer	One-Story Brick Apartment Building	Post 1957, pre 1970	Post Historic
92.	325 W. Downer	Two-Story Brick Apartment Building	Post 1957, pre 1970	Post Historic
93.	419 W. Downer	Two-Story Brick Apartment Building	Post 1957, pre 1970	Post Historic
94.	449 W. Downer	Three-Story Brick Apartment Building	Post 1970	Post Historic
95.	450-460 W. Downer	Five-Story Brick Apartment Complex (2 Buildings)	450 W. Downer - 1967 460 W. Downer - 1971	Post Historic Post Historic
96.	539 W. Downer	Two-Story Concrete Block House	c. 1945	Post Historic
97.	547 Garfield	One-Story Ranch House	c. 1955	Post Historic
98.	20 S. View	Two and a half-Story Brick Apartment Building	Post 1957	Post Historic

NOTE:

Condition of properties is indicated on listing forms.

Excellent condition refers to those properties which are in top physical and aesthetic condition.

Good condition indicates a well maintained property.

Fair properties are those which exhibit some minor structural and maintenance problems.

Poor condition indicates severe structural deterioration and a significant lack of general maintenance.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1922	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1856 - 1922 **Builder/Architect** See Text

Statement of Significance (in one paragraph)

SUMMARY

The Garfield/Downer Place district was developed as, and remains to date, one of Aurora's most prestigious and impressive neighborhoods. The homes in the West Side Historic Residential District were constructed by some of the community's wealthiest and most well respected citizens. They were designed to be the most modern and beautiful homes of their day, and exemplify the prevailing sentiment about what was right, beautiful and good, whether they date from the district's earliest development in the 1850's to the latest in 1922. Homeowners in the district were largely corporate presidents and those of the merchant class. Its significance is derived from the association to these community leaders and its relationship to architectural and residential development in Aurora for the time between 1856 when development first began and 1922 when historic residential development was complete.

HISTORY AND ARCHITECTURE

The founders of Aurora, Samuel and Joseph McCarty, laid out the City's first plat in 1835-36, the boundaries of which extend east from the Fox River to Root Street between Flagg and Benton Streets. This plat included the village's town square (McCarty Park) around which settlement congregated. Perceived as the West in the mind-nineteenth century, settlers from the East as well as immigrants were attracted to this town in the scenic Fox River Valley. When the Chicago, Burlington and Quincy Railroad located its operations in Aurora in 1855, rapid settlement was assured by the myriad employment opportunities afforded by this expanding industry. The following year four residential subdivisions were platted on the west side within the survey area.

These were primarily concentrated between Galena and Garfield with the exception of Holbrook's Addition. It was located south of Garfield to Kensington between Highland and May. The area south of Galena to Garfield between Chestnut and View was platted in 1858 with Harper's Addition and D.G. Lake's Addition. By 1860, the city's population was 6,011. At this time, the west side's residential area resembled a figure "7" with the long side parallel to the river (Lake St.) and the short side extending west along Downer, Garfield, Galena, Walnut, Spruce and Cedar Streets. Further subdivisions followed until by 1874 the entire area had been platted. In 1874, the population had increased to nearly 12,000. The west side's residential area still reflected its original figure "7" configuration, slightly expanded and with filling in of the vacant areas.

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Because of alterations and commercial intrusion on Lake Street and Galena Avenue, the Downer Place neighborhood signifies the most representative and architecturally intact extant example of the former character of the entire west side area.

By the mid-1870's, Aurora businessmen voiced a need to diversify the city's industrial base. Men such as Samuel McCarty, Senator H.H. Evans, Truman Day and others succeeded in attracting various manufacturers to Aurora, often by making heavy personal investments. A smattering of these important industries include Wilcox Manufacturing (1880), the Aurora Watch Company (1883), the Aurora Cotton Mills (1883), Rathbone, Sard and Company (1889), and Aurora Corset Factory (1895).

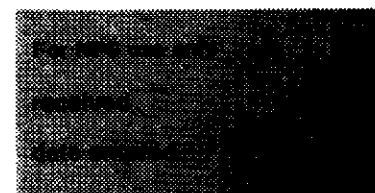
Along with this industrialization came the development of city services. In 1881, the city signed a contract with the Aurora Electric Light and Power Company (gas lighting had been used since 1861) and became the first city to light all of its streets electrically. In 1882, Aurora City Railway Co. was organized and within a year was providing service by mule-drawn street cars. The first line ran the length of Lincoln Avenue from Main Street south to the E.J. & E. railroad tracks. Less than ten years later, in 1891, the street cars were electrified. An 1882 birds eye view of Aurora by J.J. Stoner reflects the expansion of the city.

The neighborhood's large Italianate structures are evident in the 1882 photo. Because the west side developed later than the east side neighborhoods, the Italianate homes on the west side of the river exhibit a greater range of interpretations of the style. These range from early gable roofed structures with little ornamentation, usually in the form of window hoods (333 W. Downer) to the vertically emphasized cube plan characterized by cupolas or widows walks and heavily embellished windows, doors, porches and eave lines (506 W. Downer). The 1882 photo shows development in the entire area from Lake Street to what is now Highland Avenue (formerly West Avenue) between Galena and Garfield, with the most dense area being along Downer Place between Locust and View Streets. Vacant lots continued to be built on throughout the period of significance.

Between 1882 and 1890, the two large apartment buildings were constructed on Downer Place at the edge of the district (233-235 W. Downer, 255-257 W. Downer). This provided both fashionable rental housing and a buffer between the commercial section of Aurora and the homes of the merchant and industrialist class. Homes of this period exemplify the Queen Anne style with their irregular massing, wide verandas, towers, turrets, bay windows, and beveled and stained glass (503 W. Downer). Stick and Shingle Styles were also popular on the west side as those with wealth and status demonstrated their good taste

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~~be~~ always being as modern as possible. For example, 503 West Downer is a Queen Anne style, two and a half story clapboard exterior residential structure with a coursed limestone foundation. Its hipped roof has a central projecting pavilion with gable roof and west side rectangular projecting pavilion with gable roof and two-story angled bay beneath a gabled wall dormer on the east. Its round tower has a conical roof and ball finial on the east corner of the front facade, with quarter round dentils beneath eaves. The slightly projecting front gable and attic story is supported by modillion like blocks. A Palladian window pierces the wall dormer above an angled bay on the east side. A pedimented veranda, curving around the west side is trimmed with egg and dart molding beneath the eaves and is supported by turned posts and cast iron Corinthian capitals. The pediment contains floral relief in stamped sheet metal. Its gable ends are sided with octagonal shingles as is the tower above the second floor. A molded stringcourse is found between first and second stories.

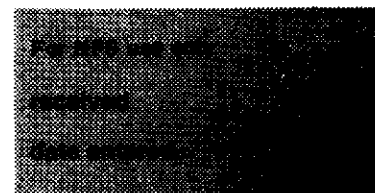
The Shingle style home at 548 Garfield features a gambrel roof with a high peaked cross gable projecting toward the front facade. All roof lines exhibit prominent returns. This is flanked by a short round tower capped by a conical roof and spiral finial. The apex of the cross gable end is sided with curved bands of straight edged and saw tooth shingles and is pierced by a lunette. The expansive front porch has a slightly projecting, central pediment above the front steps. The pediment is supported by molded brackets with dentils between and the pediment panel features a rosette and festoon detail in slight relief. Three small windows on front facade, first floor level have been replaced by a single window.

The integrity of Stick style homes in the neighborhood has been compromised by the addition of non-historic sheathing. An illustration of a good example from AURORA ILLINOIS ILLUSTRATED, 1890, is included.

Following the World's Columbian Exposition of 1893, fashion dictated that architecture should be well ordered and balanced. This was a result of the influence of the fair, at which the buildings had been inspired by the Classical styles of Ancient Greece and Rome. As a result, symmetrical massing began to be popular as were pilasters, classically inspired columns, and ornamentation such as swags and garlands. These were frequently added to Colonial Revival Styles (65 S. View).

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A popular interpretation of the new classicism after the turn of the century was the Foursquare plan. It exhibited symmetry, was topped by a hipped roof with boxed-eaves, and usually had classically inspired porch posts at a minimum (74 S. View) More elaborate examples in the Neo-Classical Revival style were built by Colonel Ira Copley (434 W. Downer) and Russell H. Colby (536 W. Downer).

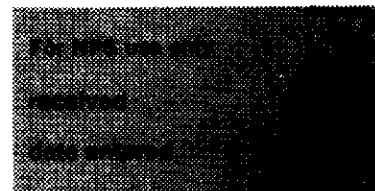
Designed in 1906, the Copley house is "L" shaped in plan, though it presents a traditional symmetrical facade. A two-story, semicircular portico graces the centrally placed main entryway. The portico is supported by four Ionic columns upon which rests a plain entablature and a dentiled cornice. This is capped by a balustrade as is the entire roof line. Similarly, the cornice and dentil detailing extend around the entire perimeter. Ground floor windows have been set in shallow round arch niches. These are fashioned from brick except for limestone keystones. The windows themselves are capped by jack arch limestone lintels. The front door is set with a wooden frontpiece with fluted Ionic columns and enriched entablature. This is set in a much larger stone frontpiece consisting of Ionic pilasters, plain entablature and cornice. Upper floor windows are squared with limestone lintels. A third floor ballroom rises behind the balustrade on center with the front portico and back veranda. A single-story corner pavilion nests in the angle between the main facade and the east wing projection. The pavilion's original Palladian opening has been closed in with windows. The windows are six-over-one with panelled shutters.

The 1910 Colby house is a two and a half story brick residential structure with a poured concrete foundation. The gable roof with returns and modillion blocks beneath the eaves is punctuated with three gabled dormers with heavily molded eaves with returns and round arched window openings. Symmetrical front and side facades include six over six sash windows with jack arch lintels with limestone keystones. The giant two-story porch/portico consists of a plain entablature and cornice with modillion blocks supported by six colossal fluted Ionic columns. The portico is capped by balustrade. The front door is flanked by sidelights and separated from the fanlight above, by a cornice with dentils. The second floor facade above the front door is pierced by a Palladian window from which a balustraded balconette projects.

Other Revival styles which flourished in Aurora and elsewhere after the turn of the century were the English Period Revival styles, including half timbered variations and Cottage styles. The Flemish and Dutch Colonial Revival styles were also represented, as were revivals loosely based on the American Colonial period. The distinction should be made between Georgian and Federal Revival styles and the Colonial

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Revival style. The former were usually academically correct reproductions of historic housing types. The latter was motivated more out of a sense of patriotism and nationalism than a desire to be architecturally correct. They are characterized by prominent doorways and a sense of balance, but may be adorned with any combination and amount of ornamentation associated with "Early American." A good example of this style is the home at 566 West Downer. The two and a half story house is a rectangular block in plan with large hip roof. The west wall consists of a central pedimented gabled, wall dormer with two-story, colossal fluted Ionic pilasters at each corner. It is flanked by two matching gabled dormers with returns. The pavilion attic story gable end is pierced by a Palladian window. A veranda supported by paired round posts with Corinthian like capitals encompasses the north facade and part of the west. Large wooden quoins at each corner terminate at a plan entablature immediately beneath the modillion blocks below the eaves. This eave treatment is repeated in the large dormer gable end on the west elevation. The front door is located on the north facade (facing Downer Place) and is surrounded by architrave trim and a frontpiece consisting of two fluted pilasters with Ionic capitals supporting a pulvinated frieze, details and horizontal cornice. The door itself has five panels, the largest of which is decorated with elaborate geometric wood trim. Aside from the frontpiece, which is slightly off center, both the north and west facades are symmetrical.

The Georgian Revival style is represented by the two and a half story frame house at 410 West Downer. The Federal Revival style is not represented in the district with the exception of the non contributing house at 507 West Downer. It is a 1984 remodeling of a Prairie style home which imitates Federal style structures.

Examples of the English Period Revivals are the half timbered house at 523 West Downer and the Cottage Revival at 61 South Highland. 523 West Downer place was built in 1907. The two story structure has a poured concrete foundation. The stuccoed exterior has half timbering on the second floor exterior. Its twin gable roof has exposed rafters, purlins and braces beneath flaring eaves. Matching hipped wall dormers are located on the front and rear facades. The excellent Cottage Revival style house at 61 S. Highland was built in 1916. The house's most prominent feature is a simulated thatch roof which sweeps down to the first floor and wraps around the eaves. The two story house is stuccoed and has Tudor arched front and side doorways. The brick chimney retains its corbelled capping.

The 1906 Flemish Revival style house at 238 West Downer is constructed of brick and is two and a half stories. The house has a tiled

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and gabled roof with parapet end walls capped with limestone band and finials. A central pediment dormer features decorative metal embossing around the windows and a sunburst panel in the pediment. All windows, except for those on the 2nd floor gable end and attic of same, are capped by massive limestone lintels. The exceptions are capped by limestone label molds with blend tudor arches. All have limestone sills. The front doorway on the west side is flanked by sidelights with diamond shaped panes below a transom with vertical leaded glass panes.

The two story gambrel roofed house at 67 South Highland is a good example of the Dutch Colonial Revival style. The central entrance is protected by an elliptical gable with knee braces. The first story is brick with stucco on the second floor and stucco on the broad shed dormer which runs almost the length of the front facade.

Because of the powerful influence of the Prairie Style in the Chicago Metropolitan area, this is substituted for those homes which might have otherwise been executed in the Bungalow Styles popular elsewhere in the State and nation after 1910. Excellent examples of the Prairie School influence on Foursquare homes is evident in the West Side District. The glazed brick home at 435 W. Downer is more reserved in its execution of the style than 558 W. Downer Place or 567 W. Downer Place.

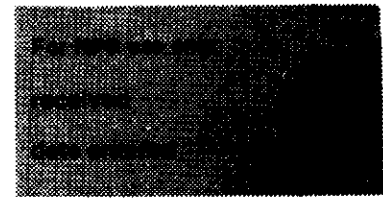
Accessory buildings such as former carriage houses and historic garages also contribute to the historic character of the district. These structures range from two and a half story carriage barns with servant's quarters, to mail order type concrete block structures, to elaborate imitations of residential architecture. These include the two story clapboard carriage house at 535 West Downer, the two story rusticated concrete block garage at 314 West Downer, and the single story stucco and brick garage which matches the Prairie style home at 567 West Downer.

The West Side Historic District area differs from the locally designated Near East Side Historic District (NEHD) by its expanded range of architectural styles. The area encompassed by the NEHD was almost entirely built up by the turn of the century. The west side developed more slowly, remaining a choice building location for another 20 years. In addition, the neighborhood retained its socio-economic homogeneity throughout the period, and up until the present.

Some of the more prominent Aurorans to reside in the district included: Charles Pierce Burton, noted author of the "Bob's Hill" series of children's books popular during the first half of this

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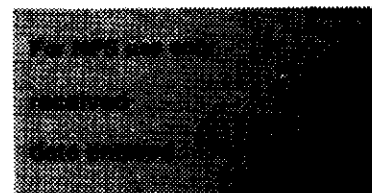
century; Leroy Simpson, Vice President of Wilcox Manufacturing Company; Charles Kilbourne, President of the Fox River Butter Company; Russel H. Colby, President of the Aurora Metal Company and a Director of Merchants National Bank; Theodore Lake, an early pioneer and the man credited with platting West Aurora; John Worley, Vice-President of Lyon Metallic Manufacturing Company; Ellery B. Rauch of Rauch Coal; Joy Love, President and Treasurer of Aurora Foundry Company, Vice President and Treasurer of Love Brothers and Fox River Iron Company and Director, Old Second National Bank; and Judge Frank G. Plain, prominent attorney and Kane County Judge who was a defense attorney for the 1925 court martial proceedings against Brigadier General William Mitchell.

The Garfield Avenue/Downer Place area early on had been referred to as Aurora's "high class" residential area, high ground which was attractive to people who could afford to build more expensive homes. The people who first located in this area represented a cross section of Aurora's financially, well off, business and professional families, often competing with each other and their east side counterparts for grand structures and opulent decoration. Promotional publications, such as Aurora Illustrated, 1890; Greater Aurora: The Manufacturing Center of the Fox River Valley, 1910; Aurora: The Most Progressive City in the Fox River Valley, 1914 and others highlight many of this area's fashionable streets and homes.

Many of the homes reflect the stature of their occupants through size, design and function. Four homes in the district are known to have been constructed with ballrooms. These include the Copley House at 434 West Downer, the Hurd house at 429 West Downer, the F.O. White house at 535 West Downer and the F.H. Jobbins house at 566 West Downer. A locally designated landmark, the Copley house was originally home to the founders of the national newspaper chain, the Copley Press. David Hurd was a prominent local pharmacist when he had his Second Empire style home constructed in 1856. Fred O. White was the mayor of Aurora when he built the Queen Anne style house at 535 West Downer. The home is known locally as the Todd house. Mary and Emma Todd were pioneer school teachers and sisters-in-law of F.O. White. A west side school was named for Mary Todd after her death in 1921. Emma Todd continued to live alone in the house until her death in 1932. The ballroom of the house was reputed to have held up to eighty dancers. F. Hedley Jobbins was president of Alba Manufacturing Co. and Secretary and Treasurer of William F. Jobbins Incorporated, a chemical works. Jobbins enlarged and redesigned the large Colonial Revival house at 566 West Downer Place and included a ballroom and servant's quarters.

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Most of the homes in the district feature fully finished attics, originality designed for use as servant's quarters. Their presence is accompanied by narrow back stairs for servant's use, away from the formal, public areas of activity.

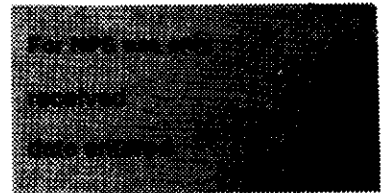
An example of personal convictions influencing the exterior design of a home might be inferred from information about Charles Pierce Burton. Burton was a native New Englander who moved to Aurora with his family as a boy. Burton went on to write children's books which stressed patriotism as a central theme. In review of his 'latest book', The Raven Patrol of Bob's Hill, c. 1918, the Aurora Beacon News stated, "Aurora's Well Known Author Does His Bit By Teaching Patriotism to Youths." He continued to write such works and throughout his life media accounts portray him as a patriot. Burton was a noted local historian until the time of his death in 1947. It is, therefore, not surprising that when Burton remodeled his home at 439 West Downer in 1922, it was executed in a Colonial Revival style.

Two structures within the district are listed in the National Register of Historic Places. These are the Ira Copley Mansion and the Healy Chapel. Ira Copley was a United States Representative. The home was designed by architect, Jarvis Hunt, in the Neo-Classical Revival Style in 1906. Construction took place between 1911 and 1917. Healy Chapel is a mortuary structure designed by George Grant Elmslie. It is a Prairie Style structure, built in 1928.

Because the period of significance for the residential development in the district ends at 1922, Healy Chapel is non-contributing to the period and area of significance of the district. This in no way should be construed as a negative reflection on the structure's artistic and architectural merit, however. The other non-contributing, non-residential structure in the district is Our Saviour Evangelical Lutheran Church. A stone veneer Gothic Revival structure, it was built in 1942 and likewise does not contribute to the period or area of significance.

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Continuation sheet West Side Historic District Item number 9 Page 1

Aurora Bicentennial Commission, "Historic Sites for Hikers of America Liberty March," Aurora, 1976

Aurora City Directory and Business Advertiser 1858 & 1859
Aurora: A.O. Bingham, 1858

Aurora City of Lights, Aurora, 1910

Aurora Illustrated, Aurora, 1890

Aurora Story, The, Aurora, 1976

Aurora City Directories (1880 to 1945)

Aurora, Aurora, 1914

Bach, A. Ira; Guide to Chicago's Historic Suburbs, Chicago, 1981

Friedman, Ben Ami & Assoc., "Aurora Landmark Building Survey,"
1975

Hill, T. E., Hill's Reference Guide to Aurora, Aurora, 1907

Kane County Gazetteer, Chicago, 1867

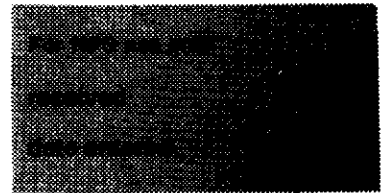
Knickerbocker and Hodder, Aurora City Gazetteer, Aurora, 1868

New Combination Atlas Kane County, IL, Aurora, 1871

"Touring Historic Aurora," Aurora, 1980

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VERBAL/LEGAL BOUNDARY DESCRIPTION

WEST SIDE HISTORIC DISTRICT

In Township No. 15 Section No. 21

Block No.181 - Parcel No.011-013

Block No.258 - Parcel No.007 -008 -009 -010 -011 -012 -013 -015 -016

Block No.259 - Parcel No.004 -005 -006 -007 -008 -009 -010 -011 -015

Block No.260 - Parcel No.015 -016 -017 -018 -022 -023 -024 -025 -026
-027

Block No.284 - Parcel No.004 -005 -006

Block No.285 - Parcel No.003 -004 -005 -006 -007 -009 -011 -012

Block No.286 - Parcel No.008 -009 -011

Block No.326 - Parcel No.005 -006 -012 -013

Block No.401 - Parcel No.001 -002 -003 -004 -006 -007 -008 -009 -010
-012 -014 -015 -016 -017 -018 -019

Block No.402 - Parcel No.001 -002 -003 -004 -005

Block No.403 - Parcel No.001 -002 -003 -004 -005 -007 -008 -009

Block No.427 - Parcel No.001 -006 -016 -017 -018

Block No.426 - Parcel No.001 -005 -006 -007 -008 -010 -013 -014
(-023 thru -063)

Block No.428 - Parcel No.001 -002 -005 -014

In Township No. 15 Section No. 22

Block No.303 - Parcel No.008 -009

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 46.3 Acres

Quadrangle name Aurora North, IL

Quadrangle scale 1:24000

UTM References

A

1	6
3	89
4	4
0	

4	6
23	8
50	

B

1	6
3	89
4	20

46	23
6	70

C

1	6
3	89
4	90

46	23
61	0

D

1	6
3	89
60	0

46	23
6	00

E

1	6
3	89
9	40

46	23
58	0

F

1	6
3	90
2	40

46	23
7	00

G

1	6
3	90
0	1
0	

4	62
3	80
0	

H

Verbal boundary description and justification This District takes in West Downer from West of Lake St. to West Side of Highland; Garfield from East of View to W. side of Highland; those parts of Locust & Chestnut immediately to each side of W. Downer; View from N. of Downer to Garfield; May St. from N. of Downer to S. of Garfield; & Highland from N. of Downer to Garfield. Boundary runs along rear of lot lines of properties in attached legal description.

List all states and counties for properties overlapping state or county boundaries

state Illinois code county Kane code

state code county code

11. Form Prepared By

name/title Shauna Francissen, Jane Reese, Roberta Deering, Patricia Casler

organization Community Development Dept.

date March 11, 1986 & February 18, 1986

organization City of Aurora

street & number 44 E. Downer Place

telephone 844-3627

city or town Aurora

state IL

60507

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Director

date June 24, 1986

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

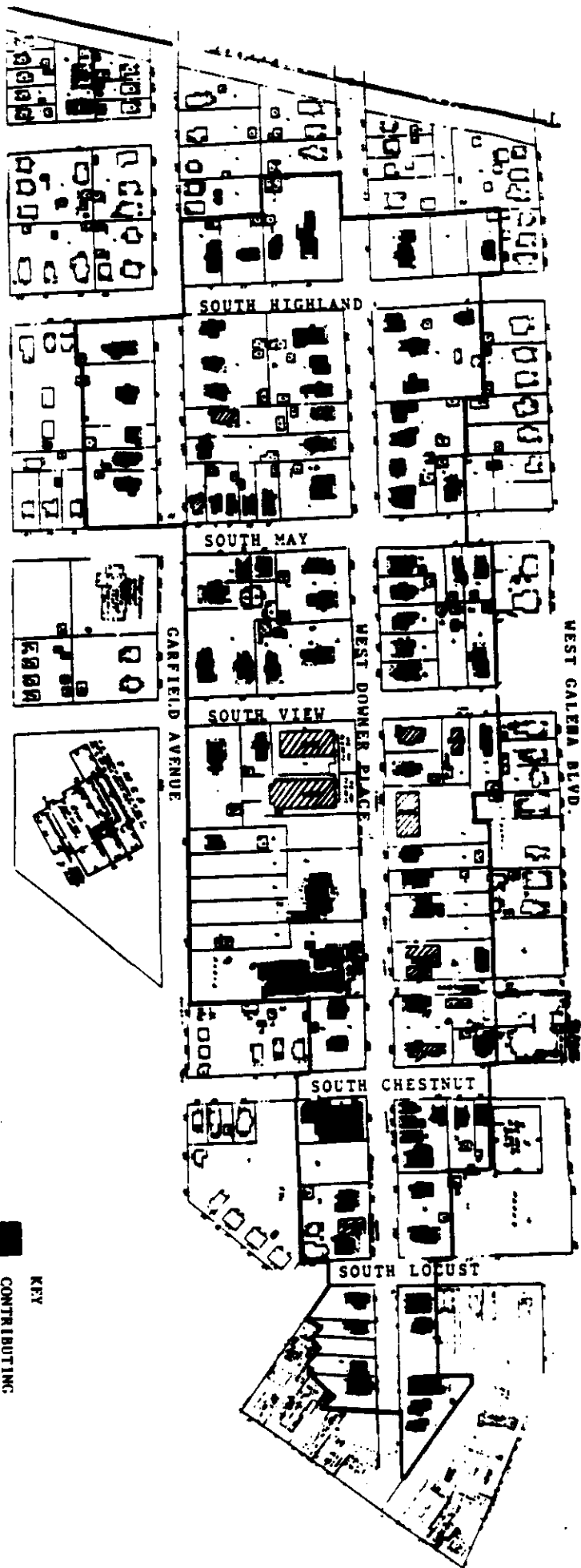
date

Chief of Registration

ATTACHMENT C

WESTSIDE HISTORIC DISTRICT

SURVEY AREA AND DISTRICT BOUNDARIES



NOTE: MAP IS NOT TO SCALE

KEY
CONTRIBUTING

NON-CONTRIBUTING

INTRUSION

AURORA, ILLINOIS,

ILLUSTRATED.



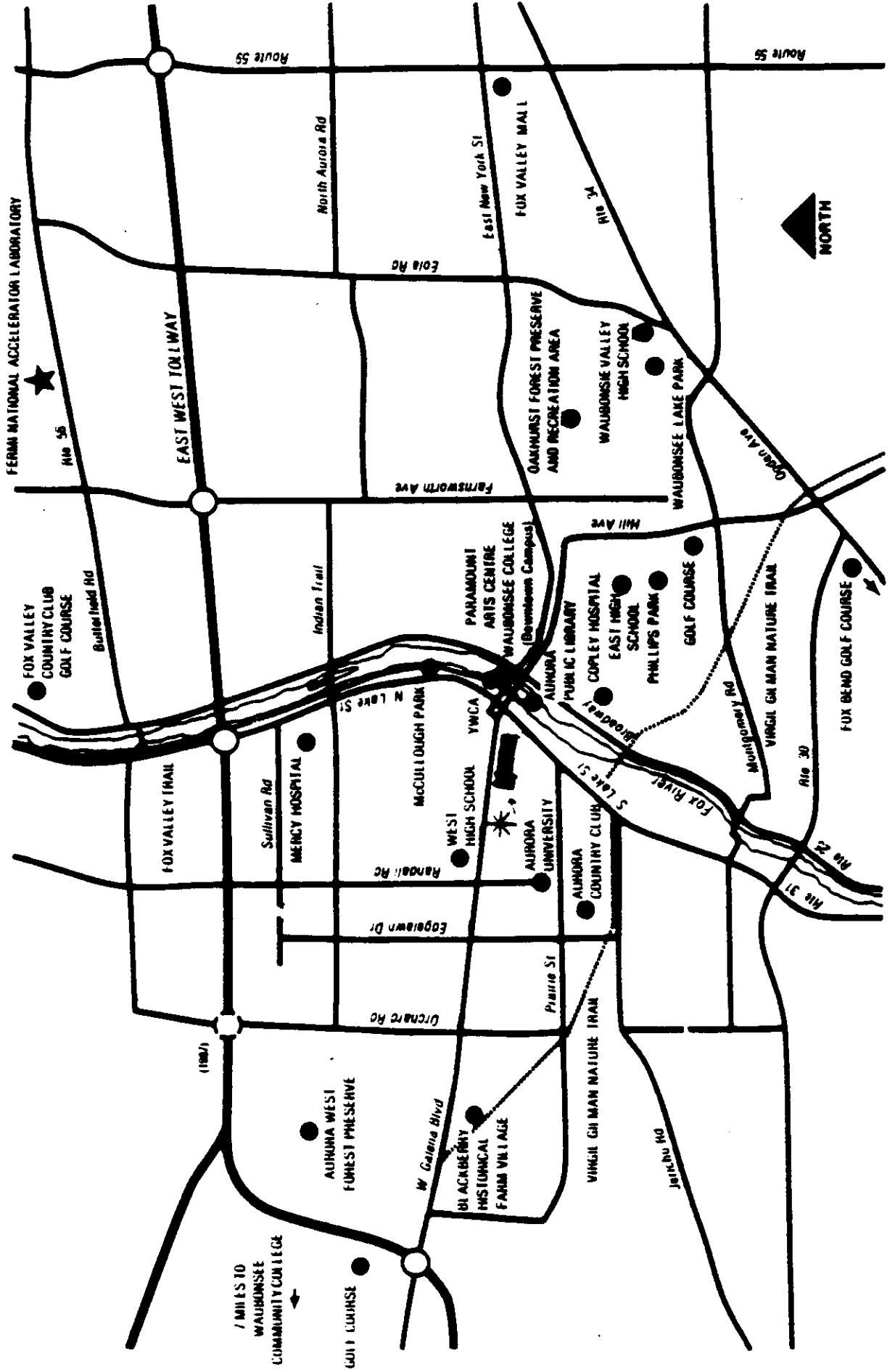
Residence of W. H. HOPKINS, Downer Place.

455 W. Downer Place

AURORA, ILLINOIS:
J. H. HODDER & Co., Printers, Stationers, Blank Book Manufacturers and Binders,
Publishers of the AURORA BEACON.
1890.

MAP A

District In Relationship to City of Aurora



CITY OF AURORA
WEST SIDE HISTORIC DISTRICT