

Aurora University
1424 Southlawn Place
Aurora
Kane County
Illinois

HIBS No. K-2021-1-4

Written Description
Topographic Location Map
Site Plan
Floor Plans
Index to Photographs
Photographic View Keys
Photographs

Illinois State Historic Preservation Office
1 Old State Capitol Plaza
Springfield, Illinois 62701

ILLINOIS HISTORIC AMERICAN BUILDING SURVEY

AURORA UNIVERSITY BUILDING

Location: 1424 Southlawn Place, Aurora, Kane County, Illinois 60506

Present Owner: Aurora University
347 South Gladstone Avenue, Aurora, Kane County, Illinois 60506

Present Use: Vacant

Significance: The property at 1424 Southlawn Place is an example of a Mid-Twentieth Century Ranch home.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date(s) of Construction:

The residence at 1424 Southlawn Place was constructed in circa 1965.

2. Architects:

Forrest Parent, Contractor

3. Original and Subsequent Owners:

Norbert J. and Patricia J. Kornak (1965-1971)
Merchants National Bank of Aurora (1971-1984)
Allen S. Greene, Attorney (December 1984)
Merchants National Bank of Aurora (1984-1989)
Aurora National Bank, Trustee/Greatbanc Trust Company, successor
Trustee (1989-1999)
Sam L. and Susan M. Barrier (1999-2000)
Johnny E. and Mary Ann Lockwood (2000-2002)
Lynne H. Allen, Lea L. Truemper POA (2002-2007)
Michael F. Allen, Trustee Lynne Allen Trust/Michael F. Allen,
Trustee (2007)
Alan R. and Lea L. Truemper/ Michael F. Allen (2007-2018)
Aurora University (2018-present)

4. Original plans and construction:

Forrest Parent (Contractor)– “Erect Residence with attached garage”
(Permit No. D-4862), 20 August 1965.

5. Alterations and additions:

Rear wood deck.

B. Historical Context

1. Kane County, Aurora Township, and the City of Aurora:

Kane County is located in northeastern Illinois, bordered on the north by McHenry County, on the east by Cook and DuPage, on the south by Kendall, and on the west by DeKalb County. The Fox River runs the length of eastern Kane County, fed by numerous tributaries including Tyler, Ferson, Blackberry, Big Rock, and Mill Creeks from the west, and Brewster, Norton, and Indian Creeks from the east. Streams in the northwestern townships such as Burlington and Hampshire flow into the Rock River. Early settlers in eastern Kane County, especially along the Fox, encountered large tracts of timber, which were dubbed the “Big Woods” in Batavia and Aurora Townships, and “Little Woods” in St. Charles Township. The well-fed Fox River was an excellent source of water power and the largely limestone bed provided a solid foundation for numerous dams constructed along its route through the county. Early settlers harnessed this water power to operate grist and saw mills, and soon villages were established along the Fox River including Dundee, Elgin, St. Charles, Geneva, Batavia, and Aurora.¹

The first Euro-American to settle in Kane County was reputedly Christopher Payne, a native of New York State, who arrived in 1832 and began farming land in Batavia Township near the area known as the Big Woods. Daniel S. Haight located on the Fox River near Geneva in June 1833 but left and returned the following year. As elsewhere in Illinois, these early pioneers settled around timbered groves that provided fuel, building material, game, and shelter for livestock. The underlying soils were also more easily worked than

¹ Beers, Leggett & Co., *Biographical and Historical Record of Kane County, Illinois* (Chicago: Beers, Leggett & Co., 1888); Wm. Le Baron Jr. & Co., *The Past and Present of Kane County, Illinois* (Chicago: Wm. Le Baron & Co., 1878).

those of the prairie. Only after the development of the self-scouring plow, first widely available in the 1840s, were the open prairies more fully utilized.² Settlement was interrupted in 1832 and 1833 by the Black Hawk War but resumed following the removal of Native Americans west of the Mississippi River. The government surveys of Kane County were conducted in 1839 and 1840, and the lands came into market in 1842. The 1830s and 1840s saw the prairie-dominated central and western portions of the county become settled and cultivated. New York State provided a large percentage of early settlers in Kane County, but many families migrated from New England and the Mid-Atlantic States, Ohio, Indiana, and southern Illinois, as well as the British Isles and northern Europe.³

Kane County was organized in 1836, having previously been part of La Salle County. It originally included the whole of present-day DeKalb County and the northern tier of townships in Kendall County. It was reduced to its present limits by the formation of DeKalb County in 1837 and Kendall County in 1841. During this period, the county was divided into nine voting precincts, but by 1847, the precincts of Kane County were arranged to contain a single congressional township. With the adoption of township organization in 1850, the county commissioners elected a board of supervisors, which established 16 congressional townships, adjusted a few borders, and organized the political structure of the county as it exists today. The total population of Kane County increased from about 17,000 in 1850 to almost 45,000 by 1880. The major towns in the county were located along the Fox River, anchored by Elgin on the north and Aurora on the south. Aurora, home of the Chicago, Burlington and Quincy Railroad, soon became the largest town in the county with a population of 11,873 in 1880.⁴

Aurora Township is located in the southeast corner of Kane County and encompasses congressional Township 38 North, Range 8 East. It is bordered on the west by Sugar Grove Township, on the north by Batavia Township, on the east by Du Page County, and on the south by Kendall County. The Fox River flows north to south through the center of the township, in many areas over exposed limestone. Quarried limestone, and an abundance of high-quality clay for bricks

² John Mack Faragher, *Sugar Creek: Life on the Illinois Prairie* (New Haven: Yale University Press, 1986).

³ Beers, Leggett & Co., *Biographical and Historical Record of Kane County, Illinois*.

⁴ *Ibid.*; United States Census Bureau, *Population Census of Kane County, Illinois* (1850); United States Census Bureau, *Population Census of Kane County, Illinois* (1880).

and tiles, provided ample material to early settlers for buildings and other construction projects. In addition to possessing excellent farming soils, much of northern Aurora Township contained large timbered tracts known in the early days as the “Big Woods”.⁵ Many early settlers cleared the timber to cultivate the rich soils, but others, recognizing the value of wood as a source of fuel and shelter, invested in small acreage “wood lots” from which trees were harvested and sold as raw materials. Euro-American settlement commenced following the end of the Black Hawk conflict and the completion of the Chicago & Galena Stage Road through the township in 1833. That same year Jacob Carpenter arrived from Ohio and built a log-house east of the Fox River near the stage road crossing, at present-day Montgomery. Carpenter was joined in 1834 by his father-in-law Elijah Pierce, whose house on the Fox River became a tavern, hotel and station on the Chicago & Galena stage road. Daniel Gray came from Montgomery County, New York in 1835 and built a frame house on the west bank of the river, across from Jacob Carpenter and Elijah Pierce. Gray named the new village Montgomery and for many years he played a prominent role in the commercial development of the community. Other names associated with the early settlement of Aurora Township include Isaac Van Fleet at Aurora in 1833, and John Peter Schneider at North Aurora in 1834. By 1837 farms had been established throughout the township by, among others, Ashbel Culver, Frederick Stolp, David Crane, Daniel Gray, Nicholas Gray, Lyman Isbell, and P. Y. Bliss. The area of the present Township formed part of the Fox River Precinct from 1835 to 1850, when Kane County adopted township organization and Aurora Township was established.⁶

Joseph McCarty came from Elmira, New York in 1834 and claimed 460 acres on both sides of the Fox River where the City of Aurora now lies. Joseph and his brother Samuel constructed a dam across the river at present-day Stolp Island and the Village of McCarty Mills was soon established. The original 1835 village plat by Joseph and Samuel McCarty was sited on the east bank of the Fox River. As people began settling close to the river and the mill, the area became more densely populated. When an alternate stage route was established across the Fox River near McCarty’s Mills, a post-office was opened in 1837 and McCarty’s Mills was re-named Aurora. The post office, operated by Samuel McCarty, helped strengthen the connection between Aurora

⁵ Beers, Leggett & Co., *Biographical and Historical Record of Kane County, Illinois*

⁶ Ibid.; “History of Montgomery”, Village of Montgomery, Illinois, accessed 20 February 2019, <https://ci.montgomery.il.us>.

and the boom-towns of Chicago to the east and Galena to the west. Despite the destructive effects of periodic flooding, the river provided water power for textile mills, grist mills, and early factories. Incorporated in 1843, the Town of Aurora was quickly becoming a thriving manufacturing center.⁷ The west side of the Fox River was initially settled by brothers Theodore and Zaphna Lake, from New York, who purchased land along the river in 1835. In 1842, together with Theodore's wife, Esther S. Lake, they platted the Village of West Aurora, which incorporated in 1854. Industries on both sides of the river took advantage of the water power generated by the dam and falls at Stolp Island and a commercial center quickly developed, much of it on the east side and on Stolp Island. In 1855 the Chicago, Burlington, and Quincy Railroad (CB&Q) established its offices and yards for the Chicago area at Aurora on the more populous east side of the Fox River. These shops included a round-house with stalls for thirty engines, a machine shop, the car shop proper, a paint shop, and a carpenter shop. Workers and their families, many of them eastern European immigrants, flocked to Aurora and settled near the rail yards and rail car shops where generations of families found employment.⁸ The less populated but developing west side took on a more affluent character as educated Yankee stock arrived to build fine homes and fill professional and managerial positions at CB&Q and other Aurora industries. In 1857 the Villages of Aurora and West Aurora united and were incorporated as the City of Aurora. To ease political tensions over the union, civic offices were located on Stolp Island in the river, ward boundaries were defined by the river, and the mayor of Aurora was elected from alternate sides of the river until 1913. Over the next several decades Aurora became a prosperous railroad town, but also developed a highly industrialized economy based in part on the manufacture of heavy-machine building equipment.⁹ Aurora was socially progressive regarding education, religion, welfare, and the position of women in society. Aurora's civic leaders openly supported the abolitionist movement and ethnic diversity, welcoming a variety of European immigrants and, after about 1910, a sizeable influx of migrants from Mexico seeking employment and housing.¹⁰ Following World War II, Aurora's manufacturing base remained strong, attracting new businesses and workers, but the 1980s brought an

⁷ "The Electronic Encyclopedia of Chicago: Aurora IL", Chicago Historical Society, accessed 22 February 2019, <http://www.encyclopedia.chicagohistory.org>.

⁸ Ibid.; "Historic Districts and Landmarks Guidelines", City of Aurora, accessed 2-27 February 2019, <http://www.aurora-il.org>.

⁹ "The Electronic Encyclopedia of Chicago: Aurora IL"; "Historic Districts and Landmarks Guidelines".

¹⁰ "The Electronic Encyclopedia of Chicago: Aurora IL"; "Historic Districts and Landmarks Guidelines".

economic downturn, the closing of many factories and businesses, and high unemployment. During the 1990s and early 2000s, initiatives to revitalize the downtown, and the development of new residential communities and mixed-use business parks, resulted in job growth and increased population. Today the City of Aurora is ranked as the second largest city in Illinois after Chicago.¹¹

As Aurora's population increased and west side residential neighborhoods slowly expanded west, speculators and developers began buying up tracts of unincorporated township land. Subdivisions were platted and annexed as Additions to the city. The dividing line between the northwest side and the southwest side was the Chicago-Galena Road running slightly northwest from the river through the near west side of Aurora into unincorporated Aurora and Sugar Grove townships. In 1890 the New Downer Place Subdivision was platted on the west edge of Aurora in the east half of Section 20, bordered on the north by Galena Road (now Galena Boulevard) and on the south by Prairie Street, essentially an east-west country road on the section line between Section 20 and Section 29 to the south. The NW ¼ of Section 29 had originally been purchased in 1844 by Edward Lawton.¹² It was Lawton, and neighbor Gus Aucutt, who in the 1870s laid out the intersection of what became Prairie Street and Edgelawn Drive at the northwest corner of the Lawton property. The land changed hands several times and in 1914 the Aurora Country Club purchased all but the NE ¼ of the NW ¼ of Section 29 from Frank Minard.¹³ The NE ¼ of the NW ¼ was owned by Truman and Mardula Day, who also owned 89 acres and a farmstead in the south half of the SW ¼ of Section 20, north of Prairie Street, where the Country Club Estates sub-division was platted in 1926. The Day family leased the NE ¼ of the NW ¼ of Section 29 to the Aurora Country Club, allowed the land to be developed as part of an 18-hole golf course, and eventually sold it to the club in 1925.¹⁴ The 18-hole golf course was designed by Scottish course designer and landscape architect Thomas Bendelow, who designed the renowned Medina Country Club, and William Boise Langford, a Chicago native who helped design over 200 golf courses in Illinois and across the Midwest. The original Lawton stone farmhouse in the west half of the property was remodeled and served

¹¹ "The Electronic Encyclopedia of Chicago: Aurora IL"; "Historic Districts and Landmarks Guidelines".

¹² Kane County Recorder Grantor-Grantee Index, Book 8, p. 29.

¹³ Ibid., Book 580, p. 175.

¹⁴ Ibid., Book 840, p. 133.

as the clubhouse until it burned down in 1941.¹⁵ By 1910 the City of Aurora was poised for expansion into township land west toward Edgelawn from Prairie Street on the south to the Galena Road on the north.

While development along the Galena Road corridor and the platting of residential subdivisions such as New Downer Place increased land speculation west of Aurora, expected growth out to Edgelawn progressed slowly. By 1910 many blocks and lots on the west side of New Downer Place subdivision remained unsold and undeveloped. About that time, Mendota College, a private institution founded by Adventist Christians about fifty miles west of Aurora, in Mendota, Illinois, was looking to establish a new campus in a more populous and accessible location. The west side of Aurora was promoted to the college by Aurora civic leaders who saw the economic and cultural benefits of being home to an institution of higher learning, and land was available and ready to be developed. In June 1911, Mendota College acquired all of Blocks 33 and 34 on the west edge of New Downer Place subdivision from William George, a Trustee with the Old Second Bank of Aurora.¹⁶ Construction commenced at once and, in October 1911, Mendota College was formally incorporated as Aurora College.¹⁷

2. Aurora University:

Aurora University was founded in 1893 by the Western Advent Christian Publication Association as Mendota Seminary, in Mendota, LaSalle County, Illinois. Initially, Bible Training courses were developed and offered to prepare graduating students for lives and careers in Christian ministry. J. Oscar Campbell served as the first president of the institution. The seminary opened with three students and grew to 31 students by the end of the first Winter Term. Six months after the Seminary opened, it was renamed Mendota College and the curriculum was expanded to include courses offered in the Preparatory, Academical, Musical, Art, and Commercial Departments. The College was sustained financially by tuitions and fees, as well as the fund-raising efforts of The Helper's Union, founded in 1894 by Advent Christian women to provide food, furniture and other

¹⁵ "Aurora Country Club", Aurora Country Club, accessed 1 February 2019, <https://www.acccountryclub.com>.

¹⁶ Kane County Recorder Grantor-Grantee Index, Book 531, p. 366-67.

¹⁷ "Aurora University's History", Aurora University, accessed 11 January 2019, <https://aurora.edu>.

household goods, and funds as they were needed. In 1910, the Mendota College seal was designed by then college president B. J. Dean and was used for the first time on the college catalogue issued that same year. The seal contained an inner circle embossed with images of a book, a scroll, and a torch surrounded by the Latin inscription “The wise man treasures knowledge”. The outer rim contained the name Mendota College with the founding year of 1893 written in roman numerals.¹⁸

In 1910 Mendota College administrators, wishing to broaden the college’s academic mission and increase enrollment, sought to relocate the campus from rural Mendota to a more populous area. As an inducement to locate near Aurora, William George of the Old Second Bank of Aurora, Trustee donated Block 33 in the New Downer Place subdivision, five acres, for a new college campus.¹⁹ A letter from a college official indicated that by May 1910 there already existed a drawing of the proposed main college building.²⁰ In May or June 1911, the college purchased a second block, Block 34, at a discounted rate from William and Alice M. George. Both acquisitions were filed with the Kane County Recorder’s Office as Warranty Deeds dated 1 June 1911.²¹ Blocks 33 and 34 were on the undeveloped west side of the subdivision, which at that time was still in unincorporated Aurora Township. On 31 May 1911, President Orrin Roe Jenks conducted a groundbreaking ceremony for the main building, Eckhart Hall.²² The architect for the project was C. W. Webster, and the contractor was James Todd, an Adventist Christian, of Chicago. The three-story brick and limestone building, with an elevated basement level, was designed “after the old English style of architecture as employed at Oxford and Cambridge, and recently at the University of Chicago”. Above the east-facing front entrance of the English Tudor Revival building was placed a stone slab inscribed “Eckhart Hall of Liberal Arts”.²³ Flanking Eckhart Hall to the northwest and to the southwest are, respectively, Wilkinson Hall, a men’s dormitory building, and Davis Hall, a women’s dormitory building. All three buildings feature red-

¹⁸ Ibid.; “AU Historical Timeline”, Aurora University, accessed 13 January 2019, <https://aurora.edu>.

¹⁹ Kane County Recorder Grantor-Grantee Index, Book 367, p. 46-8.

²⁰ National Park Service, *National Register of Historic Places Inventory-Nomination Form: Aurora College Complex*, accessed 19 February 2019, <http://gis.hpa.state.il.us>.

²¹ Kane County Recorder Grantor-Grantee Index, Book 531, p. 366-67.

²² “AU Today: Ties to the past, eyes to the future”, Aurora University, accessed 15 February 2019, <https://news.aurora.edu>; “AU Historical Timeline”.

²³ “AU Today: Ties to the past, eyes to the future”; National Park Service, *National Register of Historic Places Inventory-Nomination Form: Aurora College Complex*.

tile roofs as stipulated by benefactor Charles Eckhart, an Advent Christian who donated \$40,000 to the college of which \$10,000 was used to furnish Eckhart Hall and to appoint Davis and Wilkerson Halls.²⁴ Although the completion date was projected to be in October 1911, the interiors of the buildings were not completed until early 1912 and classes started for the Spring semester on 4 April 1912. Nevertheless, the institution was formally incorporated as Aurora College in October 1911, and the wording on the official college seal was changed from Mendota College to Aurora College.²⁵ More than a decade later, on 15 July 1923, the New Downer Place Addition, and thus the Aurora College campus, was annexed to the City of Aurora.²⁶

In May 1926, the college purchased approximately six acres of land in the northeast corner of the S ½ of the SW ¼ of Section 20, Aurora Township, from El Louise Schoeberlein.²⁷ Schoeberlein sold the balance of the S ½ of the SW ¼ at about the same time to developer Fred J. Walsh. By the 1950s Aurora College owned most of the property between Southlawn Place on the south, Evanslawn Avenue on the west, and just north of Marseillaise Place on the north. In 1954, by an ordinance of the City of Aurora, portions of Kenilworth Place and Glenwood Place within that property were vacated “by reason of the fact that Aurora College requests the vacation of said streets for the ordinary development of its campus”.²⁸ In the mid-1950s Campus Facilities took major steps to meet the growing demand for on-campus housing with an addition to Davis Hall and the construction of Memorial Hall in 1955 and Jenks Hall in 1957. In 1959 A new home for baseball, Snell Field, was dedicated in memory of Coach Percy Snell, the first coach hired by Aurora College. The field hosted baseball games on the southwest corner of campus for nearly 50 years. The campus continued to grow with the construction in 1962 of Stephens Hall of Science and the Charles B. Phillips Library. In December 1966, blocks of Calumet Avenue, Kenilworth Place, and South Randall Road running through campus were closed and removed, creating a physically unified campus, and two new parking lots were built on the north and south ends of campus. In 1970 two new buildings were dedicated: Watkins Hall, a residence hall; and Alumni Hall, where the college’s Athletics Programs were housed, replacing the long-standing Quonset huts that had served as the

²⁴ “AU Today: Ties to the past, eyes to the future”.

²⁵ “AU Historical Timeline”.

²⁶ Kane County Recorder Doc. #69788.; Kane County Recorder Grantor-Grantee Index, Book 706, p. 617.

²⁷ Ibid., Book 807, p. 97, 404.

²⁸ Ibid., Book 1711, p. 153.

gymnasium. Perry Theater was constructed in 1978 and renovated in 2006 through a generous grant from the Community Foundation of the Fox River Valley. The state-of-the-art theater stages live theatrical productions and hosts community-wide events addressing the arts, human services, education, and business.²⁹

Over time, Aurora College expanded and adapted its academic programs to serve the needs of the surrounding community. In 1930 the Illinois Department of Public Instruction authorized Aurora College to train elementary and secondary school teachers, marking the beginning of one of the institution's most successful and long-standing academic programs. In 1947 Aurora College introduced an innovative evening degree program, featuring flexible schedules to allow returning war veterans to earn a college degree while working full-time jobs.³⁰ After decades of growth and expansion of academic programs, the institution changed its name in 1985 from Aurora College to Aurora University, and graduate programs were offered for the first time in Education and Business. A year later George Williams College, located in Downers Grove, Illinois, closed and transferred its Social Work and Leisure and Recreation Administration (LERA) programs to Aurora University.³¹ In 1989 Aurora University received the largest single donation in its history from Martha Dunham Schingoethe for the construction of Dunham Hall. The George Williams College of Aurora University was established in 1993 and soon encompassed the School of Education, the School of Physical Education and Recreation Administration, and the School of Social Work. The Geneva Lake campus of George Williams College began a period of expansion and renovation in 1997, with the acquisition of 91 additional acres of land, the establishment of a new conference center, and enhancements to existing facilities.³² A new era was begun with the inauguration in 2000 of the 13th President of Aurora University, Rebecca L. Sherrick, who promised to “put students first”. The university reached an important milestone in academic program development with the launch of the Doctor of Education degree, the first doctoral program in the institution's history. On the George Williams College campus, the summer performing arts festival Music by the Lake was restored to great acclaim. In 2001 the Wackerlin Center for Faith and Action was established, thanks to a generous

²⁹ “Facilities”, Aurora University, accessed 15 February 2019, <https://aurora.edu>.

³⁰ “AU Historical Timeline”.

³¹ Ibid.; “George William College of Aurora University”, Aurora University, accessed 20 January 2019, <https://gwc.aurora.edu>.

³² “AU Historical Timeline”; “George William College of Aurora University”.

bequest from Helena Zentmyer Wackerlin, a 1914 alumna of Aurora College. In 2003 Aurora University received a \$10 million federal grant to create the Institute for Collaboration. The building was opened two years later and is today the home to the School of Education, the Partnership School, and the local nonprofit organization Communities in Schools. As the university reclaimed its historically-strong undergraduate identity, new programs were added in art, museum studies, religion, special education and theater. The university once again opened its doors to the community with the establishment of the new Celebrating Arts & Ideas series, which offered performing arts and educational events free of charge. Programs were added leading to the Master of Science in Nursing, the Master of Special Education, and Doctor of Social Work degrees. By fall of 2010, total enrollment at Aurora University reached 4,300 students.³³

3. Country Club Estates:

The properties on Southlawn Drive, South Randall Avenue, and Prairie Avenue in the Country Club Estates Subdivision are all located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 38 North, Range 8 East. In June 1842, Silas Hardy Baldwin purchased the SW $\frac{1}{4}$ of Section 20 from the Federal Government, then sold the south half of the SW $\frac{1}{4}$, 89 acres, to Charles Goodwin.³⁴ In 1847 Charles Goodwin sold the south half of the SW $\frac{1}{4}$ of Section 20 to Robert Miller.³⁵ In November 1847, Denison K. Town et al., representing the Miller and Goodwin families, sold the south half of the SW $\frac{1}{4}$ of Section 20 to Oresmus D. Day.³⁶ In 1862, Abigail Day, widow of Oresmus, sold the same 89 acres to her son Ezra S. Day.³⁷ In 1887, Ezra's son Truman, and Edith Day, conveyed half ownership in the south 89 acres in Section 20 to Truman's mother, Mardula Day.³⁸ Truman Day died in 1906 and Mardula Day died in 1909. In their probate inventories, filed with the Kane County Clerk, both willed their half interests in the south 89 acres of the SW $\frac{1}{4}$ of Section 20 to Truman and Edith Day's married only daughter El Louise (Day) Loser.³⁹ There ensued a period from 1909 to 1925 when no land transactions were recorded in the SW $\frac{1}{4}$ of Section 20. The land deed record resumed in 1925 and 1926 with

³³ "AU Historical Timeline".

³⁴ Kane County Recorder Grantor-Grantee Index, Book 2, p. 324.

³⁵ Ibid., Book 10, p. 209.

³⁶ Ibid., Book 11, p. 180.

³⁷ Ibid., Book 75, p. 77.

³⁸ Ibid., Book 281, p. 338.

³⁹ Kane County Recorder Grantor-Grantee Probate Inventory, Book 3, p. 236.; Ibid., Book 6, p. 39.

several landowners selling various tracts to Fred J. Walsh, a resident of Joliet, Illinois. One of those land owners was El Louise Schoeberlein who, by warranty deeds signed 15 April 1926, sold the south half of the SW ¼ of Section 20 to Fred J. Walsh, excepting approximately 6 acres in the northeast corner that she sold at about the same time to Aurora College.⁴⁰ In two affidavits signed in 1926 and 1930, El Louise Schoeberlein explained that she was the same person named as El Louise Loser in the Last Will and Testaments of Truman H. Day and Mardula Day, and that upon the deaths of her father in 1906 and her grandmother in 1909 she had inherited sole ownership of the south 89.03 acres of the SW ¼ of Section 20, the same property having been in her family for many years and occupied by herself, her father, and her grandfather.⁴¹ The land on which Country Club Estates and a portion of Aurora College were developed in the 1920s and 1930s was owned by the Day family from 1847 until it was sold to Fred J. Walsh in 1926.

4. 1424 Southlawn Place:

The property at 1424 Southlawn Drive occupies Lots 32 and 33 in Country Club Estates, Aurora, Kane County, Illinois. Country Club Estates was platted and recorded in May 1926 by Fred J. Walsh.⁴² On 4 June 1926 Fred J. Walsh conveyed by Warranty Deed Lots 1 through 370 inclusive to the Aurora Trust & Savings Bank, Trustee.⁴³ On 12 June 1930 Aurora Trust & Savings Bank conveyed ownership of the Country Club Estates Subdivision to the Broadway Trust & Savings Bank, Aurora.⁴⁴ On 27 June 1940, the Broadway Trust & Savings Bank conveyed by Deed in Trust Lots 1 through 370 in Country Club Estates to Elliott S. Denney as Successor.⁴⁵ On 27 October 1943, Denney conveyed ownership of all unsold lots in Country Club Estates back to Fred J. Walsh.⁴⁶ On 27 February 1946 Fred J. Walsh, now of Evanston, Illinois, Quit Claimed all the unsold lots to Merchants National Bank of Aurora as Trustee.⁴⁷ On 16 March 1951, Merchants National Bank of Aurora conveyed by Deed Lots 30, 31, 32, 33, 34, and 35 in Country Club Estates to David H. Armstrong of the City of

⁴⁰ Kane County Recorder Grantor-Grantee Index, Book 807, p. 57, 97, 404-5.

⁴¹ Ibid., Book 808, p. 607.; Ibid., Book 924, p. 59.

⁴² Kane County Recorder Plat Book, Book 26, p. 7

⁴³ Kane County Recorder Grantor-Grantee Index, Book 810, p. 212.

⁴⁴ Ibid., Book 894, p. 350.

⁴⁵ Ibid., Book 1117, p. 194.

⁴⁶ Ibid., Book 1190, p. 437.

⁴⁷ Ibid., Book 1273, p. 347-348.

Aurora. The deed was made “upon the conditions, (1) That the premises shall be used for single residence purposes only; and (2) That no dwelling shall be erected upon said premises costing less than Fifteen Thousand Dollars (\$15,000.00)”, and that “these conditions...be construed as covenants running with the land”.⁴⁸ On 30 March, filed 25 June 1951, David H. Armstrong sold Lots 33, 34, and 35 to John E. and Thelma M. Greyer.⁴⁹ On 5 June 1953, David H. Armstrong sold Lots 23, 30, 31, and 32 to Thelma M. Greyer.⁵⁰ On 25 August 1956, filed 27 February 1957, John E. Greyer and Thelma M. Greyer deeded their undivided half interests in Lots 30, 31, and 32 to Aurora Homes, Inc..⁵¹ On 18 May 1959, Aurora Homes, Inc. conveyed by warranty deed Lot 32 in Country Club Estates to Norbert J. and Patricia J. Kornak, of Aurora. The document identified John E. Greyer as President, and Thelma M. Greyer as Secretary, of Aurora Homes, Inc..⁵² On 17 July 1965, John and Thelma Greyer deeded Lot 33 to Norbert and Patricia Kornak.⁵³ On 30 April 1971, Norbert and Patricia Kornak conveyed by Warranty Deed in Trust Lots 32 and 33 to Merchants National Bank of Aurora, “as Trustee under the provisions of a certain Trust Agreement dated the 30th day of April 1971 and known as Trust Number 1826”.⁵⁴ On 25 December 1984, Merchants National Bank of Aurora conveyed by Trustee’s Deed Lots 32 and 33 to Allen S. Greene, Attorney, of Wheaton, Illinois, and the next day, on 26 December 1984, Allen S. Greene Quit Claimed by Deed in Trust Lots 32 and 33 back to Merchants National Bank of Aurora, as Trustee.⁵⁵ On 31 January, filed 16 November 1989, Merchants National Bank of Aurora, Trustee, deeded Lots 32 and 33 to Aurora National Bank, Trustee.⁵⁶ On 24 May 1999, Greatbanc Trust Company, successor Trustee under Trust Agreement No. 53410 dated 31 January 1989, sold by Trustees Deed Lots 32 and 33 in Country Club Estates, commonly known as 1424 Southlawn Place, to Sam L. and Susan M. Barrier.⁵⁷ On 9 November 2000, Sam L. and Susan M. Barrier sold Lots 32 and 33 to Johnny E. and Mary Ann Lockwood.⁵⁸ On 3 June 2002, Lynne H. Allen appointed Lea L. Truemper Power of

⁴⁸ Ibid., Book 1533, p. 137, Doc. #670378.

⁴⁹ Ibid., Book 1547, p. 517, Doc. #677004.

⁵⁰ Ibid., Book 1629, p. 139, Doc. #725718.

⁵¹ Ibid., Book 1831, p. 234-235.

⁵² Ibid., Book 2296, p. 426, Doc. #1050296.

⁵³ Ibid., Book 2296, p. 430, Doc. #1050297.

⁵⁴ Ibid., Book 2657, p. 198, Doc. #1189653.

⁵⁵ Kane County Recorder, Doc.#1707923, 1707924.

⁵⁶ Ibid., Doc. #s 1962617, 1981541.

⁵⁷ Ibid., Doc. #1999K057314.

⁵⁸ Ibid., Doc. #2000K089620.

Attorney to purchase for her Lots 32 and 33 in Country Club Estates, “whose address is 1424 Southlawn, Aurora”.⁵⁹ On the same day, Johnny E. and Mary Ann Lockwood, of Aurora, sold Lots 32 and 33, aka 1424 Southlawn Place, to Lynne H. Allen, of Elburn.⁶⁰ On 9 March 2007, Lynne H. Allen, a widow, Quit Claimed Lots 32 and 33 to Michael F. Allen, Trustee under the Lynne Allen Trust dated 12 April 1999. Lea L. Truemper exercised Power of Attorney representing Lynne H. Allen.⁶¹ On 12 March 2007, Michael F. Allen, Trustee under the Lynne Allen Trust, conveyed an undivided ½ interest in Lots 32 and 33 to Alan R. and Lea L. Truemper.⁶² On 4 December 2009 Michael F. Allen, of Homer Alaska, Quit Claimed Lots 32 and 33 to Lea L. Truemper, of 1424 Southlawn Place, Aurora, and on 18 December 2009 Alan R. and Lea L. Truemper Quit Claimed Lots 32 and 33 to Alan R. and Lea L. Truemper, of 1424 Southlawn Place, Aurora.⁶³ On 28 November 2011, Alan R. and Lea L. Truemper, of 1424 Southlawn Place, Quit Claimed Lots 32 and 33 to Alan R. and Lea L. Truemper, Trustees of the Truemper Family Trust.⁶⁴ On 3 January 2018, Alan R. and Lea L. Truemper, Trustees of the Truemper Family Trust, sold by Warranty Deed Permanent Identification Number (PIN) 15-20-382-006, Lots 32 and 33 in Country Club Estates, commonly known as 1424 Southlawn Place, to Aurora University, an Illinois not-for-profit corporation.⁶⁵

The residential structure occupying Lots 32 and 33 in Country Club Estates, commonly known as 1424 Southlawn Place, was constructed circa 1965. The City of Aurora Zoning & Planning Department has bound ledger books from the Aurora City Building Department that contain an Index of Contractor Permits starting in the 1870s and ending in the 1970s. The Contractor Permits are organized by street addresses. An entry was found for 1424 Southlawn Place dated 20 August 1965.⁶⁶ The work being Permitted was described in abbreviation as “Erect Residence with attached garage”. The estimated cost of the construction was recorded as \$41,250. The Owner was listed as Norb Kornak and the Contractor was listed as Forrest

⁵⁹ Ibid., Doc. # 2002K070034.

⁶⁰ Ibid., Doc. #2002K070035.

⁶¹ Ibid., Doc. #2007K055995.

⁶² Ibid., Doc. #2007K100248.

⁶³ Ibid., Doc. #s 2009K089626, 2009K093597.

⁶⁴ Ibid., Doc. #2011K071564.

⁶⁵ Ibid., Doc. #2018K000478.

⁶⁶ City of Aurora Zoning & Planning Department, Permit No. D-4862.

Parent.⁶⁷ Although the Kornaks acquired Lot 32 from Aurora Homes, Inc. in 1959, the building permit was obtained one month after the Kornaks acquired Lot 33 from John and Thelma Greyer, the President and Secretary of Aurora Homes, Inc., in July 1965. Little pertinent information on the Kornaks has been obtained from available public records. Norbert John Kornak was born to Polish immigrant parents in Chicago in 1929 and died in Scottsdale, Arizona in 1995. His wife, Patricia Joyce Sincavitch, was born to Lithuanian immigrant parents in Chicago in 1931 and died in Scottsdale, Arizona in 2002. In 1956 and 1960 Norbert was listed as a Finance Manager for Bill Jacobs Chevrolet in Joliet and he and Patricia Kornak resided in Chicago Ridge, in southwest suburban Cook County. In 1962 Norbert established Norb Kornak Oldsmobile, a car dealership located at 2175 East New York Street, Aurora, Illinois. Norbert J. Kornak served as President of Norb Kornak Olds, Inc. until his death in 1995.⁶⁸ In 1992 and 1993 the Kornaks' residence was listed as 1424 Southlawn Place in Aurora, Illinois.⁶⁹ The history of ownership above indicates that 1424 Southlawn Place was in receivership from 30 April 1971, when Norbert and Patricia Kornak conveyed by Warranty Deed in Trust Lots 32 and 33 to Merchants National Bank of Aurora, Trustee, until 24 May 1999, when Greatbanc Trust Company, successor Trustee, sold by Trustees Deed Lots 32 and 33 to Sam L. and Susan M. Barrier.⁷⁰

The contractor named in the 1965 building permit, Forrest Parent, was listed in the 1930 and 1940 U.S. Census living with his parents and siblings on Hammond Avenue in Aurora, Illinois.⁷¹ In 1955 Forrest and Dorothy M. Parent were listed in the Aurora City Directory at 203 Gladstone Avenue, one block north of Aurora University, and Forrest's occupation was given as Building Contractor.⁷² The 1965 building permit (No. D-4862) gave Parent's address as 1951 Kensington Place, in a newer subdivision west of Edgelawn Avenue, in West Aurora.⁷³ Lynne H. Allen owned 1424 Southlawn Place from 2002 to 2007. A mortgage release dated 26 September 2002 gave her

⁶⁷ Ibid.

⁶⁸ "Automotive News", Crain Communications, accessed 28 August 2019, <http://www.edit.autonews.com>.

⁶⁹ *U. S. City Directories 1822-1995*, accessed 20-27 August 2019, <https://www.ancestry.com>.

⁷⁰ Kane County Recorder Grantor-Grantee Index, Book 2657, p. 198, Doc. #1189653; Kane County Recorder Doc. #1999K057314.

⁷¹ *United States Federal Census: Population Census for Chicago, Cook County, Illinois 1930, 1940 and Population Census for Aurora, Kane County, Illinois 1930, 1940*, accessed 20-27 August 2019, <https://www.ancestry.com>.

⁷² "U. S. City Directories 1822-1995".

⁷³ City of Aurora Zoning & Planning Department.

address as 1424 Southlawn Place, and her last place of residence at her death in 2010 was Aurora, Illinois.⁷⁴ Alan R. and Lea L. Truemper owned 1424 Southlawn Place from 2007 until they sold it to Aurora University in 2018. Lea L. Truemper was given Power of Attorney by Lynne H. Allen when Allen purchased 1424 Southlawn Place in 2002 and when she Quit Claimed the property to Michael F. Allen, Trustee of the Lynne Allen Trust, in 2007. Both Lea Allen and Alan Truemper were students at East Aurora High School circa 1970.⁷⁵ It appears from available documents that Lea L. (Allen) Truemper was a daughter of Lynne H. Allen and a sibling of Michael F. Allen. While Kane County Recorder Land Records document the ownership of 1424 Southlawn Place by the Truempers between 2007 and 2018, only two records dated 2009 were found identifying the Truempers as residents of 1424 Southlawn Place during that time period.⁷⁶

PART II. ARCHITECTURAL INFORMATION

A. General Statement

The residence located at 1424 Southlawn Place is a timber Ranch house with an attached garage, constructed in circa 1965. The residence is now vacant.

B. Description of Exterior

1. Over-all dimensions:

Building footprint is approximately 3,286 square feet.

2. Foundations:

The foundation is composed of poured concrete.

3. Walls:

The residence has a U-shaped footprint.

⁷⁴ Kane County Recorder Doc. #2002K070036.; *U.S. Public Records Index, 1950-1993*, Volume 1, accessed 20-27 August 2019, <https://www.ancestry.com>.

⁷⁵ *U.S. Public Records Index, 1950-1993*.

⁷⁶ Kane County Recorder Doc. #s 2009K089626 and 2009K093597.

The exterior walls include board and batten and brick veneer on the front and west sides and horizontal aluminum siding on the rear and east sides.

4. Structural system, framing:

The residence has wood frame walls.

5. Porches, stoops, balconies, bulkheads:

The front entry includes a wide concrete entry stoop located within a recessed entry. There is a modern wood deck on the rear.

6. Chimneys:

There is a large rectangular brick chimney on the east face.

7. Openings:

a. Doorways and Doors: `

The main entry is on the north side and includes an entry door with aluminum screen door and sidelights. There is also an entry into the garage on the west side of the east wing.

The rear (south) side has large plate glass sliding patio doors.

The attached garage has a large rolling garage door.

b. Windows and Shutters:

The majority of windows are casement windows: the north side has 6 sets of double casement windows. The west side has two sets of double casement windows and two single casement windows. The east side has a single square pane window. The south side has two sets of double, two sets of triple, and a single casement windows. Front and rear windows have decorative wooden slat shutters.

8. Roof:

a. Shape, covering:

The house has a three-part hipped asphalt shingle roof.

B. Description of Interior:

1. Floor Plans: The residence is single-story with a basement and attic. The floorplan appears consistent with the original building plans.

a. First Floor:

The residence is divided into three sections: the main central area, east wing, and west wing, and they will be discussed in that order. As the house has seen little reconstruction, the rooms will be discussed using vernacular names describing their intended use.

Main entry is into a large Foyer in the main section of the house. This foyer leads south to the Living Room, east to the Kitchen, and branches west to hallways leading to rooms in the west wing. The Living Room is a large open space on the central south side of the house, accessed by way of a large door off the Foyer. There is a fireplace with an elaborate marble surround and Classical-motif mantle on the south wall, flanked by two sets of long windows on either side. A wide doorway on the east wall leads to the Dining Room. This room is unornamented, with the exception of smooth wainscoting, simple trim (including a picture rail and chair rail) and a set of three windows on the south wall. Double louvred doors on the north wall lead to the Kitchen. The Kitchen spans a large part of the north half of the house; it is partially divided into east and west halves by a counter peninsula. The east half is open and was likely used as an eating space, while the west half includes appliances and prep space, and includes a mid-century double oven. Cabinets are plain, with some decorative wood work over the kitchen sink.

A large Den is located to the east of the Kitchen, in what would be considered the east wing of the residence. The Den occupies almost the entire southeast corner of the residence and constitutes half of the east wing. The room has exposed beams

running north to south on the ceiling, vertical wood paneling, crown molding, and simple trim. The east wall has a central brick fireplace with built-in cabinets on either side. Sliding plate glass doors line the south wall, and on the west wall is a built-in wet bar closet as well as a wide door in the northwest corner leading to a hall and doorway to the attached garage. Along the west side of the Den – in the space between the Den and the Dining Room – is a Utility closet to the south and a small Powder Room. There is a closet in the northwest corner, adjacent to the door to the garage.

The west wing is accessed via a hallway that runs west from the foyer and then turns north. The west side of the residence includes a large bedroom in the southwest corner (Bed 1), a bathroom off the west side, and three more bedrooms in the northwest and northeast corners (Beds 2, 3, and 4).

Bedroom 1 is located in the southwest corner and is the largest of the bedrooms. There is a cedar closet and a private bathroom on the north wall, with a large closet on the east wall. The master bathroom is large and includes a shower; fixtures appear to be mid-twentieth century originals. The second bathroom is located to the north of Bedroom 1, on the west side of the hallway; this bathroom also appears to retain most mid-twentieth century original fixtures. Bedroom 2, located in the northwest corner of the house, has wood paneled walls.

The garage is located at the southeast corner of the residence and is accessed via the Den. It is unfinished, except for some cabinets on the west and south walls.

b. Ground Floor/Basement:

The house does not have a basement, but rather a large unfinished crawl space that is accessed from the garage.

2. Flooring:

Floors in the house include carpet, ceramic tile, and linoleum. The basement floor is cement.

3. Wall and Ceiling Finish:

Walls and ceilings typically have a drywall finish, some walls have wood paneling or wainscoting.

5. Openings:

a. Doorways and doors:

Interior doors are paneled hollow core doors with wood veneer with some louvered doors.

b. Windows:

The house has primarily casement windows, with sliding glass doors on the rear.

6. Decorative features and trim:

The trim is basic, but the house includes crown molding as well as built-in cabinets and shelves.

7. Hardware:

Hardware consists of unadorned brass or brushed steel hinges, knobs, locks, and hooks. In addition, the residence retains an original mid-twentieth century doorbell.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation:

The house has a modern furnace and central air conditioning (an older, mid-century air conditioning unit is also present but may not be functional).

b. Lighting:

Lighting is a mix of mid-twentieth century incandescent light fixtures and more modern fluorescent.

c. Plumbing:

Plumbing is a mix of original mid-twentieth century and modern.

C. Site:

1. General setting and orientation:

The property is located at 1424 Southlawn Place, Aurora, Kane County, Illinois 60506. The residence faces north onto Southlawn Place, towards the Aurora University campus. The property is bound to the north by Southlawn Place, to the east by 1414 Southlawn Place, to the south by the properties belonging to 1419 and 1433 Prairie Street and to the west by a wooden fence. The property includes the residence and a garden shed as well as mature landscaping and a lawn. This residence has a small front courtyard that distinguishes it from the surrounding residential arrangements.

PART III. SOURCES OF INFORMATION

A. Bibliography

1. Primary and unpublished sources:

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Ms. Jill Morgan – Planner: Zoning and Planning Division, personal communication, February 22-28, 2019.

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Village of Montgomery, Illinois. "History of Montgomery", accessed 20 February 2019, <https://ci.montgomery.il.us>.

Wm. Le Baron Jr. & Co. *The Past and Present of Kane County, Illinois*. Chicago: Blanchard, Wm. Le Baron Jr. & Co., 1878, accessed 1 February 2019, <https://archive.org>.

E. Supplemental Material

1. See IIIA (Sources of Information) for early views and architectural drawing credits.

PART IV. METHODOLOGY OF RESEARCH

A. Research Strategy:

Research undertaken to document the property at 1424 Southlawn Place included archival, field, and report preparation. Archival research was undertaken prior to field investigations and included examination of local histories and records as well as known architectural documents to develop an architectural and historical context for the building and grounds. The

field investigations included photographing and documenting interior and exterior structural elements of the building in its present conditions, as well as preparing detailed floor plans and footprints of the building.

B. Actual Research Process:

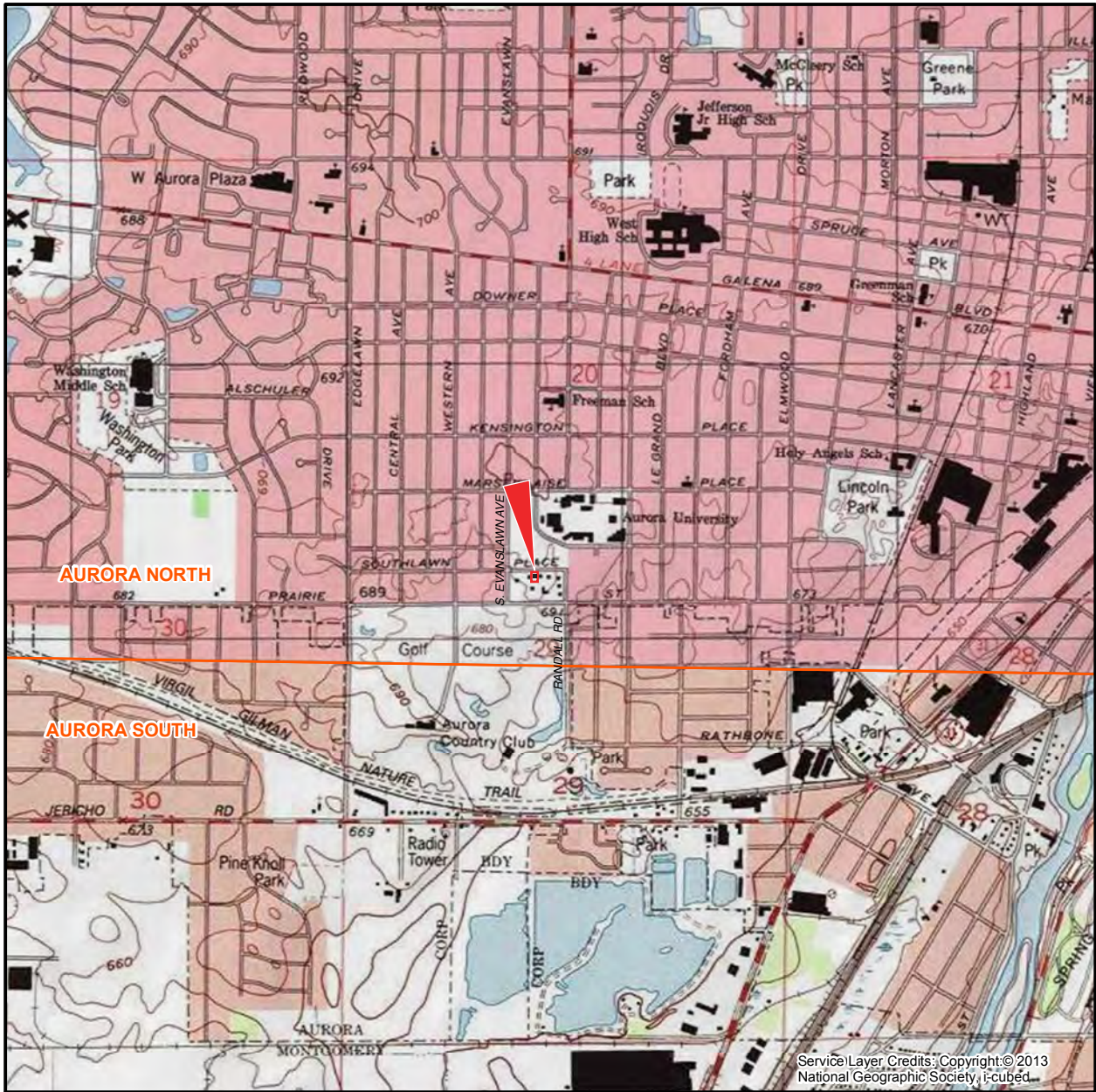
Actual research included archival, field, and report preparation. In addition, information regarding the history of property at 1424 Southlawn Place was provided by personal communications and the City of Aurora; this information included newspaper articles, historical documentation, and other secondary sources.

C. Research Staff

1. Primary Preparer: Ms. Marcy Prchal, Architectural Historian, Public Service Archaeology & Architecture Program, University of Illinois
2. Archival Research and Preparer: Mr. Christopher Flynn, Public Service Archaeology & Architecture Program, University of Illinois.
3. Photographers: Mr. Chris Flynn and Dr. Kevin McGowan, Public Service Archaeology & Architecture Program, University of Illinois
4. Delineator: Ms. Susan Brannock-Gaul, Graphic Artist, Public Service Archaeology & Architecture Program, University of Illinois
5. Additional Staff: Dr. Kevin McGowan, Program Director, Public Service Archaeology & Architecture Program, University of Illinois.

PART V. PROJECT INFORMATION

The demolition of the property at 1424 Southlawn Place was reviewed by the Illinois State Historic Preservation Office under the Illinois State Agency Historic Preservation Act (20 ILCS 3420). The production of this report serves as mitigation for the adverse effect of demolition of the structure located at 1424 Southlawn Place, Aurora, Kane County, Illinois.



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1424 Southlawn Place
Aurora, Illinois 60506
Kane County

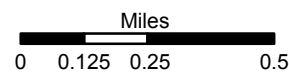
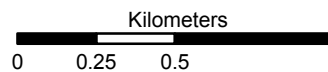


Location

Quadrangle Location
Aurora North Quadrangle
7.5 Minute Series (Topographic) 1993



HIBS No.
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Sheet 1 of 1



1424 Southlawn Place
Aurora, Illinois 60506
Kane County



Site Plan



1424 Southlawn Place Property

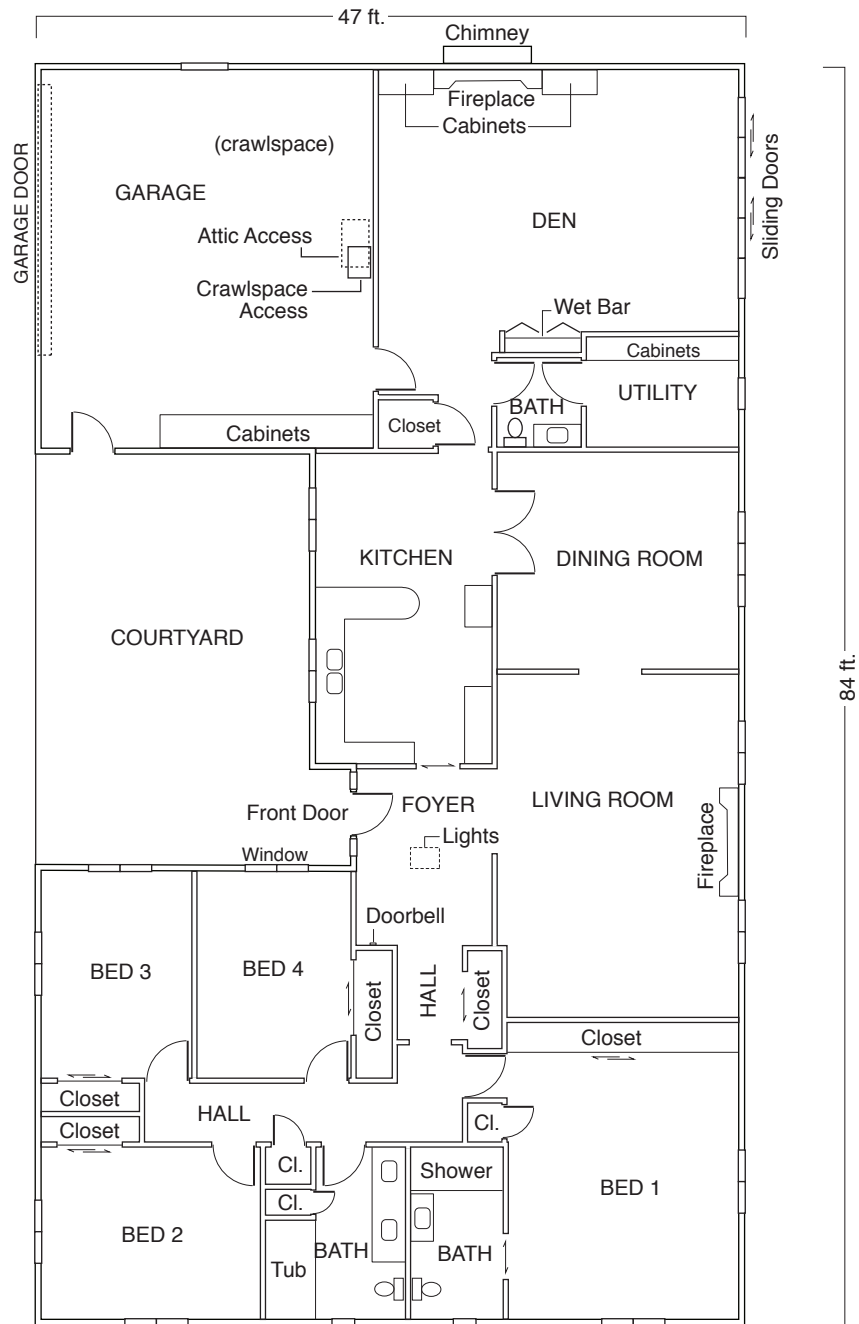


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HIBS No.
K-2021-1-4

Sheet 1 of 1



1424 Southlawn Place
Aurora, Illinois 60506
Kane County

Plan - First Floor



HIBS No.
K-2021-1-4

Sheet 1 of 1

INDEX TO PHOTOGRAPHS

- K-2021-1-4.1: Chris Flynn, 1/3/2019, facing south, 1424 Southlawn Place front elevation
- K-2021-1-4.2: Chris Flynn, 1/3/2019, facing northeast, 1424 Southlawn Place
- K-2021-1-4.3: Chris Flynn, 1/3/2019, facing southwest, 1424 Southlawn Place
- K-2021-1-4.4: Chris Flynn, 1/3/2019, facing north, 1424 Southlawn Place
- K-2021-1-4.5: Chris Flynn, 1/3/2019, facing south, Front courtyard
- K-2021-1-4.6: Chris Flynn, 1/3/2019, facing east, Entry foyer
- K-2021-1-4.7: Chris Flynn, 1/3/2019, facing northwest, Doorway to Living Room
- K-2021-1-4.8: Chris Flynn, 1/3/2019, facing south, Living Room fireplace and windows
- K-2021-1-4.9: Chris Flynn, 1/3/2019, facing west, Doorway to Dining Room
- K-2021-1-4.10: Chris Flynn, 1/3/2019, facing north, Dining Room door to Kitchen
- K-2021-1-4.11: Chris Flynn, 1/3/2019, facing north, Kitchen eating area
- K-2021-1-4.12: Chris Flynn, 1/3/2019, facing west, Kitchen prep area
- K-2021-1-4.13: Chris Flynn, 1/3/2019, facing west, Kitchen oven and stovetop
- K-2021-1-4.14: Chris Flynn, 1/3/2019, facing north, Kitchen sink
- K-2021-1-4.15: Chris Flynn, 1/3/2019, facing north, Den
- K-2021-1-4.16: Chris Flynn, 1/3/2019, facing east, Den fireplace and cabinets
- K-2021-1-4.17: Chris Flynn, 1/3/2019, facing south, Den sliding doors
- K-2021-1-4.18: Chris Flynn, 1/3/2019, facing west, Den wet bar
- K-2021-1-4.19: Chris Flynn, 1/3/2019, facing southwest, Bathroom off Den
- K-2021-1-4.20: Chris Flynn, 1/3/2019, facing south, Utility Room
- K-2021-1-4.21: Chris Flynn, 1/3/2019, facing northwest, Foyer and hallway
- K-2021-1-4.22: Chris Flynn, 1/3/2019, facing north, Bed 1 (Master bedroom)
- K-2021-1-4.23: Chris Flynn, 1/3/2019, facing east, Bed 1 (Master bedroom)

K-2021-1-4.24: Chris Flynn, 1/3/2019, facing northwest, Bed 1 (Master bedroom) bathroom

K-2021-1-4.25: Chris Flynn, 1/3/2019, facing northwest, Hall bathroom

K-2021-1-4.26: Chris Flynn, 1/3/2019, facing southeast, Hall bathroom

K-2021-1-4.27: Chris Flynn, 1/3/2019, facing south, Bed 2

K-2021-1-4.28: Chris Flynn, 1/3/2019, facing west, Bed 3

K-2021-1-4.29: Chris Flynn, 1/3/2019, facing east, Bed 4

K-2021-1-4.30: Chris Flynn, 1/3/2019, facing south, Garage door to Den

K-2021-1-4.31: Chris Flynn, 1/3/2019, facing west, Garage cabinets

K-2021-1-4.32: Chris Flynn, 1/3/2019, facing southeast, Crawlspace hatch

K-2021-1-4.33: Chris Flynn, 1/3/2019, facing west, Crawlspace

K-2021-1-4.34: Chris Flynn, 1/3/2019, facing west, Doorbell

K-2021-1-4.35: Chris Flynn, 1/3/2019, facing east, Foyer lights

K-2021-1-4.36: Chris Flynn, 1/3/2019, facing south, Shed



1424 Southlawn Place
Aurora, Illinois 60506
Kane County



Location

Photo Key - Exterior

(Photos 1 - 5, and 36)

1424 Southlawn Place Property

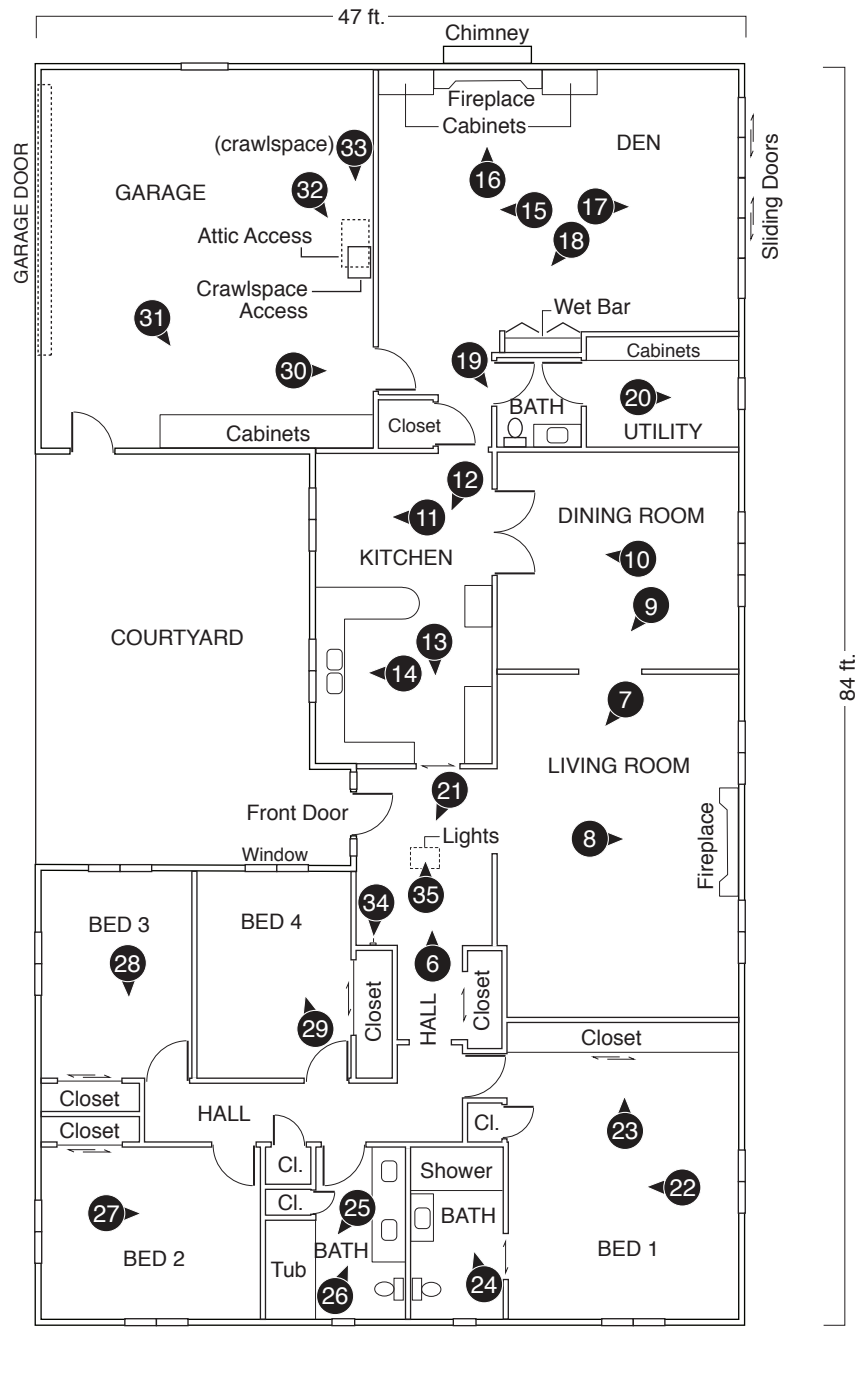
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HIBS No.
K-2021-1-4

Sheet 1 of 1



1424 Southlawn Place
Aurora, Illinois 60506
Kane County

Photo Key - First Floor

(Photos 11 - 35)



HIBS No.
K-2021-1-4

Sheet 1 of 1



HIBS No. K-2021-1-4.1



HIBS No. K-2021-1-4.2



HIBS No. K-2021-1-4.3



HIBS No. K-2021-1-4.4



HIBS No. K-2021-1-4.5



HIBS No. K-2021-1-4.6



HIBS No. K-2021-1-4.7



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HIBS No. K-2021-1-4.9



HIBS No. K-2021-1-4.10



HIBS No. K-2021-1-4.11



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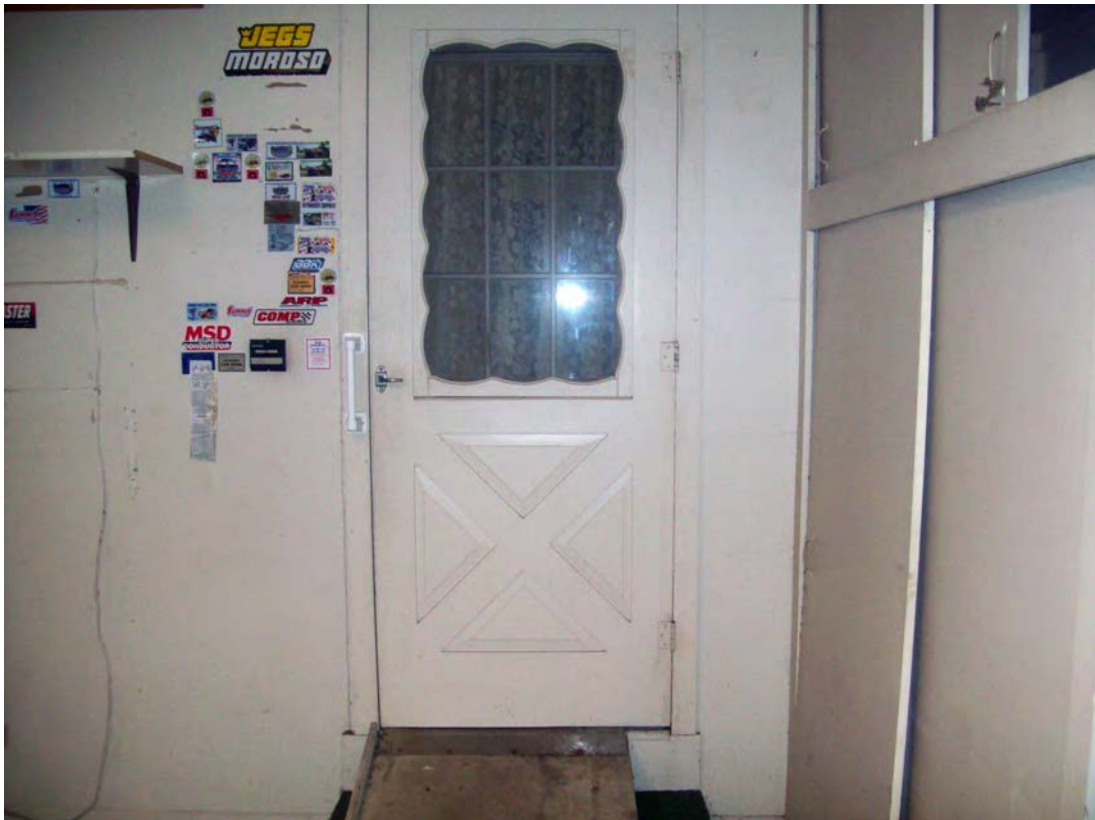
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