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WINNETKA LANDMARK PRESERVATION COMMISSION

NOTICE OF RESCHEDULED MEETING

**The regular meeting scheduled for May 2, 2016 has been rescheduled for
Monday, May 16, 2016
7:30 p.m.**

The rescheduled regular meeting of the Winnetka Landmark Preservation Commission will convene on Monday, May 16, 2016 in the Council Chamber at the Winnetka Village Hall, 510 Green Bay Road, Winnetka, Illinois, at 7:30 p.m.

AGENDA

1. Call to order.
2. Approval of February 1, 2016 meeting minutes.
3. Approval of March 7, 2016 meeting minutes.
4. Approval of April 4, 2016 meeting minutes.
5. Review of the Historical Architectural Impact Study (HAIS) for the single family residence at 315 Poplar St. Case No. 16-04.
6. Old Business.
7. New Business.
8. Adjournment.

Note: Public comment is permitted on all agenda items.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

510 Green Bay Road, Winnetka, Illinois 60093

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034

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DRAFT

**LANDMARK PRESERVATION COMMISSION
FEBRUARY 1, 2016 MEETING MINUTES**

Members Present: Louise Holland, Chairperson
Chris Enck
Laura Good
Anne Grubb
Beth Ann Papoutsis
Paul Weaver
Brian Wolfe

Non-Voting Member Present: None

Members Absent: Stuart McCrary

Village Staff: Ann Klaassen, Planning Assistant

Call to Order:

Chairperson Holland called the meeting to order at 7:33 p.m.

APPROVAL OF MINUTES

Chairperson Holland stated that the Commission would now review the December 7, 2015 meeting minutes and asked if there were any comments or corrections to be made to the minutes.

Ms. Good referred the Commission to page 10 and clarified her comments in the third paragraph. She also referred the Commission to page 12 and clarified several of her comments.

Ms. Klaassen asked Ms. Good to provide her with her edits.

Chairperson Holland then asked if there were any comments or corrections to be made to the January 4, 2016 meeting minutes.

Ms. Good stated that she also had corrections to be made to those minutes and would provide those changes to Ms. Klaassen.

Chairperson Holland then asked for a motion to adopt the December 7, 2015 and January 4, 2016 meeting minutes, as amended.

A motion was made by Mr. Enck and seconded by Ms. Grubb to approve the meeting minutes of the December 7, 2015 and January 4, 2016 Winnetka Landmark Preservation Commission, as amended. The motion was carried by unanimous voice vote.

TEARDOWNS

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 1087 Oak Street. Case No. 16-02.

Cory Todd introduced himself to the Commission and stated that the request is to tear down the home and to construct a new single family home.

Chairperson Holland stated that the Historical Society research did not show that the home has historic architectural significance or evidence of significant ownership. She then asked if there were any comments from the audience. No comments were made by the audience at this time. Chairperson Holland asked if there were any comments from the Commission.

A Commission member asked if the new home would have a similar footprint on the lot.

Mr. Todd responded that it would have less impermeable space and that it would be similar.

Mr. Enck commented that it appeared that the existing home is very close to the lot line on the side yard.

Chairperson Holland asked Mr. Todd if there would be no variations requested.

Mr. Todd stated that there would be a detached garage as well.

Mr. Enck also noted that there is an alley.

Chairperson Holland asked if there were any other comments. No additional comments were made by the Commission at this time. She then asked for a motion to grant the demolition application of 1087 Oak Street.

A motion was made by Ms. Grubb and seconded by Ms. Good to grant the demolition request for 1087 Oak Street. A vote was taken and the motion was unanimously passed.

AYES: Enck, Good, Grubb, Holland, Papoutsis, Weaver, Wolfe
NAYS: None

OLD BUSINESS

Chairperson Holland asked if there was any old business.

Ms. Good stated at one of their previous meetings, she referred to the lawyer who was here representing Mr. Birov and that there was some uncertainty as to whether or not the home had been marketed and that he thought it had been with regard to 960 Private Road. She then stated that for the record, she went online and that the home was never listed on the MLS.

Mr. Enck asked if it had been listed for one day.

Ms. Good responded that it had not been listed at all and that it is the MLS that everyone uses.

Chairperson Holland informed the Commission that they do not have to list the homes on the MLS

and that Mr. Birov has a habit of doing that. She commented that it is a slap in the face to the Commission that before they even make the demolition permit, a new home is being advertised. Chairperson Holland informed the Commission that in the past, she has talked to Kathy Janega who was the former Village Attorney and stated that there was nothing they could do and that once he owned the property, he would do anything he wanted with it. She stated that it is rude and that she has told him that in no uncertain terms.

A Commission member stated that Ms. Good is also talking about the fact that when it was sold to Mr. Birov, it was never on the MLS which he indicated is an entirely different issue.

Ms. Good stated that it has repeatedly come up that if these homes had been marketed, there may have been a chance that they could have found a sensitive buyer for them. She stated that the Commission was consistently told that the home was marketed when it was not or was listed on the same day and was "sold."

Ms. Papoutsis informed the Commission that she had a similar experience with a home with a "Sold" sign in the front of the home even though it was never officially listed on the MLS at all and that she called them on it. She described it as unethical among the real estate agencies to list it that way.

Ms. Good stated that you can also argue that realtors are supposed to try to get the highest, best price for the property and that if they have not given it a chance at being marketed, how do you know. She stated that there is nothing they can do and that they cannot change those laws.

Ms. Papoutsis referred to the situation years ago where the neighbors attempted to get an ordinance passed which required that a vintage home be put on the MLS.

Ms. Good suggested that it be before the demolition permit is granted.

A Commission member stated that it is something that they can propose again.

Chairperson Holland stated that they have made a lot of proposals to the Village Council and that along with the delay, the ordinance did not allow the Commission to delay after they accept an HAIS for it to still be delayed two months or 60 days hoping that a new buyer or that the applicant requesting the demolition would have a change of heart. She stated that it has never happened and that people that want to demolish a home want to demolish the home. Chairperson Holland informed the Commission that the only home with which they have had modest success was 1175 Whitebridge Hill and that they have saved the façade. She then stated that they took the façade apart brick by brick and that it cost \$1 million to move the whole façade back 60 feet toward the lake. Chairperson Holland also stated that now, it is surrounded by two massive wings. She referred to the use of the same brick from the original home and the coach home which is the original coach home.

Chairperson Holland then stated that there has been one home for which the neighbors have drawn together on Prospect and allowed the prospective owners to get the kind of mortgage they needed and the home was saved from Mr. Birov.

Ms. Grubb questioned if they could incorporate it into the entire procedure that they go through. She stated that it did not have to be a law but would be part of the procedure that they would have to go through which may cause them to pause a little. Ms. Grubb referred to the fact that Mr. Birov figured Kenilworth had one law and they had another.

Chairperson Holland informed the Commission that Kenilworth did not have a delay and that Glencoe and Highland Park has a year, while Wilmette has a one year delay. She also stated that Lake Forest has a design review which was described as very extensive and that their delay can be up to two years. Chairperson Holland then stated that a delay of 60 days is nothing and that they recently saw the demolition of a home which dated to 1861 along with other old homes. She also stated that the builder was annoyed that he had to get an HAIS first and that the home is still standing.

Mr. Enck asked if there is nothing the Commission can do to extend the delay.

Chairperson Holland responded that she tries every year with the Village Council on behalf of the Commission as to what the Commission has done and what they would like to see. She stated that they are not in favor of doing anything.

Mr. Wolfe informed the Commission that he lives near Prospect and that when that happened; there was a strong showing of a lot of the younger people in the neighborhood who were very frustrated. He referred to the people who care about the issue.

Chairperson Holland stated that the home is located at the corner of Prospect and Bryant. She also stated that there are people still living in the home.

A Commission member informed the Commission that she heard that Mr. Birov was going to have the front door face Prospect and that he planned to maximize the lot. She also stated that when you are coming down the street, you would see the garages as opposed to the way in which the home sat.

A Commission member described it as a unique lot.

A Commission member stated that it would totally change the appearance and the ambiance of the street.

Mr. Weaver stated that it appeared that it comes down to the seller and what they want to do in terms of whether they want to be patient and save the home. He also stated that they can obviously give it a try and that if the home is listed on the market and does not sell, at some point unfortunately, the home would get torn down. He then referred to the situation where the owners want the easiest solution when someone comes along and hands them a check and they do not have to do anything.

Mr. Wolfe informed the Commission that they purchased their home from a couple in their 80's who had lived in the home for 46 years and that they did not want to go through marketing the home. He described it as a very personal and financial decision and that he can imagine that there

are a lot of people like that.

Ms. Papoutsis suggested that if there was some way rather than a builder going to someone like that, there could be some sort of organization where if the seller did not want to go through the process of putting their home on the market who could offer to sell the home as painlessly as possible. She described it as being an inside listing where you would explain to the buyers and show photographs of the interior of the home and that she understood that people do not want to go through the process of getting a home ready to show, she suggested that they create some sort of organization that people would have access to.

Ms. Good described that as an interesting thought and stated that a seller can request that the home be kept out of the MLS for whatever reasons. She then stated that if one office got the listing, they could let other offices know that the home has come on the market and would not be on the MLS at the seller's request. Ms. Good stated that this way, it could still be shown and that the idea is possible.

Ms. Papoutsis stated that for the owners of the home at 710 Prospect, the owner had a vision for the home. She then stated that some people do not quite have that vision and that it would be nice for them to have access to someone like that. She reiterated that if they had an organization that would help facilitate a sale to preserve a home as opposed to a developer getting a hold of it, that would be very helpful.

Ms. Good referred the Commission to a story in the paper that stated that if you want an historic home, before you decide to go to a builder if you do not want to market it, you can go directly to a real estate company and ask that the home not be put on the MLS. She stated that a story could be used to plant the seed and suggested that might shake up some of the builders to see a story like that.

Chairperson Holland indicated that she did not think they would get much encouragement from the Village to do something like that. She suggested that perhaps the Historical Society could create an adjunct committee and that when the Commission does do a publication, they do have a home of the week or home of the year and that it is usually when it is going to be the home for the gala in June. She noted that this year it is going to be for a home on Prospect which she described as a beautiful William Otis home which has wonderful history. Chairperson Holland also stated that they restored every nail head. She then stated that perhaps, people in society are so interested in history and which is what makes Winnetka unique although they are losing them quickly. Chairperson Holland indicated that it would be worthwhile to bring it up to their board to see if there was any interest and to let them flesh it out as to how they would get that information out to the public with regard to if they wish to.

Chairperson Holland then informed the Commission that she has a neighbor who has a very old farm house which she described as a Dutch Colonial farm house who is 90 years old. She stated that her children live on the east coast and that they all want her at the Presbyterian home and that she does not want to leave her home. Chairperson Holland stated that when she does move, the children will do something with the home. She also stated that her attic is filled with history and noted that her grandfather was the founder of Quaker Oats and whom she identified as Mr. Crowell

who lived in the big brown home on Hill Road. Chairperson Holland referred to the letters in her attic and the Historical Society which she described as wonderful reading. She also stated that there is a lot of information about Winnetka in there. Chairperson Holland noted that she is in touch with her children who know that she wants the home to remain intact.

A Commission member asked Chairperson Holland if she knew how the developers find out about these things before anyone else.

Chairperson Holland responded that they knock on doors.

Ms. Grubb also stated that people seek out developers.

A Commission member described it as predictable for the older homes which would have to go through inspections.

Ms. Grubb referred to the people who get to the point where they question whether they should keep putting money into it and fixing up an older home or to call a developer to knock it down.

A Commission member stated that there are people that still appreciate older homes.

Mr. Wolfe informed the Commission that he wrote 40 letters and heard back from 34 people and referred to 777 Bryant. He also informed the Commission how he became familiar with the Village. He stated that when you go through that process, you try to figure out a different way. He commented that he loved old homes and that for the property at 777 Bryant; the owner informed him that his was the 10th letter that he had received. He then stated that it worked out for them and that they ended up buying a home from one of the letters that they wrote. He also stated that it is not a very efficient market and that there are a lot of people who are interested in old homes.

Chairperson Holland informed the Commission that maybe in the *Gazette* they would feature an older home and with the permission of the owners to give a little history of the home. She commented that her neighbor's home would be perfect for it. Chairperson Holland then stated that it would cost a great deal of money to rehab it.

Mr. Weaver stated that he would speak to Helen about it. He described it as an interesting situation and stated that the realtors do not always help either and that it may or may not be worth it to them. He added that it is complicated.

Ms. Papoutsis referred to a home in the neighborhood where a neighbor stated that it should be a tear down and her feeling that an old home that is dilapidated is not worth fixing. She then referred to another home and commented that she and her neighbor could not believe the price that a builder bought it for and that if it had been put on the MLS, it would have been sold for much more. She also stated that she heard people say that if they had known, they would have paid much more than what the home sold for.

Chairperson Holland identified the home and informed the Commission that the owners had the

plans for the home framed in their living room. She also stated that they moved out of town. Chairperson Holland also stated that it represented a very big effort to do something like that. She then stated that the Commission's past chair, Nan Greenough, said that in looking across the street at the home that replaced the Women's Club which is still on the market said that she and Ken Behles could have bought that home for \$800,000 and that they would have had to put another large sum in and that they could have built a beautiful home which echoed The Green and not the one which was built.

Chairperson Holland then stated that they would talk to the Historical Society and see if they are interested in doing something and that the Gazette comes out four times a year.

A Commission member commented that it is a good idea to look into and noted that they do not publish it that often. He then stated that when these homes come up, someone would need to act within a month or two he estimated and stated that they could look into it.

Chairperson Holland questioned whether it would be something that the Village Attorney would want to look into and that they have a lot of other issues to deal with.

Ms. Papoutsis stated that one positive thing that developed is that with regard to the past caucus survey, there was a question on the survey about demolition permits and should demolition permits for a vintage home be more. She then stated that the caucus question related to whether the permits should be less for renovation for a vintage home and that there was huge support for that situation. She informed the Commission that she spoke with another resident and stated that it would make people consider wanting to renovate a home versus tearing it down. She then stated that the cost of permits in the Village is so high and that if it could be less for renovation that may help. She then informed the Commission that she went to a meeting at the Skokie School and that Leslie Farmer approved the plan and that at least that was something.

Chairperson Holland also stated that people think that when a home is landmarked, it is saved and that it does not save homes. She then stated that when you explain to them that the only way to save a home is to have easements, they question what they would have to do. Chairperson Holland commented that kind of article would be of great interest for inclusion in the Historical Society Gazette and suggested that an article or a couple of paragraphs with regard to what an easement does to your home be included.

Mr. Enck informed the Commission that Landmarks Illinois holds approximately 550 easements mostly in the Chicago area which he described as a lot.

Chairperson Holland noted that there are three of them in Winnetka that Landmarks Illinois has.

Mr. Enck then stated that it was controversial for a while because the IRS was cracking down on people and that there were so many easement donors who were audited and that some people lost the credit that came along with it. He then stated that they stopped taking easements for approximately five years.

A Commission member stated that with an easement, you have to agree to certain building

limitations and you get a tax credit and that your property is worth less since you are not able to do as much with it.

Mr. Enck confirmed that the credit is available for commercial and residential properties. He stated that with Landmarks Illinois, you have to donate something in addition to that which helped them monitor for the future. Mr. Enck also stated that they may begin taking easements again in the future cautiously and that there may be a debate as to whether to pursue more commercial than residential properties and that the thinking is that residential easements would be good for those wanting to protect their homes. He then stated that they downplay the tax part of it.

Chairperson Holland stated that with regard to landmarking homes in the Village, the Village Council three years ago refused to landmark and that the issue is and she referred to commercial properties which had nothing to do with local taxes and that it was all a federal deduction. She then referred to the Spies homes on Asbury who have done nothing to their home ever which dated to 1926. Chairperson Holland stated that they put in some glass brick windows below grade. She referred to the fact that they did not want to landmark it for the tax freeze and that the owner, Loretta Spies, stated that if she had the 25% value to put back into the home, she would not be doing it in the first place. Chairperson Holland informed the Commission that the owners' son suggested that they landmark the home for honorific purposes and that it represented the last landmark application they had. She added that times have changed.

Mr. Enck stated that in Highland Park, there is a \$10,000 fee for demolition permits which goes to affordable housing and that there are people on their historic preservation commission that wished that it went toward something preservation related. He asked if there is a fee like that in Winnetka.

Ms. Klaassen stated that the fee is not earmarked toward anything specific.

Chairperson Holland stated that it goes into the general fund.

Ms. Klaassen informed the Commission that the fee is \$16,070.

A Commission member commented that fee is high.

Ms. Klaassen stated that it has been that way for a long time and that in 2001, it was \$250.

Chairperson Holland then stated that they would pursue a number of avenues.

Ms. Papoutsis asked Chairperson Holland that in serving on the Village Council, what did she think could be done. She asked if they should propose it again to the Village Council and try to get an ordinance passed or if they should petition people to see if there is support for such an ordinance and then make a proposal to the Village Council.

Chairperson Holland commented that she liked the Highland Park solution where you take a portion of the demolition fee and put it into a fund for the renovation of historic homes. She stated that it would have to be put into a special fund and that people would have to apply for it.

A Commission member asked about the six month delay.

Chairperson Holland responded that she has asked for that and that she has asked for a year.

A Commission member then asked if there is any way to put a quota limit on it and that each builder is only allowed so many homes. She then stated that the builder could get around that with setting up another LLC and do the same thing.

A Commission member stated that with regard to the six months to a year delay, he commented that it is simple to explain and that it may be a nonstarter for a lot of reasons. He stated that if you want to build momentum, you want to build it around something simple before they start talking about charging an amount and reserving it for this fund. He commented that would be a fantastic outcome but that it is a little more complex.

Mr. Enck stated that in Hubbard Woods, most of the builders have offices right there and that Winnetka may be an easy place to do teardowns.

A Commission member stated that a period of 6 to 9 months would involve carrying costs and would make you stop and think.

Mr. Weaver stated that they are talking about a very small percentage of teardowns and that it may relate to one in five or one in ten.

Chairperson Holland then referred to a Mediterranean home on Mt. Pleasant which she described as a wonderful home and a wonderful lot. She also stated that the neighbors were hysterical.

Mr. Enck stated that at a Landmarks Illinois event, he met a woman who was doing 461 Maple and informed the Commission that they almost walked away from it because of the negative publicity. He noted that they did not come to any of the meetings and that they wanted to be in Winnetka and that they stated that it was beyond reason to consider fixing the home. Mr. Enck then stated that if there was a longer delay, they would not have pursued that home.

NEW BUSINESS

Chairperson Holland asked the Commission members if they wanted to have another trolley tour.

The Commission members agreed that would be a good idea.

Chairperson Holland then stated that the Village does pay \$1,000 for the trolley and to do 1:00 to 2:30 and then 2:30 to 4:00. She stated that they would meet at the Village Hall and that Nan Greenough and Patti Van Cleave from the Historical Society helped on the tour. Chairperson Holland also stated that the brochure is already done, which contained photographs of the homes. She described the tour as awareness and that if they cannot get a 60 day, six month or year delay, at least they can promote awareness and education. Chairperson Holland stated that last year it was held in May on a Sunday. She suggested Sunday, May 15, 2016. Chairperson Holland stated that they advertise for the awards in April.

Ms. Klaassen stated that in putting the nomination forms together, in order to start accepting applications, she wanted to have the due date be May 27, 2016 so that at the June meeting, the Commission can discuss scheduling.

Chairperson Holland stated that they would scour the countryside for architects and that they decided the Commission members knew what they liked and were aware of what people did to their homes. She stated that it usually takes place in June on a Saturday.

Ms. Klaassen confirmed that is correct.

Chairperson Holland then suggested June 12, 2016 before people leave for the summer.

Mr. Weaver asked if it is an awards ceremony.

Chairperson Holland explained to Mr. Weaver that they advertise the applications and that last year, they received 8 or 9 applications and described it as a self-nominating effort and that it is usually a homeowner who has just completed a project on their home. She stated that they accept the applications and that on a Sunday or Saturday morning, the Commission members pile into vehicles and travel to the different homes. Chairperson Holland stated that there is always a consensus and then referred a home on Willow Road. She described some of the homes as very exquisite. Chairperson Holland stated that they also do awards for commercial buildings as well and referred to an award given to James Sayegh's building.

Chairperson Holland confirmed that the date would be June 12, 2016. She then stated that on the trolley tour, there were 30 seats for each tour which were all filled. Chairperson Holland noted that the Village paid \$1,500 last year and that this year, it would only be \$1,000 since the brochure would not have to be printed. She reiterated that the Historical Society helped out.

The meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Antionette Johnson,
Recording Secretary

DRAFT

**LANDMARK PRESERVATION COMMISSION
MARCH 7, 2016 MEETING MINUTES**

Members Present: Louise Holland, Chairperson
Laura Good
Beth Ann Papoutsis
Brian Wolfe

Non-Voting Member Present: Stuart McCrary

Members Absent: Chris Enck
Anne Grubb
Paul Weaver

Village Staff: Ann Klaassen, Planning Assistant

Call to Order:

Chairperson Holland called the meeting to order at 7:52 p.m.

TEARDOWNS -

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 999 Pine Tree Lane. Case No. 16-03

Chairperson Holland asked for the applicant to come forward.

Max Kruszewski introduced himself to the Commission and stated that he would present the request on behalf of the owners and that he is the general contractor building a new residence.

Chairperson Holland asked Mr. Kruszewski if he would be building a two story home.

Mr. Kruszewski confirmed that is correct. He stated that he did not bring the floor plans and that the plans were submitted to the Village for building permit. Mr. Kruszewski informed the Commission that the home would be similar to the style of the new homes on the block nearby but that it is smaller than those which have gone up on Pine Tree Lane recently. He added that it would fit in well with the other new construction on the block.

Chairperson Holland asked if there were any comments from the audience. No comments were made by the audience at this time. She noted that the Historical Society research has shown that the home has no historic architectural significance or evidence of significant ownership. Chairperson Holland then asked for a motion.

A motion was made by Ms. Papoutsis to grant the demolition permit application for 999 Pine

Tree Lane. Ms. Good seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Wolfe
NAYS: None
NON-VOTING: McCrary

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 315 Poplar Street. Case No. 16-04

Chairperson Holland identified the home as one of the oldest homes in the Village.

Mr. Kruszewski confirmed that is correct and stated that they are now aware of that. He noted that the home was purchased by a doctor and his wife from Minnesota who previously lived in Winnetka. Mr. Kruszewski stated that the applicants asked them to build them a custom home at this location. He informed the Commission that the home will be a two story home with a detached garage. Mr. Kruszewski also stated that the front of the home would be facing north and that the elevation on Orchard will have a fireplace on the west side of the home. He stated that it will be a beautiful home on the corner lot.

Chairperson Holland asked if there were any comments from the audience. No comments were made by the audience at this time. She then stated that the Historical Society recommended that an HAIS be done for this home because if it is one of the oldest of a dozen homes remaining in the Village. Chairperson Holland asked if there were any comments from the Commission. She described the home as a wonderful home which they will miss on Poplar. Chairperson Holland then asked for a motion to request an HAIS.

A motion was made by Ms. Good to request that an HAIS be done for 315 Poplar Street. Ms. Papoutsis seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Wolfe
NAYS: None
NON-VOTING: McCrary

Chairperson Holland stated that they could give Mr. Kruszewski a list of architectural historians who could do the study. She stated the purpose of the HAIS and referred to the applicant's right to demolish the home but that the ordinance allowed the Commission to require a study to know what was there.

Mr. Kruszewski agreed that would be fine.

Chairperson Holland stated that Ms. Klaassen will give him the information.

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 826 Locust Street. Case No. 16-05

Leo Birov identified himself as the owner of 826 Locust LLC. He stated that a new home would be built on the property.

Chairperson Holland asked if there were any comments from the audience. No comments were made by the audience at this time. Chairperson Holland described it as an odd shaped lot. She then asked if the front door is now on Vine.

Mr. Birov confirmed that is correct. He stated that the home would face Locust and that they would use the largest part of the lot.

Chairperson Holland asked if there were any comments from the Commission.

Ms. Papoutsis asked if the front door would face Vine.

Mr. Birov responded that it would face Locust.

Chairperson Holland then asked for a motion.

A motion was made by Ms. Good to grant the demolition permit application for 826 Locust Street. Mr. Wolfe seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Wolfe
NAYS: None
NON-VOTING: McCrary

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 887 Private Road. Case No. 16-06

Mark Kulas informed the Commission that he owned the home on Private Road which was purchased last year with his with wife. He stated that they were planning to do renovation to the home and an expansion for the home. Mr. Kulas then referred to four new residences in Lake Forest. He also stated that for the initial plans, when investigating them with the Village, they found out that renovation and expansion would not be possible because the home is in violation of the code and that the home is located into the easement. Mr. Kulas then stated that the new home would have to be moved more toward the east. He stated that the home has a crawl space and that there is a mold issue and that renovation of the home is not practical. Mr. Kulas informed the Commission that they planned to build a farm style home which would measure 4,000 square feet and that he has drawings if the Commission is interested.

Chairperson Holland stated that it came into place when they went to apply for the building permit. She also stated that Historical Society research did not show that the home has historic architectural significance or evidence of significant ownership. Chairperson Holland then asked if there were any questions from the audience.

William Glastris introduced himself to the Commission as the owner of 990 Sheridan and 925 Ravine which is the adjacent property. He then stated that he had two questions. Mr. Glastris stated that when the water main broke, his wife noticed it and called right away. He stated that the applicant was not in town when they found out and that a subcontractor came in. Mr. Glastris then stated that they were told that the plans for the new home involve putting in a

driveway or access from Private Road to Ravine Road.

Mr. Kulas responded that is not true.

Mr. Glastris stated that they were told that a couple of times. He then referred to the easement there and stated that he is not a fan of the idea of having the easement mitigated, violated or challenged.

Mr. Kulas reiterated that information is incorrect. He then stated that the driveway for the new home would be the replacement of the existing driveway.

Chairperson Holland suggested to Mr. Glastris to follow up with the Community Development Department when full plans are submitted to them to make sure that they are assured with regard to the driveway.

Mr. Glastris then stated that for the record, they developed themselves and knocked the home down and that they are sensitive to that sort of thing. He reiterated that he wanted to be on the record about that.

Chairperson Holland stated that the best way to make sure is to check when the full plans are submitted. She then asked if there were any other comments.

Crispin Hales, 1000 Sheridan Road, informed the Commission that he lives next to William Glastris and that he knew the two previous owners of the home. He then stated that his concern is not with the home but that he shared the concern with regard to Ravine Road since it is a private road that they take care of. Mr. Hales also stated that he is concerned with regard to the trees. He then referred to the home opposite on the small part of Private Road where they lost a few big trees and along Ravine Road, there is one tree which he commented is the best tree in Winnetka. Mr. Hales informed the Commission that nine out of 22 trees were cut down on that property and that there is another one with trees on it around the property. He reiterated that he is concerned about what would happen to the trees and asked the applicant to explain.

Mr. Kulas stated that they plan to leave as many trees as possible. He noted that there are some sick and dead trees and that the large trees would be left as they are.

Chairperson Holland stated that in addition to the building plans, the applicant would have to submit a landscape plan to the Village and that the Village Forester is diligent.

Mr. Kulas informed the Commission that the engineering plan had already been submitted with the location of all of the trees.

Chairperson Holland suggested that Mr. Hales check with the Village Forester to be kept aware of the plans.

Mr. Hales agree that would be fine and stated that he has had discussions with the Village Forester when the home on the corner was developed. He reiterated that he is very concerned

with regard to the trees in the area and that he has been here many times about the trees.

Mr. Kulas also stated that all of the trees on the perimeter which are anything over 6 inches would be left alone and that there would be basic cleanup.

Mr. Hales then referred to two trees close to the home.

Mr. Kulas responded that one is already sick and that they would find out if the other can be saved or removed.

Chairperson Holland asked if there were any other comments from the audience.

Chris Vaselopulos, 883 Private Road, stated that he wanted to point out to the builders that according to the plat of survey, they have a sewer easement on the south end of the property and that he wished to have that protected.

Mr. Kulas confirmed that there is no plan to modify or change the easement. He referred to the access from the new home and stated that the old home was built in the 1950's and is outdated. Mr. Kulas noted that the actual access and sewer line is on the perimeter and that the new home would be moved further east because of the wide easement from the road.

Chairperson Holland asked if there were any other comments. No additional comments were made at this time. She then asked if there were any comments from the Commission. No comments were made by the Commission at this time. Chairperson Holland then asked for a motion.

A motion was made by Ms. Papoutsis to grant the demolition permit for 887 Private Road. The motion was seconded by Mr. Wolfe. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Wolfe
NAYS: None
NON-VOTING: McCrary

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 271 Poplar Street. Case No. 16-07

Chairperson Holland informed the Commission that this case is also before the Plan Commission for subdivision.

David Bartels stated that the process began a year ago. He stated that there are a total of three small nonconforming lots which were subdivided with the neighbor and that the home at 271 Poplar was sandwiched between. Mr. Bartels noted that they own the lot. He then stated that with the neighbors, they split that lot and went through the process for subdivision for approval and that this is the last step in connection with the demolition of the home.

Chairperson Holland asked if they have moved into the new home.

Mr. Bartels responded last week.

Chairperson Holland commented that it looks nice. She then asked if there were any comments from the audience. No comments were made by the audience at this time. Chairperson Holland also asked if there were any comments from the Commission. She reiterated that this request came before the Plan Commission and was approved by the Plan Commission to subdivide the middle lot between the two homes. Chairperson Holland commented that it is a good idea and that a lot of homes on Poplar are corner lots.

Mr. Bartels stated that there are two homes which are similar looking and another home sandwiched in between. He stated that this would bring it back to what it originally was.

Chairperson Holland then asked for a motion.

A motion was made by Ms. Papoutsis to approve the demolition request for 271 Poplar. Ms. Good seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Wolfe
NAYS: None
NON-VOTING: McCrary

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 271 Linden Street. Case No. 16-08

Sean Smith introduced himself to the Commission and stated that they would be building a new home on the property but that they do not have the plans yet. He indicated that it is very preliminary now.

Chairperson Holland asked if there were any comments from the audience. No comments were made by the audience at this time. She then commented that it is a beautiful home.

Mr. Smith informed the Commission that he met with Ms. Hill, the current owner, and she showed them the landscaping plan.

Chairperson Holland reiterated that it is a beautiful piece of property.

Ms. Papoutsis asked Mr. Smith if they considered renovation.

Mr. Smith confirmed that they had but that they cannot. He stated that they had an engineer there and that it would not be cost effective and that they wished that they could renovate the home. Mr. Smith assured the Commission that the new home would be a lovely home.

Chairperson Holland noted that the architect was Spencer Beman and that the home was built as a custom residence for the Burrows family. She also stated that the Burrows family, Pat and Bob Burrows, were very active with the Historical Society for many years. Chairperson Holland added that the Historical Society did not feel that an HAIS is required and asked the Commission if they had any comments.

Ms. Good asked Mr. Smith if there were any interior photographs of the property.

Mr. Smith stated that there are not.

Ms. Good then stated that she is surprised that Beman was the architect and that it was said that an HAIS is not necessary. She stated that she would like to see on file interior shots of the home because of Beman being the architect and referred to other examples of his work in the Village.

Chairperson Holland stated that there is an extensive list of Beman homes.

Mr. Smith agreed that there are still quite a few in the Village and that he would be happy to get interior photographs.

Chairperson Holland asked for two copies, one for the Historical Society files and for the files in the Village. She then asked for a motion.

Ms. Papoutsis stated that the home was built in 1924 and asked if they could ask Ms. Hill about an HAIS.

Chairperson Holland asked Ms. Hill if she felt that an HAIS should be done on the home.

Ms. Hill responded that she did not think so. She indicated that it would be hard to see a home which was built in 1924 for a different way of life; she referred to the back stairs and stated that you have to turn on a light in the kitchen when you have to go downstairs. Ms. Hill informed the Commission that she loved the home and that no one wants to take it up. She then stated that they took it on in 1963 and that the plaster is falling off, the kitchen light is hanging down and that you have to jump to pull the string. Ms. Hill also stated that the original sink had four legs and that the lady of the home was never in the kitchen. She stated that they made a new kitchen but that now it is ancient and that it was done in the 1960's.

Ms. Hill went on to state that people want things to be perfect and that this is not a perfect home. She described it as a lovable place and that they raised four children there and have lived in the home for 52 years. Ms. Hill stated that she would rather see it gone because she did not want to see the home changed inappropriately. She concluded that it is very emotional and that her heart is there. Ms. Hill stated that there is a time for everything to go.

Mr. Smith informed the Commission that Ms. Hill tried to see if there was any interest in remodeling the home and that structurally, they cannot do it. He also stated that they talked with Ms. Hill and came to the conclusion that they would have to tear it down and that Ms. Hill is ok with that. Mr. Smith then stated that they have worked with her and that there will be a lovely home on the property.

Ms. Hill informed the Commission that she did not accept their offer until she looked at other homes that they built and stated that the new home would look nice. She added that Jim Stier looked at the trees and took photographs of the street and noted that this home would be the only one left over from Linden Street.

Mr. Smith stated that he lived in Glenview and is very aware of the neighborhood and the integrity of the neighborhood.

Ms. Hill referred to the time where they had a younger generation.

Ms. Good asked what the market time for the home was.

Ms. Hill responded that it was not long and that it never really went on the market. She noted that the only interest was from builders.

Ms. Good stated that if the home never went on the market, then how do they know if there was no interest.

Ms. Hill informed the Commission that she gave the listing to someone for a two week exception and that no one wanted to look. She reiterated that nothing happened during the two week exception window period and that only builders called.

Ms. Good stated that the agent only knew but no one else knew since the home was not listed on the MLS and that there might have been hope for the home.

Ms. Hill also stated that she called other people since it is close to the Faith Hope Church and that no one wants to do that. She stated that she lived there by herself and that it is an old home with a lot of upkeep. Ms. Hill then stated that what changed her mind was when the shower above the dining room leaked and the ceiling fell. She stated that she called a plumber and found out that it would cost \$15,000 and that she decided to get out of the home. Ms. Hill added that it is time and that nothing is forever.

Chairperson Holland again asked for a motion. She stated that she knew that there is concern about the fact that the home is a Beman home but that there is a long list of Beman homes still standing in the Village.

A motion was made by Ms. Good to grant the demolition request for 271 Linden. Ms. Papoutsis seconded the motion. A vote was taken and the motion was unanimously passed.

AYES: Good, Holland, Papoutsis, Wolfe
NAYS: None
NON-VOTING: McCrary

Ms. Klaassen stated that she wanted to remind everyone of the Colburn lecture on March 24, 2016 at the Community House.

Chairperson Holland stated that there is one home in the Village on Tower Road. She noted that he built very unusual homes with atriums. Chairperson Holland also stated that it will be published and that Landmarks Illinois would be having a lecture at the Community House.

Ms. Klaassen informed the Commission that the lecture is from 7:00 to 8:00.

Chairperson Holland then stated that there is another home on the property where the Colburn home is located. She also stated that it had tall white walls and interesting architecture and that it will be a very good lecture.

Chairperson Holland informed the Commission that the awards would take place on June 12, 2016. She stated that they would meet at the Village Hall and that depending on the amount of entrants, they would go to visit all of the homes on Sunday and that it would take about an hour or two. Chairperson Holland stated that they would decide on the awards and that they would be given out in September at the Village Council meeting. She described it as one of two efforts of the Commission to educate the public.

Chairperson Holland then stated that the trolley tour is scheduled for May 15, 2016. She stated that with regard to the Historical Society and Ms. Klaassen, they have the booklet printed up with all of the landmarks in the Village. Chairperson Holland stated that there would be cookies and water on the trolley and that the Historical Society will print a flyer and that they will use the large kiosk sign to tell the public about the tour.

Mr. McCrary asked if they would be the same homes as last year or would they make an effort to do a different tour.

Chairperson Holland stated that it would be all of the landmarks and that she wished there were more. She noted that they have not had a landmark in four years and referred to a home on Asbury which she described as wonderful. Chairperson Holland then stated that they would meet at 10:00 for the awards.

NEW BUSINESS

Chairperson Holland asked if there was any new business. No new business was discussed by the Commission at this time.

OLD BUSINESS

Chairperson Holland asked if there was any old business. No old business was discussed by the Commission at this time.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Antionette Johnson,
Recording Secretary

DRAFT

**LANDMARK PRESERVATION COMMISSION
APRIL 4, 2016 MEETING MINUTES**

Members Present: Louise Holland, Chairperson
Chris Enck
Marilyn Garcia
Laura Good
Anne Grubb
Beth Ann Papoutsis
Paul Weaver

Non-Voting Member Absent: Stuart McCrary

Members Absent: Brian Wolfe

Village Staff: Ann Klaassen, Planning Assistant

Call to Order:
Chairperson Holland called the meeting to order at 7:35 p.m.

TEARDOWNS –

Preliminary Review of the Application for Demolition Permit of the Single Family Residence at 910 Private Road. Case No. 16-09

Chairperson Holland asked for the owner to come forward.

Mr. Helfand stated that he is here to observe.

Ms. Grubb identified the lot as a deep lot and questioned how the new home would sit on the lot.

Leo Birov agreed that the lot is large and that they would scale down the size of the home and that it would definitely be smaller than the existing home.

Chairperson Holland asked Mr. Birov if he had a start date of June 30, 2016 and that there are four homes being built nearby.

Mr. Birov informed the Commission that the home at 965 Private would hopefully be done this week. He also stated that hopefully 960 Private would be out of the foundation stage of construction by the time 910 Private is approved. Mr. Birov then referred to the parking restrictions.

Chairperson Holland stated that it would be up to the Community Development Department as to when they would be able to begin and that she wanted to make a note of that.

Mr. Birov stated that it is a very big lot and that there would be enough room.

Chairperson Holland stated that it would not depend on the size of the lot and where the vehicles would park so much as with regard to the amount of traffic in and out of a small street. She reiterated that it would be up to the Community Development Department as to when he would be able to start construction. Chairperson Holland asked Mr. Helfand if he had any questions.

Mr. Helfand responded that he is only here to observe and that he would be happy to answer any questions.

Chairperson Holland then asked if there were any questions from the Commission for Mr. Helfand or Mr. Birov. No questions were raised by the Commission at this time. She noted that the Historical Society stated that the home does not have any historical significance or evidence of significant ownership. Chairperson Holland again asked if there were any questions.

Mr. Weaver stated that he had a very general question. He stated that the Commission has these kinds of cases come before them all the time and that they are reviewing these new developments. Mr. Weaver stated that the home is attractive and that they have done some nice renovations over the last 15 years. He stated that there was a top architect and that it is a beautiful home. Mr. Weaver then asked if the applicant put the home on the open market or if it went to Mr. Birov. He stated that the Commission cannot tell an applicant who they can sell or not sell a home to and that he did not know how it worked with the homeowner.

Mr. Helfand responded that in their situation, they thought the best circumstance over the years dating back to July 2011, he referred to floods and the split level home located in the lowest part of the road was not the right construction for that location. He informed the Commission that they talked to a number of developers and that they all agreed that a graded piece of property would have much less of a problem with regard to water issues and that they felt more comfortable going directly to Mr. Birov with regard to that.

Ms. Papoutsis stated that many of Mr. Birov's homes have very deep basements and asked if he planned to put a deep basement in this home considering Mr. Helfand's comments with regard to flooding issues. She also asked if it would impact the other homes around it.

Mr. Birov stated that drainage would consider a lot of different issues which would deal with the water issues. He also referred to easements and getting the storm sewer in the proper way. Mr. Birov also stated that there are a lot of issues with private roads and also referred to civil engineering.

Chairperson Holland asked Mr. Birov if he would be putting in pipes to hold the compensatory storage.

Mr. Birov again described how the compensatory storage would be handled.

Chairperson Holland then asked who decided when the water would be released.

Mr. Birov stated that the water would be held and slowly released in connection with a special system. He also stated that new homes have completely different storm sewer issues than those of older homes. Mr. Birov then stated that it would be expensive and that it has worked well for them. He reiterated that the water would be held and slowly discharged to the storm sewer system.

Chairperson Holland asked if the home would have a 26 foot basement.

Mr. Birov responded that there would be 9 or 10 feet walls and that sport courts usually have 18 or 20 foot walls. He noted that the sport court would only be a small portion of the basement. Mr. Birov also stated that the main portion of the basement would be 10 feet. He described the sport court as a nice feature.

Chairperson Holland asked if there were any other questions or comments. No additional comments or questions were made at this time. She then asked for a motion to grant the demolition permit for 910 Private Road.

A motion was made by Ms. Good, and seconded by Mr. Weaver, to grant the demolition permit for 910 Private Road. A vote was taken and the motion was unanimously passed.

AYES: Enck, Good, Grubb, Holland, Papoutsis, Weaver
NAYS: None

NEW BUSINESS

Chairperson Holland stated that the Commission members should all have the letter from Mr. Larkin who owned 461 Maple Street who wanted to set the record straight that the home was not dilapidated.

Ms. Klaassen confirmed that it was included in the agenda packet.

Mr. Weaver stated that it certainly was not in the owner's eyes. He then stated that generation can take a lot and that unfortunately, younger people wanted something different. He also stated that with regard to the tax situation, they should be able to tax basements and described it as a giant loophole.

Ms. Klaassen informed the Commission for what it is worth, when the Village sends the square footage of new homes to the assessor, the basements are included.

Chairperson Holland referred to purchasing a home a long time ago and that with regard to the kitchen, the contractor instructed her not to put any money into attics or basements. She then referred to her neighbor's home across the street with attics and closets and described it as beautiful.

Ms. Papoutsis referred to a home which was built around the corner from her and that the neighbor never had any issues at all with regard to flooding and that now, he has issues and noted that the home did have a deep basement. She then referred to the homeowners on private

road and all of the things that are happening there; she commented that she hoped that they are mindful of the situation.

A Commission member asked how many new homes were being built on Private Road.

Ms. Klaassen responded that there will be: 960, 910 and 887 Private, which is being built by someone else.

OLD BUSINESS

Chairperson Holland then stated that with regard to history, she noted that the trolley tour would take place on May 15, 2016 and that the Historical Society will be printing these for them. She also stated that the Village has agreed to pay for the cost and referred to what would be given out to everyone who came on the tour. Chairperson Holland then distributed a copy to the Commission for their review. She also stated that Nan Greenough would lead the discussion on the tour and that there would be a 1:00 tour and a 3:00 tour which would last 1½ hours. Chairperson Holland informed the Commission that they cannot go to every landmark because some are located down small streets but that the booklet contained every landmark including the Community House which is on the National Registry. She also referred to the David Adler home which is being restored.

Chairperson Holland then stated that the preservation awards would be on June 12, 2016. She stated that they would meet at the Village Hall and that they have a list of all of the applicants and applications. Chairperson Holland commented that sometimes it is very obvious when awards should not be given which she commented is rare.

Chairperson Holland then stated that in going through papers in her home, she came across a great number of preservation materials which started with the very first preservation letter written in 1991. She described that as the beginning as the support of the proposed ordinance and that the group of five people and that they ended up with the FAR ordinance. Chairperson Holland then referred to the home on Walnut Street which caused a great bit of consternation to Elena Dreiske and was the home that Sam Otis lived in and that the home that went in was not a bad home considering what has happened over the years. She noted that there was over 22,000 on the first floor and 11,000 feet on the second floor and possibly another 11,000 on the third floor and that it went in at 6 feet toward the side of the property. Chairperson Holland stated that there was a facts sheet and that was the beginning of the start of hysteria with regard to preservation in the Village. She also stated that the League of Women Voters became involved and sent out a letter threatening that the past of the Village may be forgotten.

Chairperson Holland stated that “Researching Your Property” came from the Historical Society from Sierra who was the curator who just retired which she described as interesting. She stated that it included a lot of what was involved in researching your property. Chairperson Holland stated that it also included places where you could research your property.

Chairperson Holland stated that the next item was the actual landmark preservation ordinance which was Chapter 15.64.010 of the Village Code. She stated that she thought that all of the Commission members should have a copy of it. Chairperson Holland stated that the Evaluation

of Landmarks was also included which is under the Village Code, as well as the list of the Village landmarks by year and architect if known, by style and the date it was designated as a local landmark. She stated that the next item included the list of landmarks with the nickname if noted.

Chairperson Holland then referred to the landmark nomination form which should be given out to friends and neighbors, as well as a publication from the state preservation agency which talked about the myths of preservation and common sense approach. She stated that the next item included how to do it which included what the Secretary of the Interior Standards are for example.

Chairperson Holland then referred to Mr. Enck being included on the cover of Landmarks Illinois. She confirmed that the Commission is a member and that the publication came to her attention. Chairperson Holland then referred to the Colburn lecture which she described as very nice.

Ms. Grubb made a motion to adjourn. Mr. Weaver seconded the motion.

The meeting was adjourned at 8:08 pm.

**VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**HAI S REVIEW
IMPACT DETERMINATION MEETING**

TO: Landmark Preservation Commission

FROM: Ann Klaassen, Planning Assistant

DATE: May 9, 2016

REFERENCE: 315 Poplar St. - Case Number 16-04

At the March 7, 2016 meeting the Commission found there is sufficient historic merit to warrant a Historical Architectural Impact Study (HAIS) based on the home's age and the recommendation of the Winnetka Historical Society that such a study be conducted due to the likelihood that the home is one of the oldest remaining in the Village. An HAIS by Benjamin Historic Certifications was submitted April 4, 2016.

It is the duty of the LPC to determine whether the HAIS is complete and if so whether the proposed demolition will result either in the loss of a building or structure that is of historic or architectural significance or in the significant alteration of the architectural character of the immediate neighborhood.

The Winnetka Historical Society has reviewed the HAIS and found the study to be complete.

In accordance with Section 15.52.060 of the Village Code, the Commission is to enter findings on the following issues:

- a. whether the HAIS is complete;
- b. whether the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood; and
- c. whether demolition should be delayed in order to explore alternatives to total demolition.

In making its determination, the LPC shall consider the following:

- a. the HAIS;
- b. the preliminary property history study;
- c. comments of the Winnetka Historical Society on the HAIS;
- d. any other information, comment or evidence received by the LPC at the impact determination meeting or at the preliminary review meeting.

The determination of the LPC shall be supported by findings of fact based on the entire record.

If the LPC determines that the HAIS filed by the applicant is incomplete or otherwise insufficient to enable the LPC to make a determination as to the impact of the proposed demolition, the LPC may

direct the applicant to complete, amend or supplement the report and may continue the impact determination meeting pending the applicant's filing of a complete application.

A building or structure shall be considered to be historically or architecturally significant if the LPC determines that it meets one or more of the following standards:

- a. the structure exhibits a high quality of architectural design without regard to the time built or historic associations;
- b. the structure exhibits a high quality of architectural design that is not the result of a change or a series of changes in the original structure;
- c. the structure exemplifies an architectural style, construction technique or building type once common in the Village;
- d. the structure exhibits an unusual, distinctive or eccentric design or construction technique that contributes to the architectural interest of its environs as an accent or counterpart; or
- e. that the property has been designated a landmark pursuant to Chapter 15.64 of the Village Code, has been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation, or has been listed on the National Register of Historic Places or the Illinois Register of Historic Places.

Village of Winnetka
DEPARTMENT OF COMMUNITY DEVELOPMENT
M E M O R A N D U M

Date: February 4, 2016
To: Winnetka Historical Society
From: Ann Klaassen, Planning Assistant

The Landmark Preservation Commission will consider a request to demolish the primary structure located at 315 Poplar St. on March 7, 2016 at 7:30 p.m. Please return any available information regarding the architectural or historical significance of this structure to my attention on or before February 26. If you have any questions please send e-mail to aklaassen@winnetka.org or call me at 716.3525.

Preliminary Property History Study/Village Hall Records:

Building Permits Issued:

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
1894	Sewer connection.	N/A	N/A
03.28.1968	Enclose existing rear porch.	Mr. W. P. Krebs	N/A

Other Pertinent Village Documentation/Information:

Winnetka Historical Society Response: This home is likely one of the oldest of perhaps a dozen remaining in the Village. Ownership is well-documented and includes some of the Village's earliest residents. The Winnetka Historical Society recommends that a Historic Architectural Impact Study (HAIS) be considered by the Landmark Preservation Commission to document the history of this home and its owners.

By: P. Van Cleave Date: 02.22.2016

WINNETKA HISTORICAL SOCIETY HOUSE RESEARCH WORKSHEET

ADDRESS: 315 Poplar

CONSTRUCTION DETAILS

ORIGINAL CONSTRUCTION DATE: c1872

CONSTRUCTION TYPE: frame

STYLE: vernacular cottage

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
See attached ownership record – property search dates back to 1841. Abstract of Title given to WHS in 2015.			

SIGNIFICANT EVENTS ON PROPERTY: House is located in Block 21, in the original subdivision of village created by Charles Peck and Walter Gurnee. Original deed transfer of property was in 1841. It is believed that the house was built by Frank and Katherina Alles approximately 1872.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
None available		

RESEARCH SOURCES USED: house file, WHS #2015.09.01,

Date of Research: February 15, 2016

The Winnetka Historical Society
WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 315 POPLAR 446-1230

Current Owner WILLIAM P. AND CORINNE B. KREBS Years 1965 to 1984
1982

Probably Original Owner Frank & Katherine Oles Years 1871 to 1882

Other Owners John & Kierste Nilson (Nelson) Years 1882 to 1912

John & Lula Warmington Years 1912 to 1920

Wm B & Gertrude Keade Years 1936 to 1952

Bert & Sally Kubber Years 1952 to 1958

Gilbert & Toni Warren 1958 1965

Most Likely Construction Date 1872 DESCRIBE _____

Dates of Additions unknown _____

or Major Alterations _____

Architect / Builder _____

Predominant Style - Victorian Colonial Tudor Modern
(circle) Farm Queen Anne Prairie School Other _____

Provide other information if available



Info from Chicago Architecture Foundation
cards used by Joan Peck
when leading tours

315 Poplar 1872

Early farm house - from abstract in possession of pres. owner, Wm. Krebs record goes back to 1847. Not sure when house was built. Basement walls 16" thick made of stones from the beach. Old siding has square nails. Too hard now to keep up - being covered w/vinyl siding.

1841 Alexander Brand bot. 80 acres for \$100.15.

1845 Dr. John Wilson paid \$438.75

1848 Armande Carter and wife Anna owned the property.

Each time amounts of land varied in the sales recorded on the abstract between 1841-1871.

Orchard Land was 1st St., Hawthorn was 2nd, Elder Lane was 3rd.



Directions:

Address: 315 Poplar Street F-5416		Lot Size 75 x 115		\$ 33,500.00	
City: Winnetka	<i>Sold</i> <i>6/30/59</i>	Rms. 6	Bed. 3		Baths 2
Constr: Frame		Year—Taxes \$300	Porches 2		Heat Gas FA Cost
Style: Colonial	Faces:	Garage 1 Car		TRUE COPY Contract:	
Roof: Composition		Elect: 220V-110V			
Built:	Basmt: Full	1st Living room w/fpl., dining room, kitchen, glazed porch.			LR
		2nd 3 Bedrooms, unheated porch, 2 baths.			DR
		3rd Storage Space			K
Check:	School: Grade: Greeley	JHS: Skokie	HS: New Trier		DEN
	Transp: RR. C. N.W.	Bus: Evanston	Other:		BR's
	Mortgage: Existing	Available:			
	City water, WELL Sanitary Sewer, Storm Sewer, Septic Tank	(Cross out that not applying)			Possession: 8-1-59
	Remarks and any special conditions Charming early American Colonial on nicely landscaped corner lot. Owner Reserves the right, even at full price. Not included: Pendant Chandelier in Dining Room (will be replaced); Fireplace Screen in Living room; Iron brackets for holding plants on porch; portable dishwasher in kitchen.				Reason for Sale:
Owner:	Bus. Phone:	Res. Phone:		Title	
This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.					
Open House: 6/1/59	Realtor Office: Goelzer and Wilde	Phone: Hi 6-5544			
	Sales Person: Gorham Haskell	Home Phone: Hi 6-2719			

Evanston 14th Shore Board of Realtors Listing Form 11-57

315 POPLAR

WINNETKA

SITE OWNERSHIP RECORD

Part of 80.12 acres of Section 21 deeded to
Alexander Brand 2-18-1841

Part of 40.06 acres deeded to
Jeremiah Stanford 2-19-1841

Jeremiah and Algina Stanford deeded to
John + Magdalena Scheldgen 8-16 1845

{ Abstract refers to
"premises" but
record is not
clear.

Sold to John + Barbara Weisen
8-12-1848

Sold to Walter S + Mary Hurnee
4-20-1854

Sold to John C + Helen Garland
5-29-1865 (90 acres approx.)

Sold to Artemas + Anna Carter
3-20-1868

¹⁵⁰ ✓
SOLD TO
NATHAN
1871
SOLD * 800

{ Record indicates house was
here at least by 1872

315 POPLAR
(CONTINUED)

Sold to John + Kierste Neilson
10-7-1882 "00"
7

Sold to John + Lula Warmington
11-8-1912

Sold to J. Ward + Bessie Butler
3-27-1920

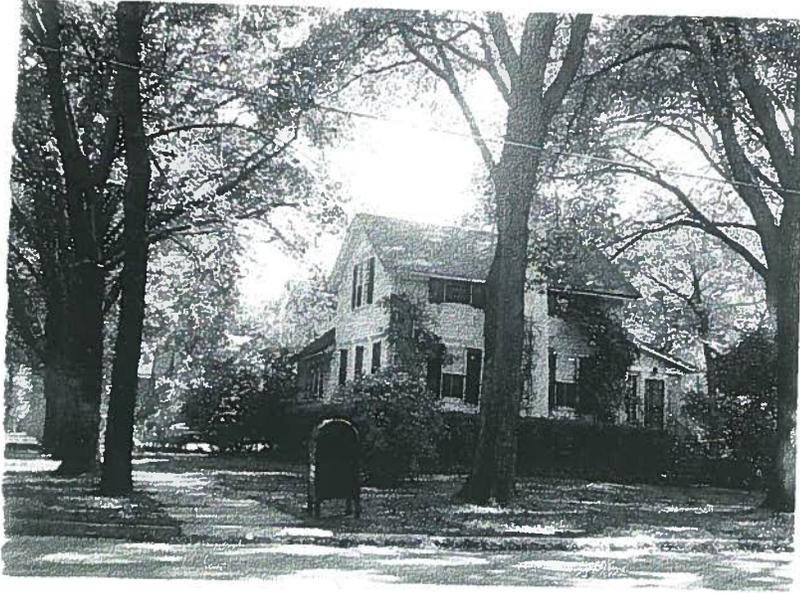
Sold to Benjamin H. + Ruth Lau
2-1-1928

Sold to W. B + Gertrude Reade
1-3-1936

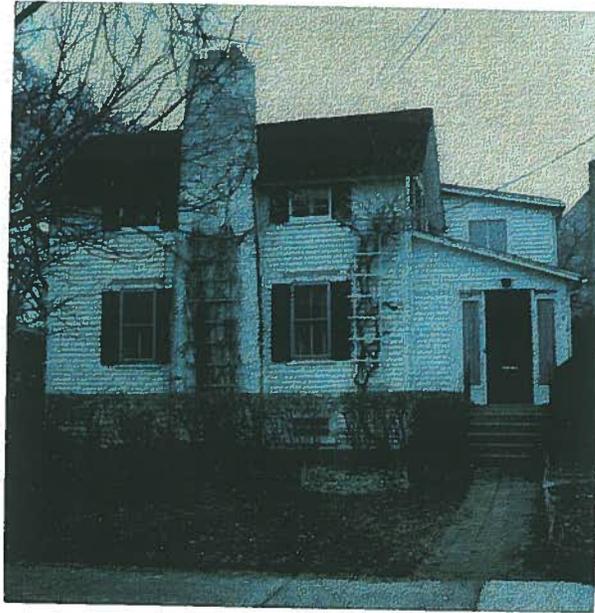
Sold to Bertram + Sally Kribben
1952-1958

Sold to Gilbert + Toni Warren
1958-1965

Sold to William P. + Corinne Krebs
1965



1952



1984



Mrs. T. Mandaville Woodson
527 Winnetka Avenue
Winnetka, Illinois 60093

(Now remodelled a bit)
315 Poplar, 1975 Home of Dr. P. Krebs -

Early home of Dr. James H. Nelson - who
with Dr. George Morrison (father of the late
Donald R. Morrison - long time Winnetkan)

The two doctors - took care of all Winnetka and
nearby towns - During the great "grippe" Epidemic
of 1893 - the two men worked "beyond the limits
of insurance, and died within two weeks of each
other -"

Rose Dennis Booth - tells of how her father ran
down the tracks from Geneva to notify Dr. Nelson at
~~301~~³¹⁵ Poplar - had a Chicago train ~~held~~ held for them
in Oct. 1892 - when the late Blanche Hurford Calhoun was
in ⁱⁿ ~~Blanche~~ ^{Blanche}

ADDRESS 315 BOLAR

HISTORIC NAME

TARGET AREA III

OTHER SURVEYS WHL

COMMON NAME

DATE 6/3/90

LOCAL CRITERIA

10

SURVEYOR

SB

(Building Outline Map)

(Photograph)

Roll # 17 Photographer SO
Frame # 278 Date 6/3/90
Building facing W

WINNETKA HISTORICAL AND ARCHITECTURAL SURVEY

GENERAL DESCRIPTION

- 1. Classification: Building Site _____ Structure _____ Object _____
Other (describe) _____
- 2. Original Use: RESID 3. Current Use: RESID
- 4. Status: Occupied Unoccupied _____ 5. Public or Private? Priv
- 6. Open to Public? N 7. Integrity: Unaltered _____ Altered Unsure _____
- Work in Progress (describe) _____
- 8. Type of Alteration: Restoration _____ Rehabilitation _____ Remodeling _____
Addition _____ Building Sided? _____ Material _____
Building Moved (Date): _____ Orig. Location: _____
Describe Alterations, with dates: front porch enclosed

ARCHITECTURAL INFORMATION

- 9. Architectural Style: Vernacular cottage
- 10. Noteworthy Features: Front door
- 11. Architect: _____ 12. Builder: _____
Source of Information: _____
- 13. Date of Construction: c1890 Source: SO
- 14. Comments on Significance: SIMPLE DESIGN w/ few DETAILS

PHYSICAL FEATURES

15. Overall Shape or Plan: _____
16. Stories: 2 Approx. Dimensions(see Sanborns): _____
17. Foundation (Material and Color): _____
18. Walls (Material and Color): White CLIPBOARD
19. Roof: Type GABLE Material ASPHALT Original? N
Pitch LOW Color BLACK
20. Dormers? No., Location, Material: _____
21. Chimneys? No., Location, Material: TAPERED BRICK 2- IN NELY PAINTED
White on front
22. Ornamental Trim (Material and Color): WOOD TRIM PAINTED WHITE
23. Entrance(s) (Location and Description): DOOR WK QUATREAILS +
POINTED Gothic arches; - to enclosed porch wk
SIDE LIGHTS w/o Mullions
24. Porches: _____
25. Window Treatment: 1/2. Smaller windows
set just under overhang
26. Other: _____

SITE INFORMATION

27. Landscape Description: Style _____
Ravine _____ Riparian _____ Other _____
Noteworthy Features: _____
28. Landscape Architect: _____ Source of Info.: _____
29. Secondary Structures? _____ Type: Fence _____ Wall _____ Coach House _____
Barn _____ Detached Garage _____ Greenhouse _____ Other _____
30. Relation to Streetscape: SE corner Orchard + poplar

APPLICATION FOR DEMOLITION PERMIT

RECEIVED
FEB - 3 2016
BY: _____

I. PROPERTY INFORMATION

ADDRESS: 315 Poplar St. Winnetka, IL 60093

REAL ESTATE INDEX NUMBER (P.I.N.): 05 - 2 1 - 3 0 8 - 0 0 1

DESCRIPTION OF ALL STRUCTURES TO BE DEMOLISHED Entire house, attached garage, walkways terrace

II. APPLICANT INFORMATION

APPLICANT NAME: Max Kruszewski TITLE: Project Manager
(If applicant is a corporation or partnership, provide name of registered agent or other responsible individual)

COMPANY NAME: MSK Homes, INC PHONE NUMBER: 847-912-9011
ADDRESS: 628 Greenleaf Ave. Wilmette, IL EMAIL: mjkhomes@gmail.com
FAX NUMBER: _____

APPLICANT'S RELATIONSHIP TO OWNER OF RECORD: General Contractor
(If contract purchaser, attach copy of executed purchase agreement)

CLOSING/TRANSFER DATE: 02/14/2015

III. OWNER OF RECORD INFORMATION

★ OWNER: Mounif and Karin El-Youssef PHONE NUMBER: [REDACTED]
ADDRESS: [REDACTED] Rochester, MN Cell FAX NUMBER: [REDACTED]
55902
DATE OWNER PURCHASED PROPERTY: 06/07/2015

IV. CONTRACTOR INFORMATION (If known, otherwise indicate "not known")

DEMOLITION CONTRACTOR: Not Known PHONE NUMBER: _____
ADDRESS: _____ FAX NUMBER: _____

OFFICE USE ONLY

COOK COUNTY DEMOLITION PERMIT NUMBER: D -

DISCONNECT VERIFICATIONS

- Water: Date _____
- Gas: Date _____
- Electric: Date _____

ALL UTILITIES CLEAR (ATTACH CONFIRMATIONS)

WINNETKA PERMIT NUMBER: DR2016-058 DEPOSIT AND FILING FEE AMOUNT: \$19,070
DATE OF ISSUANCE: _____ BY: _____

PROPERTY MAINTENANCE REQUIREMENTS

DURING PROCESSING OF DEMOLITION PERMIT, IT IS IMPORTANT THAT OWNER AND CONTRACTOR MAINTAIN PROPERTY IN ACCORDANCE WITH VILLAGE PROPERTY MAINTENANCE CODE TO AVOID GENERATION OF NUISANCES. ACCORDINGLY, THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE ADHERED TO:

- GRASS SHALL BE MOWED AND MAINTAINED AT A HEIGHT NOT TO EXCEED 8 INCHES.
- GARBAGE, YARD WASTE, MISCELLANEOUS RUBBISH, MAIL, AND DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND NOT ALLOWED TO ACCUMULATE.
- BUILDING(S) SHALL BE SECURED (DOORS AND WINDOWS IN WORKING ORDER, CLOSED AND LOCKED).
- NO DEMOLITION OR REMOVAL OF BUILDING COMPONENTS MAY COMMENCE UNTIL DEMOLITION PERMIT HAS BEEN ISSUED. COMMENCEMENT OF DEMOLITION PRIOR TO ISSUANCE OF DEMOLITION PERMIT WILL RESULT IN A STOP WORK ORDER AND DOUBLE PERMIT FEES FOR ALL SUBSEQUENT PERMITS.
- APPROVED TREE FENCING PROTECTION MUST BE INSTALLED AS DIRECTED BY VILLAGE FORESTER PRIOR TO START OF DEMOLITION. LACK OF TREE FENCING WILL RESULT IN STOP WORK ORDER AND FINES.

We (I/We) hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related Ordinances of the Village of Winnetka, and we (I/We) hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition.

APPLICANT SIGNATURE: [Redacted] DATE: 1/27/2016
PRINTED NAME: Max Kruszewski
OWNER SIGNATURE: [Redacted] DATE: 01/27/2016
PRINTED NAME: Karin El-Youssef

ACKNOWLEDGEMENT OF OWNER AND APPLICANT
PROPERTY MAINTENANCE RESPONSIBILITIES

I HEREBY ACKNOWLEDGE THAT IN SUBMITTING THE ATTACHED APPLICATION FOR DEMOLITION PERMIT, THE SUBJECT PROPERTY IS AND WILL CONTINUE TO BE MAINTAINED IN ACCORDANCE TO ALL REQUIREMENTS OF THE WINNETKA VILLAGE CODE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING SPECIFIC STANDARDS:

- GRASS IS, AND SHALL BE MOWED AND MAINTAINED AT A HEIGHT NOT TO EXCEEDING 8 INCHES.
- GARBAGE, YARD WASTE, MISCELLANEOUS RUBBISH, AND DEBRIS HAVE BEEN REMOVED FROM THE PROPERTY AND WILL NOT BE ALLOWED TO ACCUMULATE.
- BUILDING(S) SHALL BE SECURED (DOORS AND WINDOWS IN WORKING ORDER, CLOSED AND LOCKED).

APPLICANT SIGNATURE: [Redacted] DATE: 1/27/2016
PRINTED NAME: Max Kruszewski
OWNER SIGNATURE: [Redacted] DATE: 01/27/2016
PRINTED NAME: Karin El-Youssef

HISTORICAL AND ARCHITECTURAL
IMPACT STUDY (HAIS)
SUBMITTED ON APRIL 4, 2016

315 POPLAR STREET, WINNETKA
ALLES HOUSE



HAIS PREPARED BY:
SUSAN BENJAMIN AND DANIELLE EUER
BENJAMIN HISTORIC CERTIFICATIONS
711 MARION AVENUE
HIGHLAND PARK, IL 60035





BENJAMIN HISTORIC CERTIFICATIONS

SUSAN BENJAMIN AND DANIELLE EUER OF BENJAMIN HISTORIC CERTIFICATIONS HAVE PREPARED THIS HAIS FOR THE ALLES HOUSE AT 315 POPLAR STREET, WINNETKA, ILLINOIS. OUR QUALIFICATIONS FOR THIS PROJECT ARE AS FOLLOWS:

SUSAN BENJAMIN IS AN ARCHITECTURAL HISTORIAN WITH 30-PLUS YEARS OF EXPERIENCE, WRITING OVER 175 LOCAL AND NATIONAL REGISTER NOMINATIONS AND PREPARING MORE THAN 200 PROPERTY TAX FREEZE AND FEDERAL INCOME TAX CREDIT APPLICATIONS. HER B.A. IS IN ART HISTORY FROM BROWN UNIVERSITY, AND HER M.A. IS FROM THE UNIVERSITY OF MINNESOTA. SUSAN SERVED AS THE FIRST CHAIRMAN OF HIGHLAND PARK'S HISTORIC PRESERVATION COMMISSION. SHE FREQUENTLY CONSULTS ON PRESERVATION PROJECTS, LECTURES AND HAS WRITTEN SEVERAL ARTICLES AND BOOKS ON CHICAGO ARCHITECTURE. SHE AND ARCHITECT STUART COHEN ARE THE AUTHORS OF *GREAT HOUSES OF CHICAGO: 1871-1921* (2008) AND *NORTH SHORE CHICAGO: HOUSES OF THE LAKEFRONT SUBURBS: 1890-1940* (2004, PUBLISHED BY ACANTHUS PRESS, NEW YORK). SUSAN IS A RESIDENT OF HIGHLAND PARK

DANIELLE EUER JOINED BENJAMIN HISTORIC CERTIFICATIONS IN THE SUMMER OF 2015. DANIELLE HAS OVER 14 YEARS OF EXPERIENCE IN THE HISTORIC PRESERVATION FIELD. SHE HAS A B.S. IN ART FROM THE UNIVERSITY OF WISCONSIN, MADISON AND AN M.S. IN HISTORIC PRESERVATION FROM THE SCHOOL OF THE ART INSTITUTE OF CHICAGO. SHE SPENT 13 YEARS OF HER CAREER AS A PRESERVATION SPECIALIST FOR A WELL-RESPECTED PRESERVATION ARCHITECTURE FIRM IN EVANSTON. HER EXPERTISE INCLUDES RESEARCH AND DOCUMENTATION FOR HISTORIC BUILDINGS, NATIONAL REGISTER NOMINATIONS, HABS/HAER DOCUMENTATION, HISTORIC STRUCTURE REPORTS AND HISTORIC BUILDING PRESERVATION PLANS, APPLICATIONS FOR HISTORIC TAX INCENTIVES, AND CONDITION ASSESSMENT AND TREATMENT RECOMMENDATIONS FOR HISTORIC BUILDINGS.

LIST OF ATTACHMENTS

ATTACHMENT A: BIBLIOGRAPHY

ATTACHMENT B: EXTERIOR PHOTOS OF
315 POPLAR STREET

ATTACHMENT C: INTERIOR PHOTOS OF
315 POPLAR STREET

ATTACHMENT D: TABLE WITH BUILDING INFORMATION FOR
THE SURROUNDING NEIGHBORHOOD

ATTACHMENT E: PHOTOS OF RESIDENCES IN NEIGHBORHOOD

ATTACHMENT F: SELECT RESEARCH

315 POPLAR STREET
ALLES HOUSE
CONSTRUCTED C. 1875

PROPERTY INDEX NUMBER (P.I.N.): 05-21-308-001-0000

Ownership History of the Land Parcel

The legal description of 315 Poplar Street identifies the land parcel as “the West 72 feet of the Northwest Quarter (except the South 53 feet thereof) of Block 14, in John Garland’s Addition to Winnetka, a Subdivision of the North 120 acres of the southwest 1/4 of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.”

Located in New Trier Township, the Village of Winnetka was first laid out in 1854 by Charles E. Peck and Walter S. Gurnee.¹ Gurnee was the President of the newly formed Chicago and Milwaukee Railroad, which came through Winnetka in 1854.² He also served as mayor of Chicago from 1851-1853.³ The original plat of Winnetka contained about 300 acres and consisted of the northwest quarter of Section 21 and much of the northeast quarter of Section 20.⁴

The township was surveyed in 1839 as Township 42 North, 13 East of the 3rd Principal Meridian, and was named New Trier in 1850.⁵ Settlement of this region had increased after removal of most Native Americans, through the July 1829 treaty between the United States and the Pottawatomie, and with the conclusion of the Black Hawk War of 1832. Earliest recorded settlers to the area included Erastus Patterson, who arrived in present day Winnetka with his family and several others in the summer of 1836.⁶ Historian A.T. Andreas, in his *History of Cook County, Illinois* noted that “at this time there was scarcely a house between Chicago and Waukegan...”⁷ Patterson built a log house within the southwest quarter of Section 16, located along the military road between Chicago and Green Bay and upon completion, he opened the property as an inn.⁸ This inn was later acquired by John Garland—in 1847.⁹ Upon his arrival to the area, Garland also erected a saw mill, enlarged the Patterson tavern, constructed a log cabin that he intended to be used as a school house and built the first church in Winnetka.¹⁰ His son, John C. Garland, was responsible for platting the first addition to the plat of Winnetka after purchasing the former property of village founder Charles E. Peck.¹¹ Other early settlers of the area included Alexander McDaniel, who assisted Patterson in construction of his inn and who

¹ A.T. Andreas, *History of Cook County, Illinois: From the Earliest Period to the Present Time*. (Chicago: A.T. Andreas, Publisher, 1884), 466-467.

² Caroline Thomas Harnsberger, *Winnetka: The Biography of a Village*, (Evanston, IL: The Schori Press, 1977), 3; and Arlynn Leiber Presser, *Winnetka*, (Charleston, SC: Arcadia Pub, 2009), 13.

³ “Mayor Walter S. Gurnee Biography,” Chicago Public Library, Chicago Mayors, <http://www.chipublib.org/mayor-walter-s-gurnee-biography/>

⁴ Andreas, *History of Cook County*, 467

⁵ Lora Townsend Dickinson, *The Story of Winnetka*, (Winnetka, IL: Winnetka Historical Society, 1956), 44.

⁶ Andreas, *History of Cook County*, 465.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid., 465, 466.

¹⁰ Dickinson, *The Story of Winnetka*, 48; and Harnsberger, *Winnetka*, 169.

¹¹ Andreas, *History of Cook County*, 467.

purchased a Government claim in October of 1836 within the boundaries of present day Winnetka, and Harrison Lowe and Simon Doyle, who settled in the southeast quarter of Section 21 in 1838.¹²

Beginning in the late 1830s, a steady stream of Germans emigrated from the District of Trier German, near Alsace and Luxembourg, to an area then known as Grosse Pointe. At that time, this area extended from Montrose Avenue in Chicago to County Line Road, the dividing line between Highland Park and Glencoe. These immigrants, as described in *Wilmette: A History* by George D. Bushnell, were hard-working farmers, who were deeply religious and primarily Catholic. Cutting all ties with relatives and friends, they fled to escape crushing taxes, compulsory military service and despotic governments that denied them freedom and ultimately led to the revolution of 1848.¹³ The immigrants settled the area that ultimately became New Trier Township. Some were farmers, others shop owners, tavern keepers and craftsmen--working as bricklayers and wagon makers. They were also ardent church goers, establishing the first parish c. 1844. To provide leadership for this early settlement, which by 1874 had reached a population of 450, they established the Village of Gross Point (dropping the "e" from Grosse and Pointe). They assumed various positions with the village, some became priests and police officers.¹⁴

The property at 315 Poplar Street is located within the southeast portion of the Village of Winnetka, approximately 5 blocks west of the lakefront and 1 ½ blocks east of the train tracks. It is within Block 14 of John C. Garland's Addition to Winnetka. Garland's addition is a subdivision of the north 120 acres of the southwest 1/4 of Section 21 and was recorded on October 30, 1867.¹⁵ This acreage included 90 acres of land that Garland had previously acquired from Walter S. Gurnee and his wife Mary in May of 1865.¹⁶ This conveyance excluded a narrow strip of land that belonged to the Chicago and Milwaukee Railroad Company. Later the Chicago & North Western Railroad – Milwaukee Division, this rail line is presently owned by the Union Pacific Railroad and accommodates commuter service operated by Metra between Chicago and Kenosha, Wisconsin.

Title information was taken from two sources: the Abstract of Title located in the property files at the Winnetka Historical Society and the tract books at the Cook County Recorder of Deeds. The exact construction date of the house could not be identified; however, the house was likely constructed between 1871 and 1880, the period between which Frank Alles purchased the property and the 1880 census when he and his family are recorded as living in Winnetka (although a specific address is not recorded in that census). Thus the estimated construction date of c. 1875.

The first transaction for the property at 315 Poplar Street recorded in the Cook County Recorder of Deeds tract books is a warranty deed dated March 20, 1868 and conveying the entire block, along with other property, from John C. Garland and wife to Artemas Carter for \$2,400.¹⁷ The next transaction, dated November 16, 1871, is a warranty deed conveying the northwest quarter of the block from Artemas Carter and his wife to Frank Alles for \$250.¹⁸ Census records from 1880 show Frank and his wife Katharine residing in Winnetka with their two young daughters, suggesting that the house on the property was likely built prior to 1880. The property was next conveyed by Frank Alles and wife Katharine to John Neilson per warranty

¹² Ibid., 465.

¹³ George D. Bushnell, *Wilmette: A History*, (Wilmette, Illinois: The Wilmette Bicentennial Commission, 1976), 25.

¹⁴ Ibid., 29-30.

¹⁵ Winnetka Historical Society Archives.

¹⁶ Winnetka Historical Society Archives, abstract of title. Selected pages of this abstract have been reproduced in "Attachment F: Select Research" of this report.

¹⁷ Cook County Recorder of Deeds, Tract book 249-C, page 152 [appears to be incorrectly dated as 1858] and Winnetka Historical Society Archives, abstract of title.

¹⁸ Ibid.

deed dated October 7, 1882 for \$800.¹⁹ On this same date, John Neilson and his wife Kierste took out a mortgage on the property for \$700. This mortgage was held by Frank Alles and was released October 7, 1886. The increased purchase price of \$800 in 1882 over \$250 in 1871 also suggests that the house existed at the time of this transaction.

In 1910, the property was reduced in size when John Neilson and his wife conveyed the east 50 feet of the property to Agnes Palkaar, per warrantee deed dated May 9, 1910.²⁰ The parcel, now consisting of the northwest quarter of the block, except the east 50 feet, was next conveyed on November 8, 1912 from John Neilson, widower, to John Warmington for \$3,200.²¹ Earliest available Sanborn Fire Insurance Maps from 1914 show a, T-shaped house on this lot, addressed as 532 Fir (present day Orchard) and with the long facade facing Poplar. The house had two porches, located at the northeast and southeast corners. The northeast porch likely marked the house's main entry.

The next transaction for the property is a warrantee deed dated March 27, 1920, conveying the property from John and Lula E. Warmington to J. Ward and Bessie G. Butler.²² The property was further reduced in size in 1925 with the conveyance of the south 53 feet from J. Ward Butler and wife to John Walker Jr. and wife per warrantee deed dated November 10, 1925.²³ In 1928, the property was conveyed from J. Ward Butler and wife to Robert Linn Jr. and Benjamin H. Lau per warrantee deed dated January 21, 1928.²⁴ The property was reduced to its current size through conveyance of the parcel to the east, which currently has the address of 526 Orchard Lane, from Benjamin Lau to Cordelia Danforth Goodhue per warrantee deed dated August 21, 1935. The subject property was next conveyed by warrantee deed dated February 24, 1936 from Benjamin Lau to Gertrude K. Reade.²⁵

Next available Sanborn Fire Insurance Maps date to 1938 and show the property with the address of 315 Poplar. Alterations since the 1914 Sanborn Map include the entry addition at Poplar, the garage addition at the east side of the house, infill of the northeast porch and infill and extension of the southeast porch.

In 1952, the Reads conveyed the property to Bertram D. Kribben, per warrantee deed dated September 9, 1952.²⁶ The property was next conveyed by Bertram Kribben to Gilbert Warren and wife per warrantee deed dated June 27, 1959.²⁷ The Warrens conveyed the property to William P Krebs per warrantee deed dated March 10, 1965.²⁸ Finally, the property was purchased from Corinne Krebs by the current owner, Mounif El-Youssef, per warrantee deed dated September 24, 2015.²⁹

¹⁹ Ibid.

²⁰ Cook County Recorder of Deeds, Tract book 249-C, page 153.

²¹ Cook County Recorder of Deeds, Tract book 249-C, page 153 and Winnetka Historical Society Archives, abstract of title.

²² Cook County Recorder of Deeds, Tract book 249-C, page 154 and Winnetka Historical Society Archives, abstract of title.

²³ Cook County Recorder of Deeds, Tract book 249-C, page 154.

²⁴ Ibid., 155.

²⁵ Ibid., 156.

²⁶ Ibid., 364.

²⁷ Ibid., 365.

²⁸ Ibid., 366.

²⁹ Cook County Recorder of Deeds, online property search, <http://cookrecorder.com/search-our-records/>

Historic Owners of the Land Parcel and 315 Poplar Street

Prior to the purchase of the land by Garland, the property had many other owners as part of much larger land holdings. With the exception of Walter S. Gurnee, these previous owners have not been discussed, as this property and surrounding land was generally not developed until subdivision by Garland. The most significant property owners for the land parcel are those that built and resided in the house that is the subject of this HAIS for 315 Poplar Street. The following is a summary of information found for the various property owners.

Walter S. and Mary M. Gurnee, Land Owner April 20, 1854 through May 25, 1865

Walter S. Gurnee owned this property as part of much larger land holdings in the area. A successful businessman from Chicago, Gurnee was one of the founders of Winnetka. He was also president of the Chicago and Milwaukee Railroad, which was built between Chicago and Waukegan and made its first regular run in December of 1854.³⁰ Born in 1813 in Haverstraw, New York, Gurnee came to Chicago in 1836 and established what was then the largest tannery in the west.³¹ He served as mayor of Chicago from 1851-1853 and was one of the original directors of the Board of Trade.³²

John C. and Helen Garland, Land Owner May 25, 1865 through March 20, 1868

John C. Garland owned this parcel as part of a larger land holding. John C. Garland was the eldest son of John and Susannah Garland, who were early residents of the area, settling in Winnetka in the 1840s and making many early contributions to the village. John C. Garland was married to Helen L. Foster in 1849. He inherited land along the lakefront from his father and was responsible for making the first addition to the original plat of the Village of Winnetka.³³ The plat for John C. Garland's Addition to Winnetka, which the subject property is part of, was recorded October 30, 1867.³⁴ John C. Garland sold the subject parcel, along with other lands, in 1868.

Artemas and Anna C. Carter Land Owner March 20, 1868 through November 16, 1871

Artemas Carter owned the subject parcel as part of larger land holdings. An early and influential resident of Winnetka, Artemas Carter became the first president of the Village, first elected in 1869 and serving four terms, through 1873.³⁵ Born in 1813 in Massachusetts, Carter came to Chicago in 1849 where he made his fortune in the lumber industry.³⁶ Carter moved to Winnetka in 1858.³⁷

Frank and Katharine Alles Owners November 16, 1871 through October 7, 1882

Frank Alson Alles (c. 1847-1940) purchased the property in 1871 and owned it for eleven years. Frank was born in Illinois and was the son of Jacob Alles and Catherine Smith, who came from Germany. Frank married Katharine Schaefer (1854-1915) in November of 1874. Katharine was born in Gross Point. Her parents, P. Schaefer and Deffa Blazer also came from Germany. The Alles' are listed in the 1880 census as

³⁰ Dickinson, *Story of Winnetka*, 58.

³¹ "Mayor Walter S. Gurnee Biography," Chicago Public Library, Chicago Mayors, <http://www.chipublib.org/mayor-walter-s-gurnee-biography/>

³² Ibid.

³³ Andreas, *History of Cook County*, 467 and Harnsberger, *Winnetka*, 144.

³⁴ Winnetka Historical Society Archives, abstract of title.

³⁵ Andreas, *History of Cook County*, 467; and Dan Kening, "Early leadership put village on right road," *Chicago Tribune*, 4 Feb. 2004.

³⁶ Kening, "Early leadership put village on right road," *Chicago Tribune*, 4 Feb. 2004.

³⁷ Ibid.

residing in Winnetka with their two daughters, Lena, age 3 and Margaret, age 1. After selling this property in 1882, they moved to 1614 Wilmette Avenue in Wilmette where they resided until their deaths. By 1910, they had six surviving children, four who resided with them: John F., Frank Peter, George John and Mary. Per the 1880 federal census, Frank worked as a laborer in the greenhouse industry and in the 1912-1913 *Evanston City and North Shore Directory*, he was listed as a florist. Frank was honored in a Memorial Day parade in May of 1940 among 20 other surviving veterans of the Civil War.³⁸ He enlisted in 1864 at the age 17 after walking to Chicago from his home in Winnetka. He served with the 39th Illinois Infantry.³⁹

*John and Kierste Neilson Owners October 7, 1882 through November 8, 1912*⁴⁰

The Neilsons owned the property for 30 years. John Neilson (c. 1835 – unknown), purchased the property from the Alles' in 1882. John and his wife Kierste (1836-1910) were married in 1865 and immigrated to the U.S. from Sweden c. 1880.⁴¹ John Neilson was a carpenter. They had six children, three of which were surviving in 1910. John Neilson sold the property in 1912.

John and Lula E. Warmington Owners November 8, 1912 through March 27, 1920

The Warmingtons purchased the property in 1912 and owned it for nearly eight years. John Warmington served as a Trustee of the Village of Winnetka in 1915.⁴² He was listed in the 1920 *Village of Winnetka General Directory* with the profession of “com art” and residing at 532 Fir (the original address for the subject property).⁴³

J. Ward and Bessie G. Butler Owners March 27, 1920 through January 21, 1928

The Butlers purchased the property in 1920 and owned it for nearly eight years. They are listed as residing at 315 Poplar in city directories from 1922 and 1925.⁴⁴ J. Ward Butler was born c. 1882 in Pennsylvania. Bessie Butler (nee Hughson) was born in Ohio c. 1884. They had at least four children.⁴⁵

Benjamin H. and Ruth Lau Owners January 21, 1928 through February 24, 1936

The Laus purchased the property in 1928 and owned it for eight years. Benjamin was born in Wisconsin c. 1893 and he worked as a salesman. Ruth was born in Illinois c. 1892. They were married in 1920 and had two children.⁴⁶

Ralph W.B. and Gertrude K. Reade Owners February 24, 1936 through September 9, 1952

The Reades purchased the property in 1936 and owned it for 16 years. Ralph Reade worked for the United States Gypsum Company and is listed as the inventor for various patents assigned to United States Gypsum⁴⁷ Ralph and Gertrude Reade are listed at this address in the 1937 and 1939 directories.

³⁸ “21 Left in City of the Gallant ‘Boys in Blue’: Warriors Tell Memories of Civil War,” *Chicago Tribune*, 30 May 1940.

³⁹ “Rites Tomorrow for Frank Alles, Veteran of 1864.” *Chicago Tribune*, 1 Aug. 1940.

⁴⁰ Spelling “Neilson” taken from sworn statement by John Neilson (with his signature) that is part of the abstract of title held in the property file at the Winnetka Historical Society.

⁴¹ All information based on research of census and death records through ancestry.com. Surname was found as Nelson in most records. Variations on the spelling of Kierste’s name includes: Kjerski, Kierski and Chersti.

⁴² *The Municipal Code of the Village of Winnetka, 1915*, (Chicago: Barnard & Miller, 1915), vii.

⁴³ Winnetka Historical Society Archives.

⁴⁴ *Evanston City and North Shore Directory, 1922-1923*, (Chicago: R.L. Polk & Co., 1922) and Ancestry.com.

⁴⁵ 1930 United States Federal Census.

⁴⁶ 1940 United States Federal Census and Ancestry.com. *Cook County, Illinois Marriage Indexes, 1912-1942* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Bertram D. Kribben Owner September 9, 1952 through June 27, 1959

Bertram Kribben owned the property for nearly seven years. He was born in Missouri in 1910. By 1940 he was employed as a chemist.⁴⁸ He later moved to 536 Orchard Lane.⁴⁹

Gilbert and Antonia (Toni) Warren Owners June 27, 1959 through March 10, 1965

The Warrens owned the property for nearly six years. Gilbert Warren and Antonia Swinney were married in 1954. Antonia was the daughter of Mr. and Mrs. Robert Swinney of Glencoe. Gilbert was the son of Mr. and Mrs. Alfred Warren, also of Glencoe. Both Gilbert and Antonia attended New Trier Township High School.⁵⁰

William P and Corinne Krebs Owners March 10, 1965 through September 24, 2015

William and Corinne Krebs purchased the property in 1965 and resided there for 50 years. They had previously lived in Highland Park between 1962 and 1965. The couple married in Edwardsville Illinois in 1968 and had three children. William was a partner of Krebs & Sisler, with offices in downtown Chicago and Corinne was a private banker at Harris Bank, also in Chicago. Local involvement included memberships with the Winnetka Woman’s Club, the PEO Sisterhood, and the Winnetka Tennis Association.⁵¹

Narrative description of the Property, Including Alterations

All building permits for the residence at 315 Poplar, related to actual construction on the residence, are listed in the table below. Copies of the original permits are attached at the back of the HAIS.

Date	Owner	Action	Architect
3/28/1968	William P and Corinne Krebs	Enclose existing rear porch	n/a
9/4/1992	William P and Corinne Krebs	Chimney repair, replace roofing, new siding, replace furnace, new gutters, new skylight, new electrical service	Weber & Weber

No permit exists for the original construction of the Alles House. Based on research, the construction date is estimated as c. 1875. This is within the period between 1871 when Frank Alles first purchased the property and 1880 when Franks Alles and his family are recorded as having resided in Winnetka. Because the property was sold to the Neilson’s in 1882 for \$800 and Frank Alles had purchased the property in 1871 for \$250, it is highly likely that the Neilson’s had purchased the property with a house on it. That was a substantial increase in value.

The existing house is 1 ½ stories tall, set on a raised basement and with a 1-story garage addition at the east side. The exterior of the house is sheathed with white synthetic siding. The roof is covered with asphalt shingles. Irregular in plan, the house has a cross-gabled roof and multiple shed-roof additions. These include a one-story entrance foyer at the south end of the west facade and various additions at the other facades. A projecting brick chimney is centered at the west facade and tapers as it extends above the roofline. Windows include historic, wood, two-over-two sash with simple molded hoods. The wood windows with this

⁴⁷ Winnetka Historical Society Archives, abstract of title and U.S. Patent search.

⁴⁸ Year: 1940; Census Place: Chicago, Cook, Illinois; Roll: T627_1006; Page: 9B; Enumeration District: 103-2668

⁴⁹ Ancestry.com. *U.S. Public Records Index, 1950-1993, Volume 1* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

⁵⁰ “Glencoe Bride,” *Chicago Tribune*, 19 Aug 1954.

⁵¹ Winnetka Historical Society Archives, property file.

configuration are located at the west section of the house and at the center section of the east side. Black shutters that don't appear to be operable are located at selected windows. Various other non-historic windows are located at the east portion of the house. The main entry at Poplar has a historic, wood door that is Gothic Revival in design. Because the house has no other Gothic details, this door is not likely to be original, though it looks as if it dates from the 1870s. A rear entrance is located at the east side of the house. This entrance is covered with a hipped roof and has a wood stair. A concrete patio is located at the south side of the house and is accessed by a sliding door at the first floor.

Earliest available Sanborn Fire Insurance Maps from 1914 show that the house was historically T-shaped in plan, with the long facade facing Poplar. At that time, its address was 532 Fir (present day Orchard) and it had two porches located at the northeast and southeast corners. The northeast porch likely included the main entry. By 1938, Sanborn maps show the property with an address of 315 Poplar and the house has been expanded to resemble its current footprint. Alterations between 1914 and 1938 included addition of a one-story entry foyer at the south end of the west facade, a one-story garage addition at the east side of the house, infill of the northeast porch, and infill and extension of the southeast porch. Permit records from 1968 indicate the enclosure of a rear porch, which may have been the two-story section at the south end of the house. Overall, the house does not resemble its historic appearance.

The interior of the house has been largely remodeled, and little historic material remains. The entry foyer at the south end of the house opens into a long living room that occupies the west side of the first floor. The east side of the floor is laid out with a dining room at the northeast corner, a central kitchen and a den at the southeast corner. The den has sliding doors that provide access to an exterior terrace and the house's rear entry is located off of the kitchen. Historically, the dining room and den were likely exterior porches that were later enclosed. The dining room is located at what was probably the house's original main entrance. A central stair separates the east and west halves of the first floor and provides access to the second floor.

The second floor has three bedrooms and two bathrooms. The bathrooms are located within the shed-roofed addition at the northeast corner (above what was likely the historic main entrance). South of this is the master bedroom with an adjoining den. The other bedrooms are located at the west side of the second floor and are accessed off of a narrow hall that extends west from the main stair.

Few of the interior finishes are original. Most of the interior finishes are non-historic and include wallpaper, paneling and carpet. The kitchen and bathrooms have been remodeled. The wood mantel on the living room fireplace may date from the 1920s as may the glass paneled interior doors. The wood floors in the first floor dining room and second floor bedrooms and wood trim throughout is likely historic, but is difficult to date.

Upright and Wing Type

The configuration of the house suggests that it was originally an "Upright and Wing." This was a common building type typically constructed in the 1860s through the 1880s.⁵² The Upright and Wing type takes its name from the building's massing. Its form combines two sections, a 1-1/2 or 2-story gable front section (the upright) with a 1 or 1-1/2 story section (the wing) that meets at a right angle. The Upright and Wing is believed to be a vernacular simplification of the more formal Greek Revival "Temple and Wing" house. In the stylistic version, the gable ends typically have cornice returns suggesting a Greek Pediment. The vernacular type, often associated with farm houses, was built throughout New England and by the easterners who settled in the Midwest. The type is characterized by a general lack of stylistic detailing. The Alles House represents the vernacular type of Upright and Wing.

⁵² This type was also built very early, dating from the 30's and the 1850s.



Catalog Upright and Wing house⁵³



315 Poplar Street, Orchard Lane Facade

Because the gable front of the west section of 315 Poplar faces Orchard, it can be assumed that this was the front of the house. This is supported by the 1914 Sanborn Map, which shows the house with an address on Orchard (then Fir). The west section of the house, capped by a gable roof appears generally intact. Like 315 Poplar, Upright and Wing houses frequently were three bays wide with a double window in the gable. The 2/2 window configuration was also typical for the period of houses designed between the 1860s and the 1880s. The windows are capped by projecting lintels to deflect rain, a practical consideration, but have no particular stylistic association.

Interestingly, another house in the neighborhood, 557 Orchard, was likely originally built as an "Upright and Wing." The configuration and cornice returns in the gable suggest this. Most houses that take this form, because of their initial small size, have been enlarged and only retain limited elements of their original form.



557 Orchard. Real Estate Listing, 1971, Collection of the Winnetka Historical Society

The house at 315 Poplar has been considerably altered over the years, with additions and remodeling. Because of this, it is difficult to tell exactly where the wing intersected with the historic house. The 1914 Sanborn, however, shows a T-shape footprint, substantiating that this house likely was historically an Upright and Wing.

⁵³ <http://preservationbydesign.net/historic-photo-collection/>

Architect/Builder of 315 Poplar Street

No original permits, drawings or construction details of the house are available because of the age of the house. Unadorned vernacular houses such as this one were typically constructed by carpenters. Sometimes pattern books were used as a guide for construction. The design of the house may have come from a catalogue or other publication and was tailored to suit the owners' needs. No information regarding builders associated with the property could be found.

Landmark Status of the Property

The house at 315 Poplar Street is not listed in the National Register of Historic places individually or as part of a historic district. The property is not designated as a Winnetka landmark. The property was also not included in the Illinois Historic Structures Survey conducted between 1971 and 1975. It was not listed or referred to in *Winnetka Architecture: Where Past is Present: A Guide to Timeless Styles*.

Evaluation of the Historic Significance

The property does not have particular historic significance in the history of Winnetka. While the early owners of the land are important figures in the history of Winnetka and Chicago, none of those figures resided at this property. Rather, the property was part of larger speculative land holdings that they owned. Furthermore, research on the various owners of the property, since the house was constructed c. 1875 did not uncover any remarkable or historically significant connections to the Village of Winnetka.

Evaluation of Architectural Significance

The only architectural significance that can be attributed to 315 Poplar is its general "Upright-and Wing form, and even that has been considerably compromised by its numerous additions. What remains are its gabled section facing Orchard Lane, with its historic window configuration and lintels, the 2/2 windows on the east side of the house with historic lintels, and the gabled second floor of the south two story section of the house. The first floor of the south facade has seen an addition (creating a vestibule on the interior) that covers the original first floor of that section of the house. The second story windows are 6/6, likely changed when other Colonial features were added, probably during the 1920s. These include shutters, the chimney configuration, a front entrance flanked by sidelights and, on the interior, glass paneled double doors and the Colonial-style fireplace mantel in the living room. The front door is Gothic Revival with historic hardware, but it likely was added to the house since there are not other period Gothic features. The house has been sided.

Because of the 1914 Sanborn showing a T-shape house, it is certain that the changes took place after that time. There have been numerous alterations to 315 Poplar. All of them detract from the significance of the original Upright and Wing configuration. The additions consist of an enclosed front entrance porch, a second floor hall bathroom on the east, a family room off the rear (accessing a concrete terrace through sliding glass doors) with a sitting room above. This room has newer single pane windows. A garage has been added on the northeast corner. Because of so many alterations and additions to 315 Poplar, the original form of the house has been significantly compromised. In additions, it has no stylistic alterations that have gained significance in their own right. The Colonial Revival elements that were introduced in the 1920s are not artfully done. The shutters don't look as if they work. The doorway does not have the artistry that is often found in Colonial Revival alterations. There is no consistency of window configurations. Recent alterations have not been

compatible with the home's original design intent or its later stylistic remodeling. Because of this, the house cannot be said to have any architectural significance.

The house is estimated to have been constructed c. 1875. This is within the period of time when Frank Alles purchased the property in 1871 and when he and his family were recorded as residing in Winnetka for the 1880 U.S. Census. However, specific addresses were not recorded in that census. The house was certainly constructed by 1896, when it is located on the Map of the Village of Winnetka dating from 1896 and almost certainly earlier.

Evaluation of Neighborhood Impact

The neighborhood boundary was determined after a windshield survey was conducted along Poplar Street and Orchard Lane. Altogether, fourteen houses were included in the survey as those closest to 315 Poplar Street.

The lots evaluated are all rectangular in character, reinforcing the street grid. Twelve of the houses face have Orchard Lane addresses. Of the twelve, two--535 and 548 Orchard Lane actually face Poplar Street. Interestingly, although 315 Poplar today has its entrance on Poplar, originally it was located on Orchard Lane. Only 305 Poplar Street, which is located diagonally across from 315, and 330 Poplar Street, immediately south of 315, actually have their Poplar Street addresses with a front entrance facing Poplar.

The largest homes in the neighborhood area are those on the other three corners of Poplar Street and Orchard Lane. The lot of 548 Orchard Lane, immediately across the street to the west, extends far to the south on Poplar Street. The house diagonally across from 315 Poplar Street is long and relatively narrow. It has had several additions and may date from the 19th century. The other houses are all somewhat smaller. All of the houses directly face the street.

Most of the houses surrounding 315 Poplar Street date from the Teens and Twenties. Two are new houses: 535 and 554 Orchard Lane. There is one house, at 557 Orchard Lane may have been built at the same time as 315 Poplar, but it too has been considerably altered and remodeled with Colonial detailing. There are a variety of styles in the neighborhood. No single style dominates. The house at 557 may have started as an Upright and Wing. There is one Arts & Crafts Cottage, located at 519 Orchard Lane. The rest of the houses were designed in a variety of revival styles. Six are Colonial Revival: 305 and 330 Poplar, 516, 520, 525, and 535 Orchard Lane. The house at 548 Orchard Lane is Georgian Revival, a more stately variation of Colonial Revival architecture. Two houses are Tudor Revival: 512 and 526 Orchard Lane. One of the two houses that have been recently constructed cannot be said to have any style (554 Orchard).

Conclusion of Neighborhood Study:

Within the area, the houses were built in a wide variety of styles over a long time period of time--from c. 1875 (the Alles House) until 2012. The Alles House and the house at 557 Orchard Lane appear to be the oldest but, because of extensive remodeling and additions, only suggest their age through massing and minimal detailing. The removal of 315 Poplar will not have a strong negative impact on the neighborhood because it doesn't currently have a strong presence--in style, type, size or setting. There is a relatively consistent street rhythm to the location of the houses on their lots, largely due to similar setbacks, and it would be desirable to retain that when there is new construction.

Summary Opinion

It is the opinion of Benjamin Historic Certifications that the house at 315 Poplar Street is not architecturally significant since the house has been dramatically altered by additions and insensitive remodeling. Because of these alterations, it no longer conveys its historic appearance as an Upright and Wing type of house. In addition, there is no evidence of an architect of record or a builder who might have had importance in the development of Winnetka. The house is historically interesting because of its age and association with the Alles family, but the family members who lived in the house had no particular impact on the Village. No significant information was uncovered on subsequent residents.

ATTACHMENT A:

BIBLIOGRAPHY

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- 1896 Map of the Village of Winnetka. Drawn by F.A. Windes, Winnetka Historical Society Flat Files.
- 1911 Map of Winnetka. Windes & Marsh, Winnetka Historical Society Flat Files.
- 1918 Map of Winnetka, Cook County, IL Showing location of rubbish. Windes & Marsh, Village Engineers, Winnetka Historical Society Flat Files.
- 1921 Map, Winnetka & Vicinity. Windes & Marsh, Civil Engineers and Surveyors, Winnetka Historical Society Flat Files.
- 1928 Map, Illinois Cook County, Evanston Quadrangle, USGS, map of the North Shore, Edition of 1928, Reprinted 1939. Winnetka Historical Society Flat Files.
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Plat of Survey, by D.J.L. Walther, Civil Engineer and Surveyor, Wilmette, IL, 1952.

Presser, Arlynn Leiber. *Winnetka*. Charleston, SC: Arcadia Pub, 2009.

“Rites Tomorrow for Frank Alles, Veteran of 1864.” *Chicago Tribune*, 1 Aug 1940.

Sanborn Fire Insurance Map from Chicago, Cook County, Illinois. Sanborn Map Company, Vol. J, 1914.

U.S. Census 1870-1940.

Village of Winnetka Property files.

Winnetka Historical Society archives.

ATTACHMENT B:

EXTERIOR PHOTOS OF 315 POPLAR STREET



West facade facing Poplar Street



South facade facing adjacent property



North facade facing Orchard Lane



Main entrance on Poplar Street



Garage at north facade



Typical window at Poplar Street facade



Detail showing south and west facades



Rear entrance at east facade

ATTACHMENT C:

INTERIOR PHOTOS OF 315 POPLAR STREET



Entry Foyer



Fireplace in living room



Living room looking into dining room



Living Room



Dining Room



Kitchen



Stair to second floor



Den



Second floor hall



Northwest bedroom



Master bedroom looking into den at southeast corner



West bedroom



Bathroom



Bathroom



Basement



Basement

ATTACHMENT D:

TABLE WITH BUILDING INFORMATION FOR THE SURROUNDING NEIGHBORHOOD

Address	Construction Date	Original Architect	Style	Original Owner
305 Poplar Street	1927	F.B. Schmidt	Colonial Revival	C.R. Sutherland
330 Poplar Street	No original permit pre 1914	Unknown	Colonial Revival	Unknown
507 Orchard Lane	1936	L.G. Hallberg	Italian Renaissance Revival	William A. Lindberg
512 Orchard Lane	1927	E.J. Leonard Co.	Tudor Revival	E.J. Leonard Co.
516 Orchard Lane	1926	E.J. Leonard Co.	Colonial Revival	E.J. Leonard Co.
519 Orchard Lane	No original permit C. 1910	Unknown	Arts & Crafts Bungalow	Unknown
520 Orchard Lane	C. 1925	Unknown 1929 Garage addition 1935 Addition by Arthur Howell Knox	Colonial Revival	Unknown
525 Orchard Lane	No original permit pre 1914	Unknown 1951 addition by owner, C. S. Miner	Colonial Revival	Unknown
526 Orchard Lane	1935	Richard Powers	Tudor Revival	Mrs. A. Homer Goodhue
535 Orchard Lane	1999	Myefski Cook Architects	Colonial Revival	Myefski Cook Cummings, LLC; Greg Van Schaack first resident.
548 Orchard Lane	C.1925	1939 two-story addition by architect Beresford Beck for Mr. and Mrs. Arthur Cody	Georgian Revival	Unknown
554 Orchard Lane	2012	Jeff Heaney	No Style	Martin & Jane Bantham
557 Orchard Lane	C. 1880	Unknown	Upright and Wing	Unknown
560 Orchard Lane	C. 1915	Unknown	Arts & Crafts	Unknown

ATTACHMENT E:

PHOTOS OF RESIDENCES IN NEIGHBORHOOD



305 Poplar Street



512 Orchard Lane



330 Poplar Street



516 Orchard Lane



507 Orchard Lane



519 Orchard Lane



520 Orchard Lane



548 Orchard Lane



525 Orchard Lane



554 Orchard Lane



526 Orchard Lane



557 Orchard Lane



535 Orchard Lane



560 Orchard Lane



Neighborhood view looking northwest from Poplar Street



Neighborhood view looking southwest from Orchard Lane



Neighborhood view looking southwest from corner of Poplar Street and Orchard Lane



Neighborhood view looking northwest from Orchard Lane

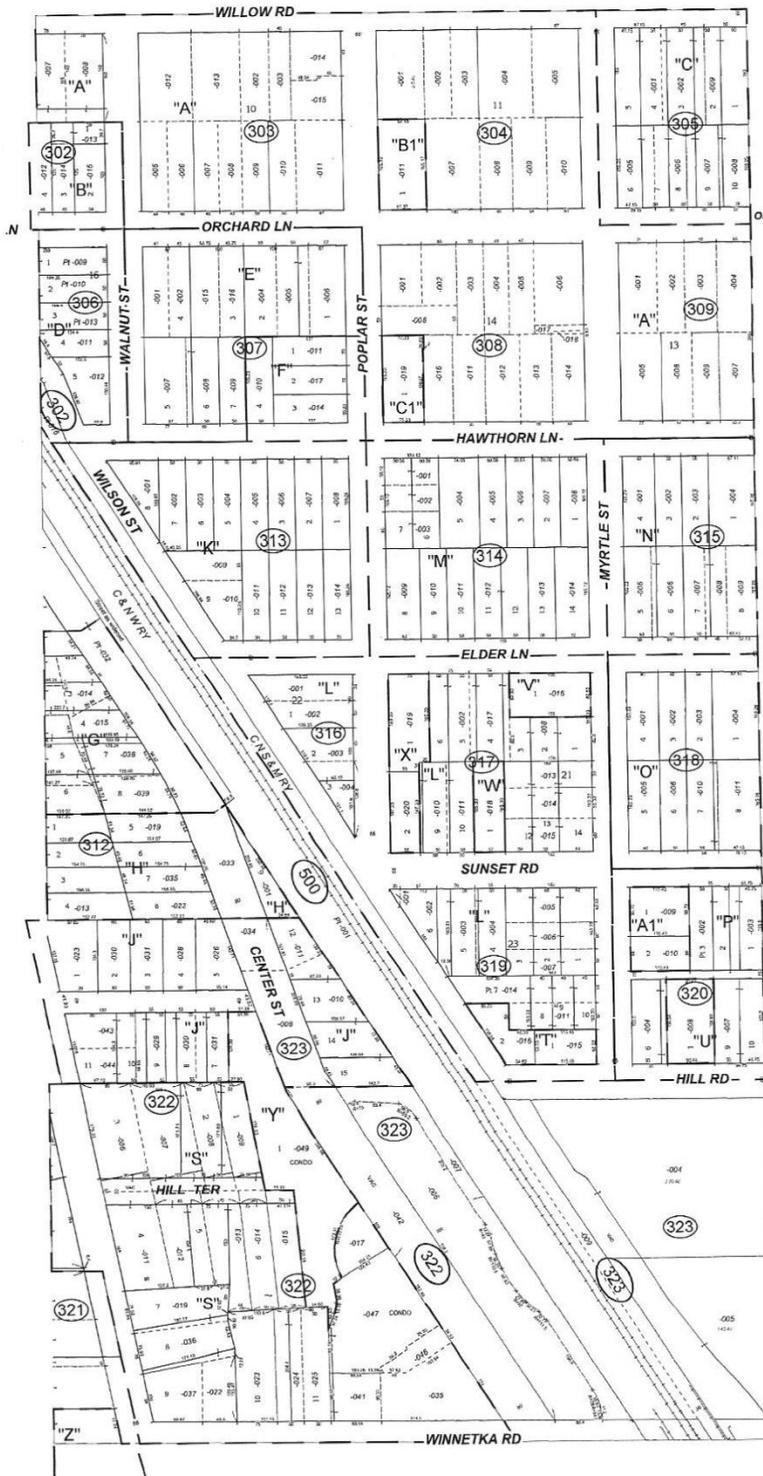


Neighborhood view looking west on Orchard Lane

ATTACHMENT F:
SELECT RESEARCH

E 1/2 SW 1/4 SEC 21-42-13
NEW TRIER

42-13-21F
5-21



- "A" J. C. GARLANDS ADD. TO WINNETKA in Part 1. Sec. 21-42-13. Auto-Fin.
- "B" SKINNER'S SUB. of part of Bk. 9 of J. C. Garland's Add. (see "A"). Rec. Jul 6, 1915 Doc. 5686278.
- "C" THORNES SUB. of Bk. 12 of J. C. Garland's Add. (see "A"). Rec. Dec 17, 1919 Doc. 6693884.
- "D" McGUIRE & GRIS'S SUB. of part of Bk. 16 in J. C. Garland's Add. (see "A"). Rec. Mar 12, 1913 Doc. 5143476.
- "E" Part of Bk. 15 in J.C. Garland's Add. (see "A"). Auto-Fin.
- "F" LEONARD H. ROACH'S SUB. of the S.E. 1/4 of Bk. 15 in J. C. Garland's Add. (see "A"). Rec. Oct 13, 1914 Doc. 5510248.
- "G" COUNTRY DAY SUB. of (except the N. 1/2) of Bk. 23 in J. C. Garland's Sub. (see "A"). Rec. Dec 8, 1927 Doc. 9651102.
- "H" BARBER'S SUB. of part of Bk. 26 in J. C. Garland's Add. (see "A"). Rec. Sep 13, 1927 Doc. 9770688.
- "I" KENWICK PARK, a sub. of part of Bk. 26 in J. C. Garland's Sub. (see "A"). Rec. Sep 13, 1927 Doc. 9776299.
- "J" FARWELL'S SUB. of Bk. 17 in J. C. Garland's Add. (see "A"). Rec. Sep 6, 1910 Doc. 4622699.
- "K" SUB. of Bks. 18, 21, 22, & 23 in J. C. Garland's Add. (see "A"). Rec. Jun 9, 1909 Doc. 4388795.
- "L" RESUB. of Lots 1 to 7 inclusive, including replat of Lots 8 to 14 and in Bk. 18 in Sub. of Block 18, 21, 22, & 23 (See "L"). Rec. Jul 14, 1911 Doc. 4793680.
- "M" FARWELL'S SUB. of Block 19 in J. C. Garland's Add. (see "A"). Rec. Sep 2, 1910 Doc. 4621062.
- "N" FARWELL'S SUB. of Bk. 20 in J. C. Garland's Add. (see "A"). Rec. Sep 2, 1910 Doc. 4621062.
- "O" MCKINNEY'S SUB. of Bk. 24 in J. C. Garland's Add. (see "A"). Rec. Oct 27, 1873 Doc. 132877.
- "P" INDIAN HILL SUB. NO. 1 of parts of Sections 20, 21, 22, & 29-42-13. Rec. Mar 28, 1916 Doc. 5833658.
- "Q" OWNER'S SUB. of part of Lot 1 in Indian Hill Sub. No. 1 (see "Q"). Rec. Dec 19, 1922 Doc. 7751951.
- "R" WHITMAN'S SUB. of that part of the S. 1/4 of the S. W. 1/4 of Part 1. Sec. 21-42-13 which lies E. of the center line of Church Road and W. of the right of way of the C. & N.W. Ry. Co. in Winnetka, Illinois. Rec. Jul 10, 1914 Doc. 5454155.
- "S" LEWICKY RESUB. of the S. 63.33 ft. of Lots 7, 8, 9 and 10 and the S. 50 ft. of the N. 100 ft. of Lot 7 lying W. of the E. 47 1/2 ft. in Bk. 21 in the Sub. of Bks. 18, 21, 22 and 23. (see "L"). Rec. Nov 4, 1977 Doc. 24179726.
- "T" BECK'S CONSOLIDATION of Lot 8 & part of Lot 7 in Bk. 24 in McKinney's Sub. (see "P"). Rec. Feb 1, 1980 Doc. 25346277.
- "U" NEUMAN'S CONSOLIDATION of Lots 1 and 2 except the South 82.50 ft. in Bk. 21 in Garland's Add. to Winnetka (See "A"). Rec. May 22, 1984 Doc. 27096007.
- "V" GRAY'S CONSOLIDATION of lot 11 and the E. 7 ft. of lot 10 in Bk. 21 in Sub. of Bks. 18, 21, 22, & 23 (See "L"). Rec. Sep 10, 1985 Doc. 85182142.
- "W" JUDGE - JINSMAN SUB. a Resub. of the W. 13 ft. of Lot 6, all of Lot 7 and the W. 55 ft. of Lot 8 in Bk. 21 in Sub. of Bks. (See "L"). Rec. Nov 7, 1988 Doc. 88514517.
- "X" THE CHENEY'S, a consolidation in the S. 1/2 of the S. W. 1/4 of Sec. 21-42-13. Rec. Oct 25, 1989 Doc. 8956760.
- "Y" MOORE SUB. being Pt. of the S. 1/2 of the S. 1/2 of the S. W. 1/4 in Sec. 21-42-13. Rec. Apr 16, 1993 Doc. 93285106.
- "Z" PERRY'S SUB. of Lots 4 & 5 and the W. 10 ft. of Lot 3 in McKinney's Sub. (see "P"). Rec. Sep 15, 1993 Doc. 93737764.
- "AA" MYERSKI, COOK & CUMMENS CONSOLIDATION, of pt. Bk. 11 in J.C. Garland's Add. to Winnetka (See "A"). Rec. Jul 12, 1999 Doc. 99662996.
- "AB" CARROLL RESUB. of part of Bk. 14 in J.C. Garland's Add. to Winnetka (See "A"). Rec. Jun 5, 2000 Doc. 00403891.

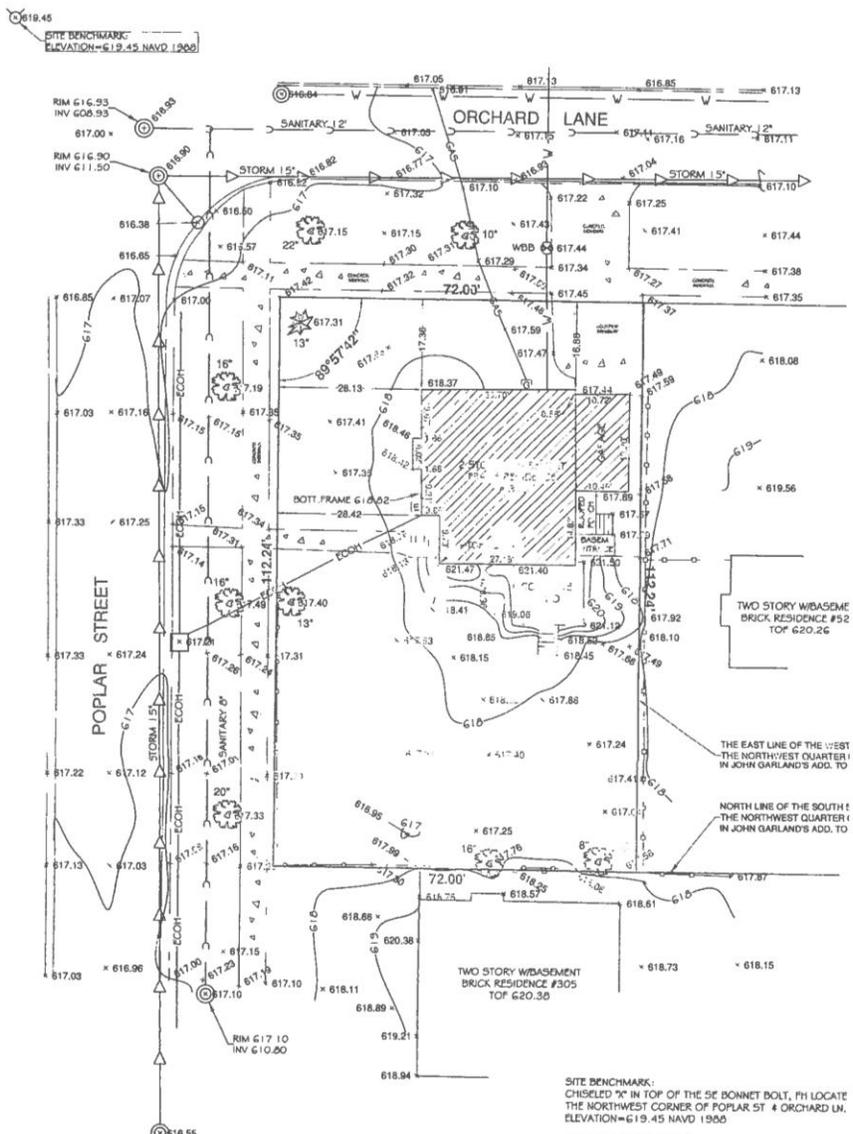
CONDOMINIUM: 05-21-322-047
HEMPHILL HOUSE CONDOMINIUM

Rec. 1/1/1999	Doc. 22946679
Rec. 3/9/1972	Doc. 21031895
Rec. 8/21/1973	Doc. 22447483

Unit	Unit
101 = 1001	104 = 1004
102 = 1002	105 = 1005
103 = 1003	106 = 1006

2008

TOPOGRAPHICAL SURVEY



- LEGEND**
- IR = FOUND IRON ROD
 - PIP = FOUND IRON PIPE
 - + FCC = FOUND CUT CROSS
 - = BOUNDARY OF SURVEYED PARCEL
 - - - = BUILDING LINE
 - - - = EASEMENT
 - = CHAIN LINK FENCE
 - = WOOD FENCE
 - □ □ = CONCRETE
 - ▨ = BUILDING
 - ⊠ ⊠ = ELECTRIC, GAS METER
 - ☀ ☀ = TREE CONIFEROUS, DECIDUOUS



SCALE
1"=20'



SITE BENCHMARK:
CHISELED "X" IN TOP OF THE SE BONNET BOLT, FH LOCATE THE NORTHWEST CORNER OF POPLAR ST & ORCHARD LN. ELEVATION=619.45 NAVD 1988

REFERENCE BENCHMARKS:
WINNETKA 21-C, PER MONUMENT RECORD, MAG NAIL AT 1 CENTER OF SECTION 21-42-13, LOCATED IN THE MIDDLE OF WILLOW RD. BETWEEN #5-467 AND 463, 480 AND 470 ELEVATION=613.05 NAVD 1988
WINNETKA 21-C WITNESS, BRASS PLUG IN CONC. MONUM ELEVATION=613.21 NAVD 1988

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

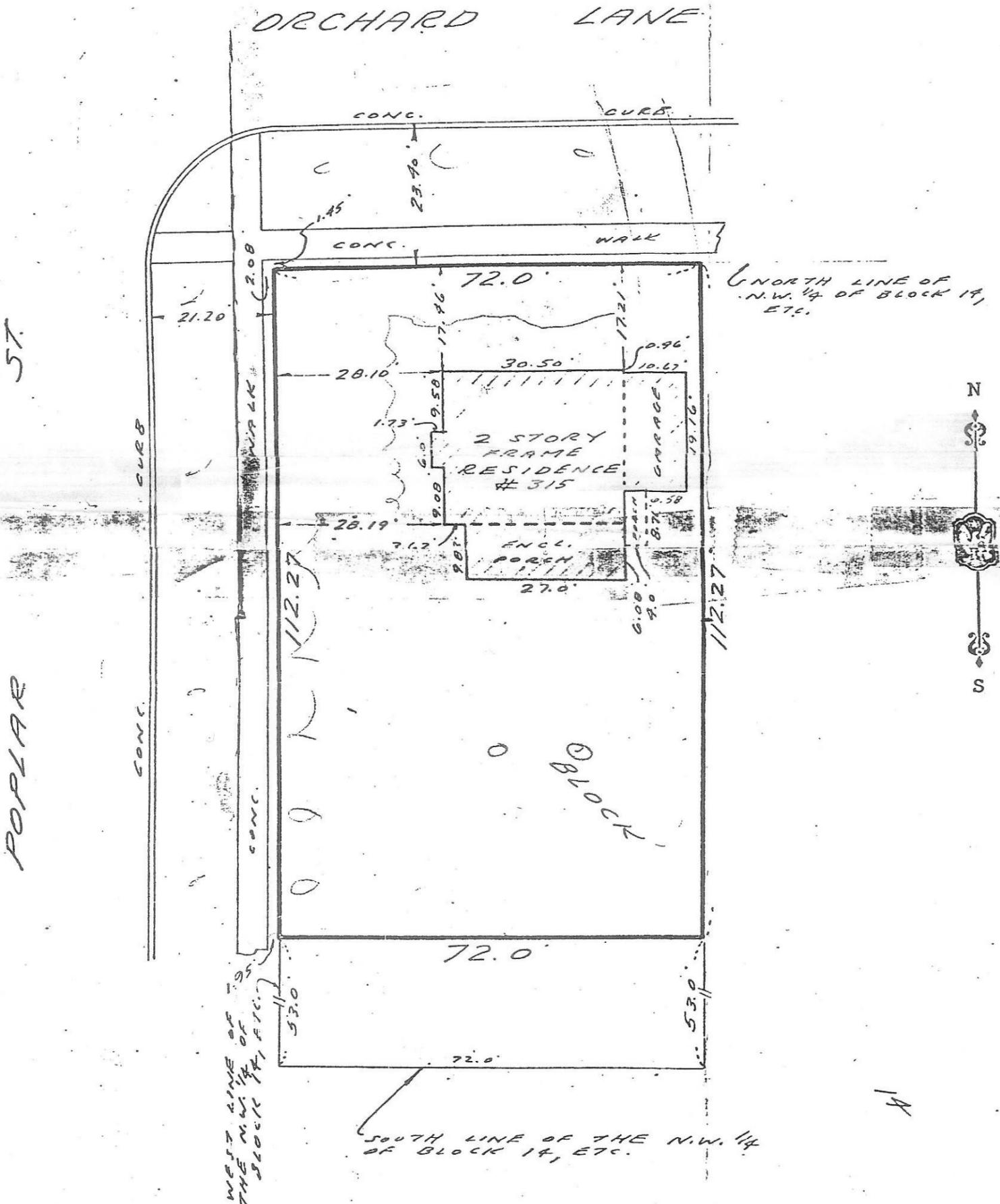
THIS IS TO CERTIFY THAT THE DATA SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

Survey, 315 Poplar.

Plat of Survey

FOR THE PURPOSE OF A MORTGAGE LOAN OF THE WEST 72.0 FT. OF THE N.W. 1/4 (EXCEPT THE SOUTH 53.0 FT. THEREOF) OF BLOCK 14 IN JOHN C. GARLAND'S ADDITION TO WINNETKA, A SUB. OF THE NORTH 120 ACRES OF THE S.W. 1/4 OF SEC. 21-T.42N.-R.13E. OF THE 3rd P.M. IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS NO. 315 POPLAR STREET, WINNETKA, ILLINOIS.

FOR:- BERTRAM D. KRIBBEN



State of Illinois }
County of Cook } ss.

I hereby certify that the property described in the above caption has been surveyed under my direction and that the plat shown hereon is a correct representation of said survey. Measurements corrected to 62° F.

[Signature]
Illinois Land Surveyor

Wilmette, Ill., SEPT. 12, 1952

Compare all points before building by same and immediately report any apparent discrepancy. No dimensions shall be less than 1/4 inch.

D. J. L. WALTHER
CIVIL ENGINEER AND SURVEYOR
WILMETTE, ILLINOIS
FILE: 6931-U.1B.166-P.118

\$35.00

126: 16 L = BLD PERM.
25 AIR COND

THE VILLAGE OF WINNETKA

Department of Public Works CB-5758 A92-1064 - \$35.

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

\$151.00

Winnetka, Illinois, Sept 4-92

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to REPAIR - REPLACEMENT
RESIDENCE - Furnace, Roof, siding
(work to be performed)
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION

REAL ESTATE INDEX NUMBER			
Vol.		ITEM	

STREET and NUMBER 315 Poplar

DIMENSIONS of BUILDING—Front 32' feet. Depth 30.50 feet. Height 27 feet.

NUMBER of ROOMS 8

EST. CONST. COST 18,000.00 KIND of MATERIAL _____ PHONE NO. _____

OWNER Mr. & Mrs. William Kees - Address 315 Poplar 446-1230

ARCHITECT WEBER & WEBER Address 1516 JACKIE BLVD. 564-1169

BUILDER Power & Ray Address 1211 Hunman Emmston 864-6946

CARPENTER Power & Ray Address SAME

MASON Knight Masonry Address 132 Bonnie Brook Mt Prospect 299-6267

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN Monte Electric Address Park Ridge 698-2500

REMARKS Above described property to be re-roofed
10' section of chimney removed & replaced new siding.
Garage Repair, Furnace Replacement, New Gutters - SUNKIT (?)
NEW ELEC. SERVICE, (SEE Electrician's application)

Date Job Completed _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

_____ hereby certify that _____ the legal owner of all the property described above, comprising
(I or We) (I am or We are)
the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

_____ hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and _____ hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.
(I or We)

Permit Issued 9.22.92 by [Signature] SIGNED [Signature]

Building Permit Number 13107 ADDRESS 1211 Hunman

Occupancy Permit Number _____

C. B. No. 3538 PHONE NO. 864 6946

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 3-28-68

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Enclose existing rear porch on Residence (work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

Table with REAL ESTATE INDEX NUMBER, Vol. 103, ITEM 1035

STREET and NUMBER 315 Poplar

DIMENSIONS of BUILDING—Front 27' feet. Depth 10' feet. Height 8' feet.

NUMBER of ROOMS 2

EST. CONST. COST 3,000.00 KIND of MATERIAL Frame

OWNER Mr. W. P. Krebs Address 315 Poplar Phone No. 446-1230

ARCHITECT Address

BUILDER Address

CARPENTER American Const. Co. Address 523 Howard Da 8-4000

MASON Address

SEWER BUILDER Address

PLUMBER Heights Certified Plmbr. Address 1425 S. State Rd. 255-9444

ELECTRICIAN Joseph H. Kan Address 7528 Lake Yo 5-2754

REMARKS

Date Job Completed

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

I hereby certify that I am the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and I am hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued 3-28-68 by MLW

SIGNED [Signature]

Building Permit Number 8423

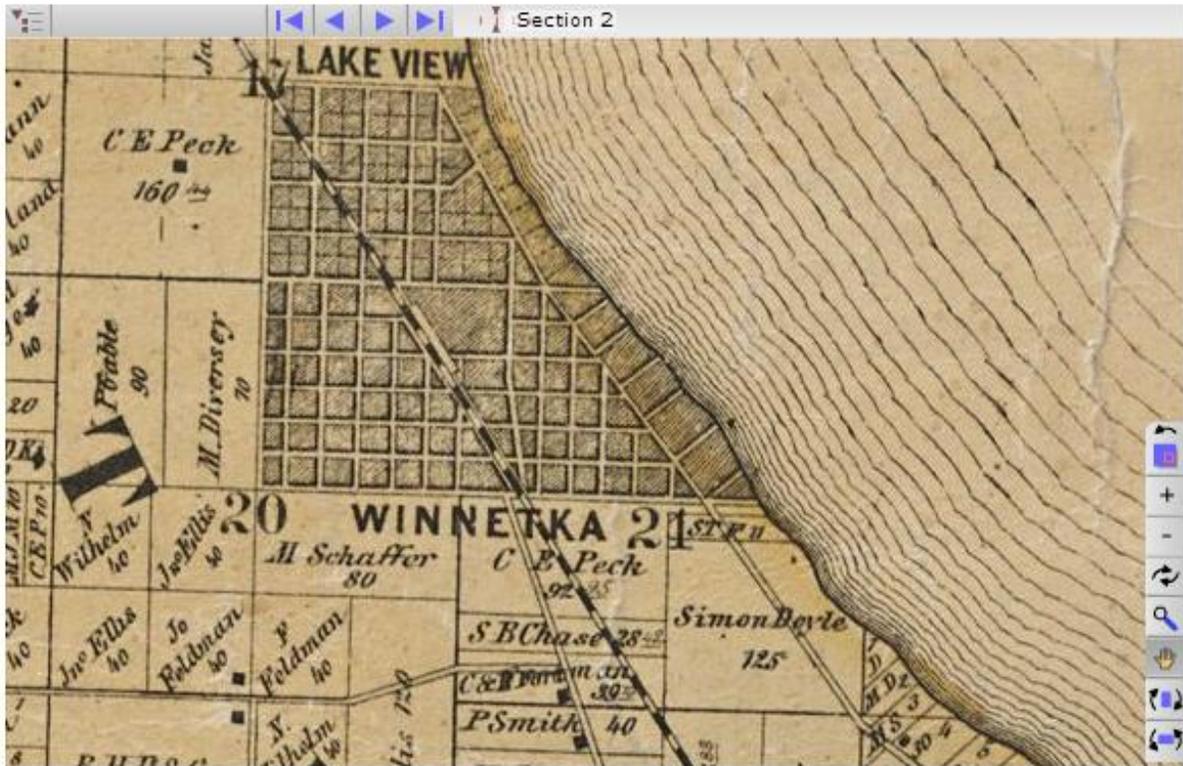
ADDRESS 523 Howard St

Occupancy Permit Number

PHONE NO. Da 8-4000

C. B. No. 19314

Plat Map of Cook County, 1861



This large, detailed map identifies title-holders of developed and undeveloped areas of Cook County outside Chicago in 1861. Sections that had been laid down by government surveyors and sold as single parcels subsequently had been divided into smaller lots for purchase. The boundaries of many of these smaller, subdivided holdings followed the familiar rectangular grid pattern, rather than rivers or other natural boundaries.

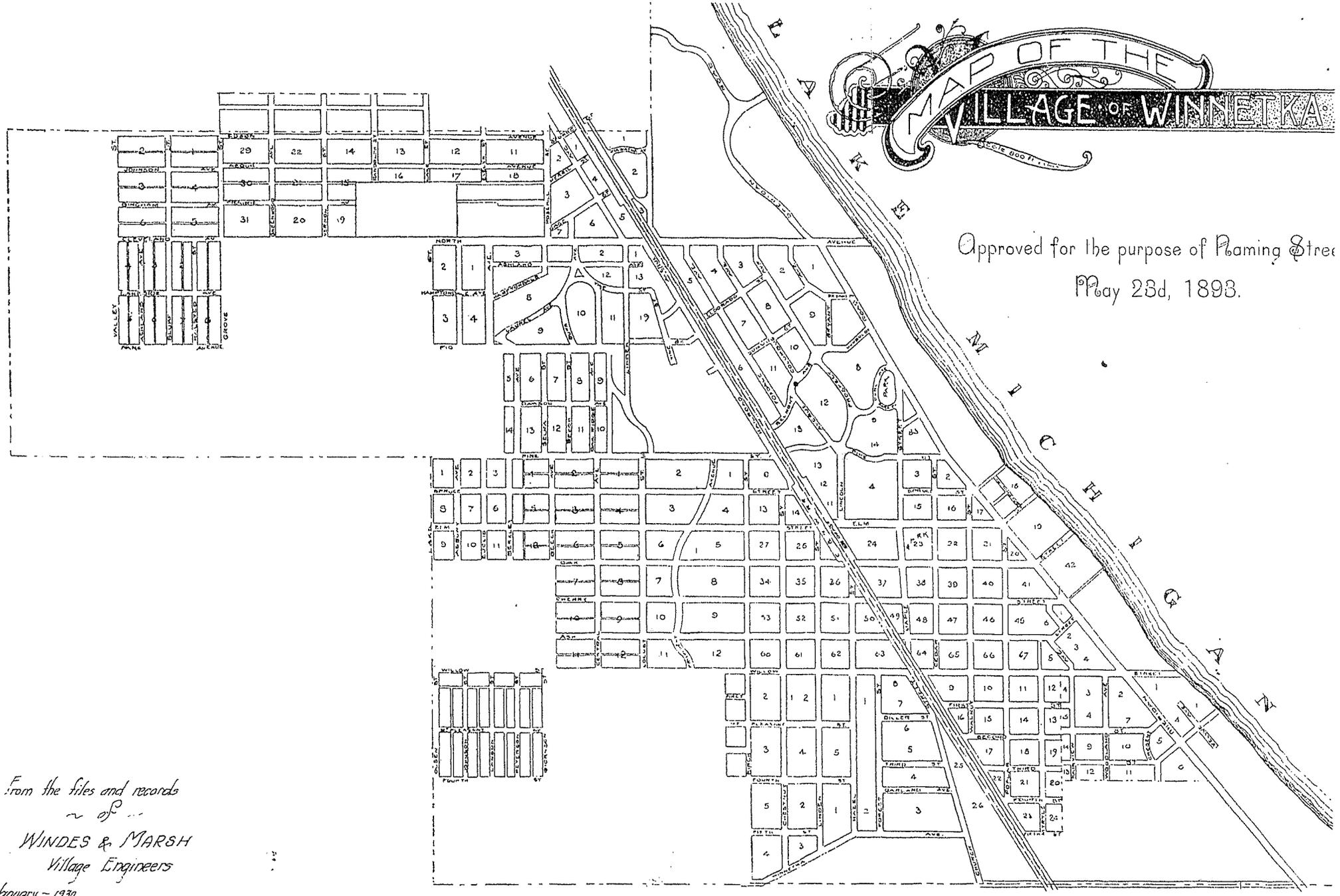
Cartographer: W. L. Flower
Source: Chicago Historical Society (ICHi-27578)

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Plat Map of Cook County, 1861.

MAP OF THE VILLAGE OF WINNETKA

Approved for the purpose of Placing Street
May 23d, 1893.

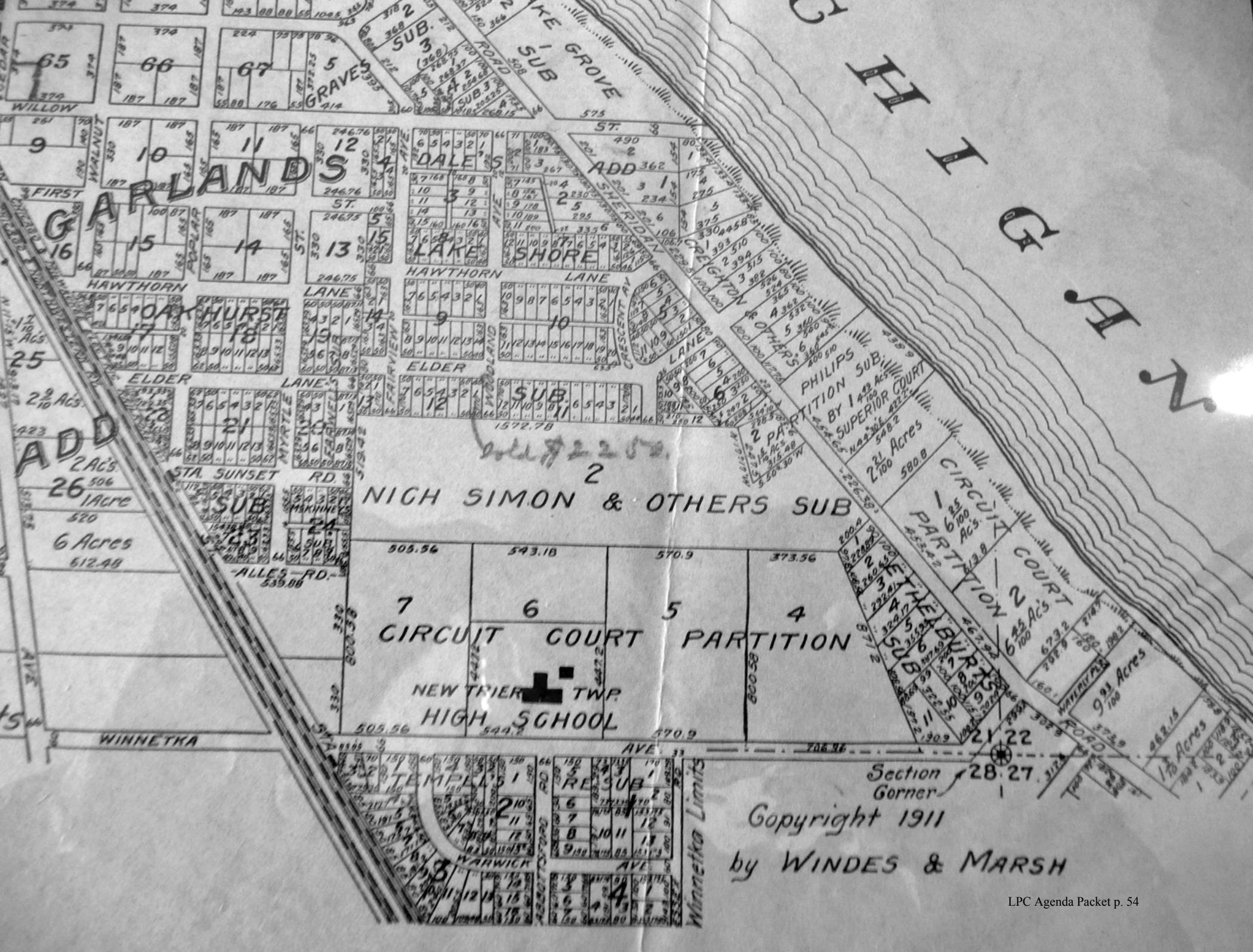


*From the files and records
of
WINDS & MARSH
Village Engineers
January - 1930*



F.H.E.N. - Supr. PUBLIC WORKS
1896 F.A. Windes





CHILGAW

GARLANDS

DALE'S

LAKE SHORE

ADD 2 ACs
26 1 Acre
6 Acres

NICH SIMON & OTHERS SUB

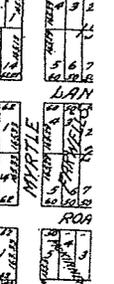
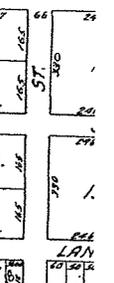
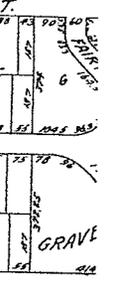
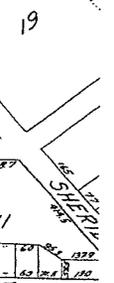
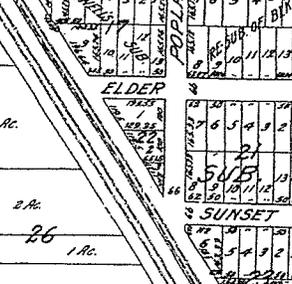
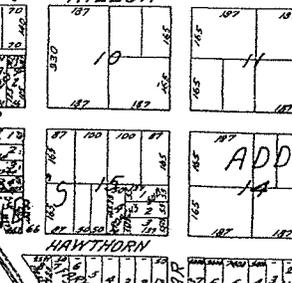
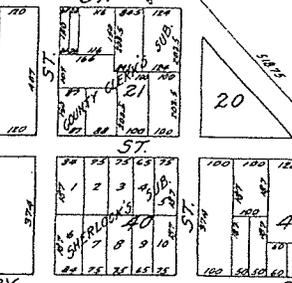
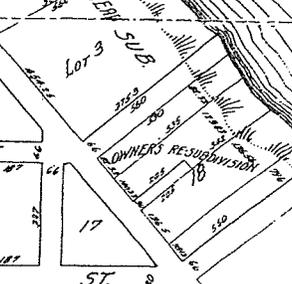
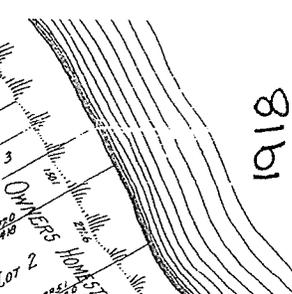
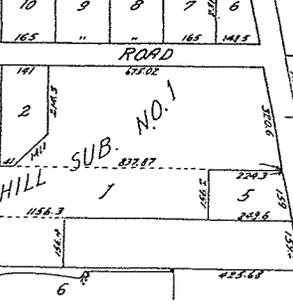
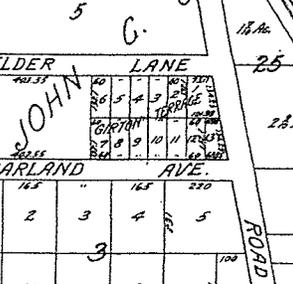
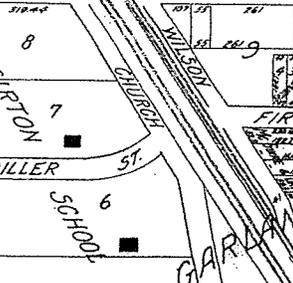
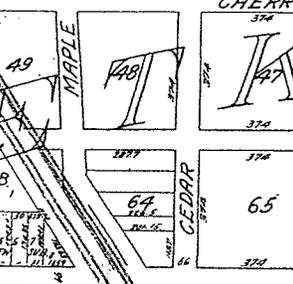
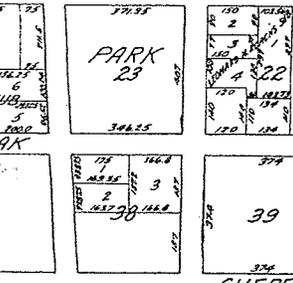
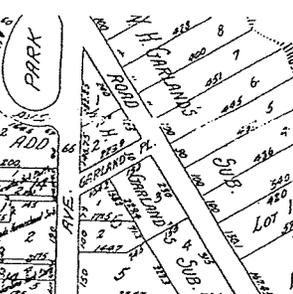
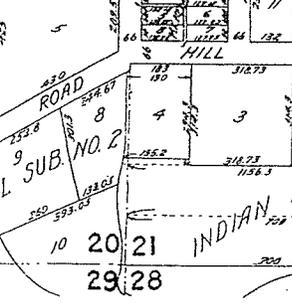
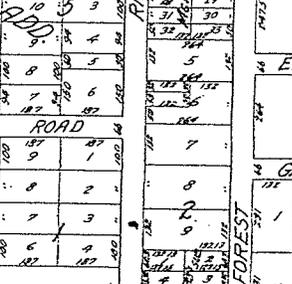
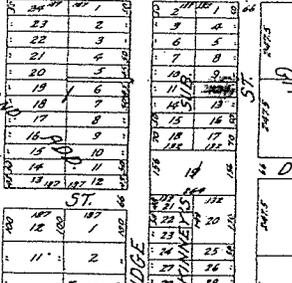
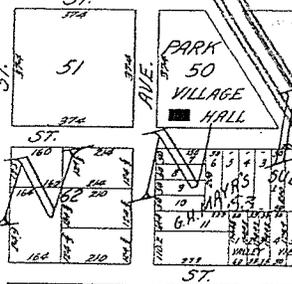
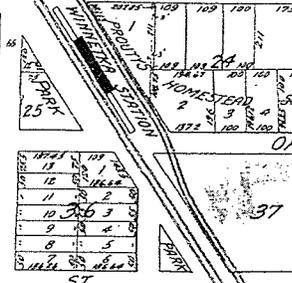
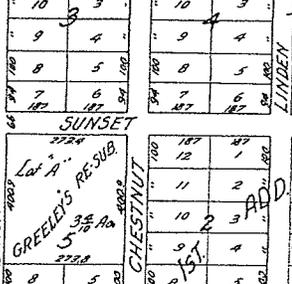
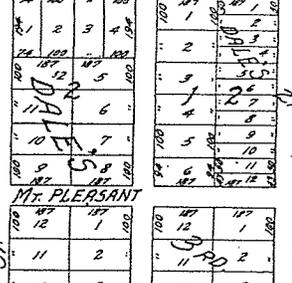
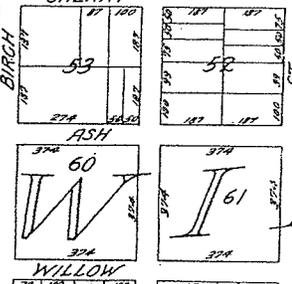
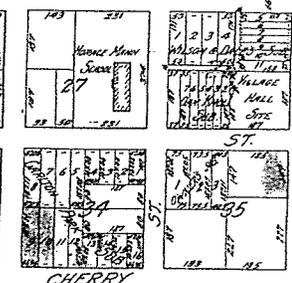
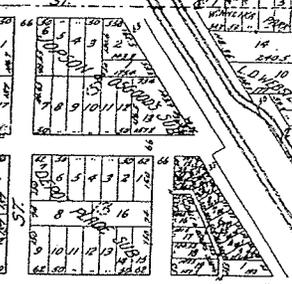
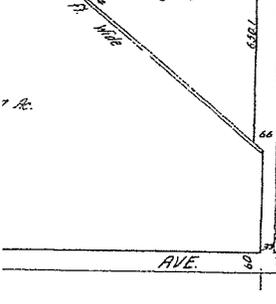
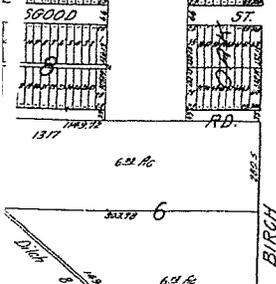
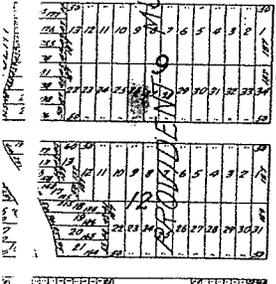
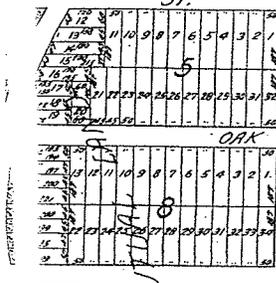
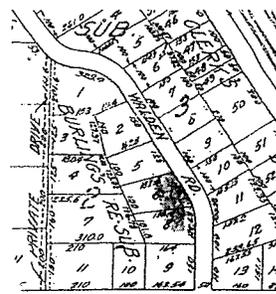
7 6 5 4
CIRCUIT COURT PARTITION
NEW TRIER TWP
HIGH SCHOOL

PHILIPS SUB
PARTITION BY I 423 ACs
SUPERIOR COURT
2 PA 1/2 ACs
2100 ACs
580.8
CIRCUIT COURT PARTITION
6.25 ACs
6.25 ACs

Section 28.27
Corner

Copyright 1911
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1918
Winds & marsh



Winnetka, Ill.

190.53

VICINITY

Compiled and Published by

WINDES AND MARSH

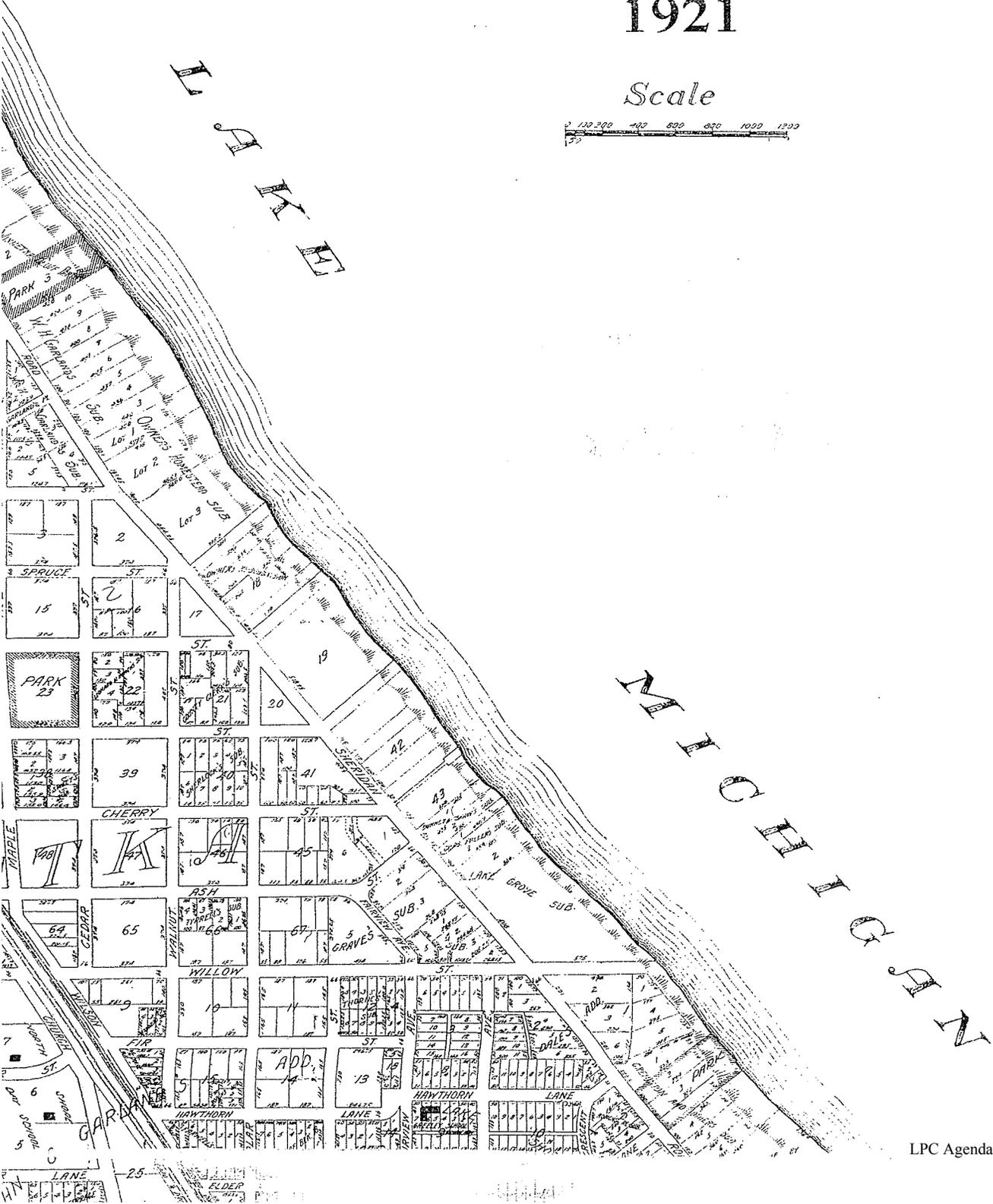
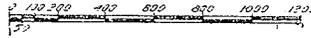
CIVIL ENGINEERS AND SURVEYORS

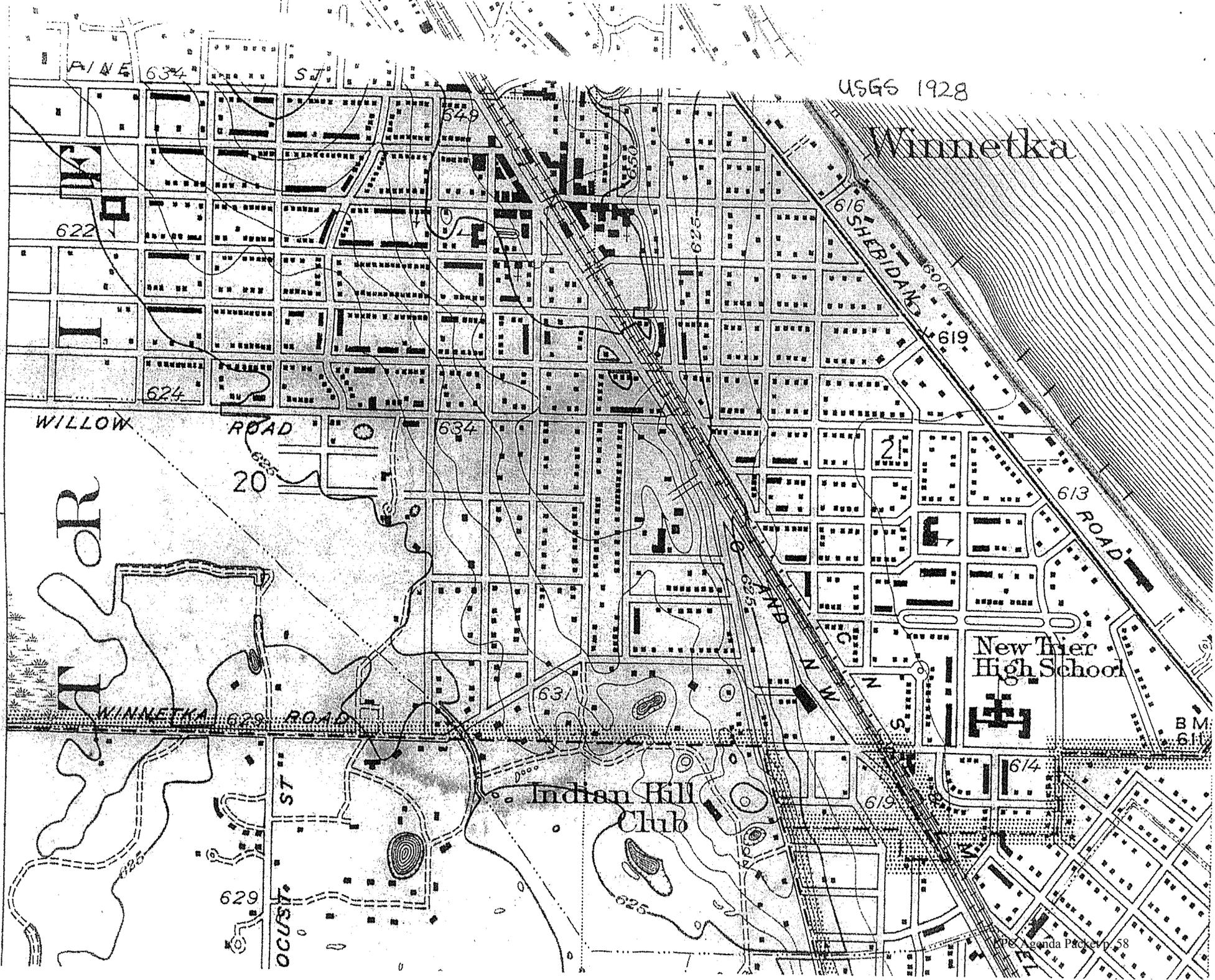
598 Birch Street

WINNETKA, ILL.

1921

Scale





USGS 1928

Winnetka

New Trier High School

Indian Hill Club

Acknowledged April 21, 1854.

Walter S. Gurnee and Mary
M., his wife,
12 to
John C. Garland.
Doc. 99085.

Deed, dated May 25, 1865, and recorded
July 29, 1865, in book 315, page 65.
Consid. \$4672.00.
Convey all that part of Section 21, T.
42 N., R. 13, E. of 3rd P. M., commencing
at a point 40 rods North from the South
West corner of S. W. 1/4 of said section; thence running East 160 rods
to the East line of said quarter section; thence North on said East line,
30 rods; thence West 160 rods to the West line of said 1/4 section;
thence South on said West line 30 rods to beginning, except 1 35/100 acres
or thereabouts, conveyed to Chicago and Milwaukee Railroad Company,
containing in all 30 acres of land.

Also that part of Section 21, T. 42, R. 13, E. commencing at the
North West corner of S. W. 1/4; thence South 60 rods; thence East 160
rods; thence North 60 rods; thence West to place of beginning, 60 acres
(except R. R. 2 70/100 acres) and other property.

Covenants against acts of grantor, except as against taxes for 1865.

"Plat
13 "of
"John C. Garland's Addi-
"tion to Winnetka, town
"of New Trier, Cook Co.,
"Ills."
Doc. 150228.

Map, entitled as in the margin, recorded
October 30, 1867, in book 165 of maps, page
143.
Surveyor's certificate dated October 22,
1867.
Acknowledged October 30, 1867, by John
C. Garland, as owner.

Said map is in part as follows:

File 315 Poplar St.

Selected pages from property abstract. (Winnetka Historical Society, property file)

John C. Garland and wife, } Warranty deed, dated March 20, 1868,
 #18 to } and recorded August 10, 1868, in book
 Artemas Carter. } 461, page 621.
 Doc. 178470. } Consid. \$2400.00.
 Convey (with other property) Block 14
 in Garland's Addition to Winnetka.

John C. Garland and Helen } Warranty deed, dated March 20, 1868, and
 L., his wife, of Winnetka, } recorded October 19, 1871, in book 2,
 Cook county, Illinois, } page 25.
 19 to } Consid. \$2400.00.
 Artemas Carter of } Convey land in Cook county, Illinois,
 Chicago, Illinois. } to wit: (with other property) Block 14,
 Doc. 62. } in John C. Garland's Addition to the vil-
 lage of Winnetka, as the same is laid out
 on the plat of said addition, as recorded in the recorder's office of
 Cook county, Illinois, in book 165 of maps, page 143.

Subject to the taxes assessed for 1868.

Homestead rights waived.

Certificate of acknowledgment, dated July 17, 1868, commences:

"State of California, }
 "County of Sacramento. } ss. I, Julius Wetzler, a notary public in
 "and for the city of Sacramento in said
 "county and state do hereby certify" &c., is attested:

"Given under my hand and notarial seal this " &c., and signed:

"(Notarial)
 (Seal.)" "Julius Wetzler,
 "notary public,
 "Sac., Cal."

(No certificate of magistracy or conformity appended.)

A re-record of deed recorded August 10, 1868, as Document 178470,
 in book 461 of deeds, page 621, as appears by the recorder's certificate
 appended to this record.

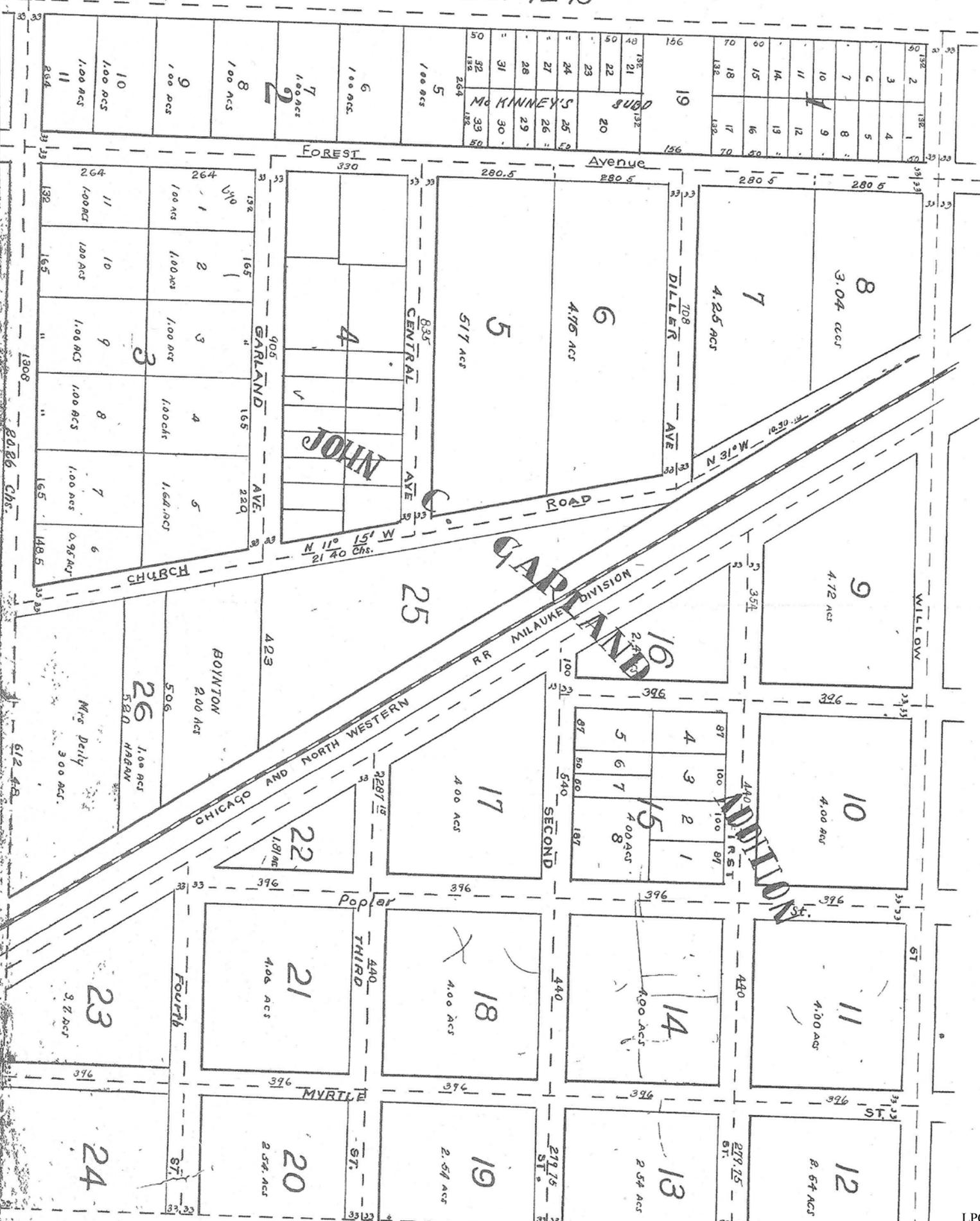
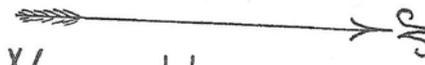
+ Title, 315 Poplar St

2015.09.01

Selected pages from property abstract (Winnetka Historical Society, property file)

2-B

John C. Garland Addition to Winnetka
 in SW 1/4 Sec 21-42-13



BLOCK 13/14

DOCUMENT	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
		ORIGIN				
62	John G. Barland of	Artemas Carter	W.D.	Mar 30 58	Oct 19 71	
2751	Artemas Carter of	Frank Allis	W.D.	Nov 16 71	Nov 16 71	W 1/2 N 1/2
50829	Same	Louis Hillbrecht	W.D.	Aug 16 72	Aug 20 72	1/2 W 1/2
4930	Artemas Carter of	Danl Mahoney	W.D.		Dec 12 74	E 1/2 N 1/2
4931	Danl Mahoney of	Artemas Carter	M.		Dec 12 74	E 1/2 N 1/2
28536	Danl Mahoney	Margt McAdam	M.		May 15 75	E 1/2 N 1/2
110637	Artemas Carter of	Murry Nelson	W.D.	Nov 9 76	Nov 13 76	E 1/2 S 1/2
159672	Mathew Mitchell	Cath A Flynn	W.D.	Oct 12 77	Nov 23 77	N E 1/4
159693	John Flynn assignee	Mathew Mitchell	W.D.	Oct 9 77	Nov 23 77	N E 1/4
282469	Murray Nelson	Antioch College	Deed	Nov 9 76	July 30 80	E 1/2 S 1/2
425143	Frank Allis of	John Neilson	W.D.	Oct 7 82	Oct 11 82	N W 1/4
428963	John Neilson of	Frank Allis	M.	Oct 7 82	Oct 30 82	N W 1/4
35/369	Louis Hillbrecht	{N}	Inv.		May 16 84	S W 1/4
560300	Murry Nelson of	Antioch College	W.D.	Dec 27 83	July 15 84	S E 1/4
760907	Frank Allis	John Neilson of	Rel 128763	Oct 7 86	Oct 8 86	W 1/2 N 1/2
7256809	Catherine A Flynn	Margt Schramm	W.D.	Apr 24 90	Apr 24 90	E 1/2 N 1/2
1252810	Margt Schramm hus	Andrew M. Roake	W.D.	Apr 24 90	Apr 24 90	E 1/2 N 1/2
1295495	Andrew M. Roake	Margaret Schramm	Rel 1252810	June 30 90	June 30 90	E 1/2 N 1/2
1764541	Charlote Hillbrecht	Lottis Carlitz	W.D.	Oct 11 92	Nov 9 92	S W 1/4
1764542	Lottis Carlitz	Thos G Winder	W.D.	Oct 11 92	Nov 9 92	S W 1/4
1805903	Barton Prouty of	Margt Schramm	O.C.	Mar 6 93	Mar 6 93	N E 1/4
1805904	Danl Mahoney of	Barton Prouty	O.C.	Feb 27 93	Mar 6 93	N E 1/4
1880949	Catherine A Flynn	Margaret Schramm	W.D.	June 22 93	June 5 93	E 1/2 N 1/2
1880950	Danl Mahoney of	Artemas Carter	M.	Dec 2 74	June 5 93	same
"	Horace W Carter	John Flynn	asst	Aug 18 77	June 5 93	same
"	John Flynn	Mathew Mitchell	Sale	Oct 9 77	June 5 93	same
1887013	Margt Schramm hus	Geo M Candee	W.D.	June 15 93	June 15 93	N E 1/4
1887014	Geo M Candee	Barton Prouty	W.D.	June 15 93	June 15 93	N E 1/4
1944526	Lottis Carlitz hus	Wimelka B. L. A.	M.	Apr 25 93	Oct 20 93	S 1/2 W 1/2
1974216	Thos G Winder	Lottis Carlitz	Rel 1764542	Dec 21 93	Dec 29 93	S W 1/4
2016536	Barton Prouty	Geo M Candee	Rel 1887014	Mar 7 94	Mar 30 94	N E 1/4
32/249	Geo M. Candee	{N}	Inv.		Apr 30 94	N E 1/4
2366437	Heirs of Geo M Candee	Geo W Candee	O.C.	Mar 27 96	Apr 1 96	N E 1/4
2366438	Fredk J Candee	Same	O.C.	Mar 31 96	Apr 1 96	N E 1/4
2371170	Geo W Candee		afft.	Apr 9 96	Apr 11 96	N E 1/4
2371171	Annie Candee	Geo W Candee	O.C.	Apr 7 96	Apr 11 96	N E 1/4
2371366	Geo W Candee et al	Kath M Nelson	W.D.	Mar 25 76	Apr 11 96	W 1/2 ft E 1/2 N 1/2
2398458	Geo W Candee of	Newton S Candee	W.D.	June 3 96	June 4 96	50 ft seg at a pt 60 ft from N.E. cor of 2064
2406489	Same	Same	W.D.	June 12 96	June 20 96	50 ft seg at pt 60 ft from N.W. cor. 2064



DOCUMENT	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
2433 816	Katherine M Nelson of	Max K Meyer	JLD	July 28 96	July 31 96	W 60 ft N E 1/4
2433 993	Geo W Candel of	Newton L. Candel	WLD to con	Aug 27 96	Aug 27 96	E 50 ft W 110 ft N E 1/4
2577 016	Same	Geo E Carlton	WLD	July 31 97	Aug 17 97	E 1/2 N E 1/4
2577 017	Newton L Candel of	Same	WLD	July 31 97	Aug 17 97	E 1/2 W 1/2 N E 1/4
2814 044	Kath M Nelson + hus	Carlton Priority	JLD	May 1 99	May 1 99	W 60 ft S N E 1/4
2814 049	Newton L Candel	Kath M Nelson	O-L	Aug 5 96	May 1 99	same
2833 597	Max K Meyer	Katherine M Nelson + hus	Rel	May 5 99	June 14 99	W 60 ft S N E 1/4
2890 571	Winnika B + L A.	Lottie Carlitz et al	Rel 3423816 144526	Nov 3 97	Nov 7 99	S 1/2 W 1/2
3200 785	Newton L Candel of	Katherine M Nelson	WLD	Jan 20 02	Jan 28 02	E 50 ft W 110 ft N E 1/4 (E 1/2 W 1/2 N E 1/4)
3215 985	Katherine M Nelson + hus	Geo E Carlton	LD	Feb 1 02	Mar 11 02	N E 1/4 (E 1/2 W 1/2 N E 1/4)
3381 648	Lottie Carlitz + hus	Phelps B Hoyt	JLD	Apr 24 03	Apr 27 03	S W 1/4
3702 461	Phelps B Hoyt	Lottie Carlitz + hus	Rel	May 3 05	May 27 05	S W 1/4
3884 771	Carlton Priority	Katherine M Nelson et al	Rel 3381648 399044	May 1 06	June 26 06	W 60 ft N E 1/4
3884 772	Katherine M Nelson + hus	Carlton Priority	JLD	May 1 06	June 26 06	same
3895 640	Same	Max K Meyer	JLD	July 16 06	July 17 06	same
4124 112	Carlton Priority	Katherine M Nelson	Rel	Nov 7 07	Nov 11 07	same
4124 113	Max K Meyer	Same	Rel 3384772 399044	Nov 7 07	Nov 11 07	same
4124 114	Katherine M Nelson + hus	Max K Meyer	JLD	Nov 9 07	Nov 11 07	same
4124 115	Same	Jonas H Madson	JLD	Nov 9 07	Nov 11 07	E 33 ft W 93 ft N E 1/4
4295 027	Same	S J Mac Cracker	JLD	Nov 25 08	Nov 30 08	W 60 ft S N E 1/4
4558 220	Jno Nelson of	Agnes Palhaar	WLD	May 9 10	May 10 10	E 50 ft S N W 1/4
4645 725	Lottie Carlitz + hus	Caroline E Pierce	WLD	Oct 5 10	Oct 17 10	S 1/2 W 1/2
4651 816	Caroline E Pierce	Ernest M Schultz	WLD	Oct 25 10	Oct 27 10	S W 1/4
4651 817	Ernest M Schultz	Caroline E Pierce et al	WLD	Oct 26 10	Oct 27 10	S W 1/4
4713 685	Ernest M Kimball	Geo E Dawson	JLD	Feb 15 11	Mar 1 11	S E 1/4
4715 556	Antioch College	Ernest M Kimball	WLD	Jan 31 11	Mar 3 11	S E 1/4
4875 383	Kath M Nelson + hus	Max K Meyer	JLD	Nov 9 11	Nov 29 11	W 60 ft N E 1/4
4878 470	S J Mac Cracker	Kath M Nelson + hus	Rel	Dec 9 11	Jan 16 12	same
4878 471	Max K Meyer	Same	Rel 4255037 4124114	Dec 9 11	Jan 16 12	same
5078 233	John Nelson	John Warrington	WLD	Nov 8 12	Nov 9 12	N 1/2 1/4 (E 1/2 S 1/4)
5080 263	Jno Warrington of	Ellen Swanson	JLD	Nov 8 12	Nov 13 12	same
5169 498	Geo E Dawson	Ernest M Kimball	Rel	Apr 22 13	Apr 23 13	S E 1/4
5218 262	Ernest M Kimball of	Dudley K French et al	WLD	July 1 13	July 2 13	E 60 ft S E 1/4
5218 263	Same	Charles A Tibbalt et al	WLD	July 1 13	July 2 13	W 60 ft E 120 ft S E 1/4
5247 282	Caroline E Pierce	Chas Sargo Dr J Co	JLD	Aug 14 13	Aug 18 13	W 65 ft S W 1/4 (E 1/2 S 1/4)
5285 398	Same et al	Same	JLD	Oct 8 13	Oct 16 13	E 60 ft S W 1/4 (E 1/2 S 1/4)
5299 219	Dudley K French of	Ernest M Kimball et al	WLD	Oct 20 13	Nov 5 13	E 60 ft S E 1/4
5299 220	Chas A Tibbalt of	Same	WLD	Oct 20 13	Nov 5 13	W 60 ft E 120 ft S E 1/4
5299 221	Ernest M Kimball + of	Chas A Tibbalt et al	WLD	Oct 20 13	Nov 5 13	W 60 ft E 153 ft S E 1/4
5299 222	Same	Dudley K French et al	WLD	Oct 20 13	Nov 5 13	E 92 ft S E 1/4

DOCUMENT	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
5 5 9 12 0 3 9	Agnes Palhaar	Francis E Meyer	W.D.	Mar 1 15	Mar 12 15	E 50 ft NW 1/4
5 5 9 20 4 0	Francis E Meyer of	Agnes Palhaar	J.D.	Mar 1 15	Mar 10 15	same
5 6 8 7 9 9 8	Dudley K French of	Standard Tr & Sarg's Bk	J.D.	Aug 6 15	Aug 10 15	E 93 ft SE 1/4
5 6 9 7 1 1 3	Chas A Tibbals jr of	Same	J.D.	Aug 21 15	Aug 23 15	W 60 ft E 153 ft SE 1/4
5 7 5 6 2 5 0	Geo C Colton	Andrew D Foster	W.D.	Sep 14 15	Nov 20 15	NE 1/4 (E 153 ft)
5 7 5 6 2 5 1	Andrew D Foster	E T + J Co	J.D.	Sep 14 15	Nov 20 15	same
5 9 5 0 6 0 9	Marie S Birchard-hus	Same	J.D.	Sep 11 16	Sep 15 16	same
5 9 5 3 7 7 5	Andrew D Foster of	Marie S Birchard	W.D.	Sep 11 16	Oct 31 16	NE 1/4 (E 153 ft) for st
5 9 8 7 9 3 2	Katherine M Nelson-hus	Jos A Russell	J.D.	Oct 25 16	Nov 6 16	W 93 ft E 1/2 N 1/2
6 0 0 7 1 7 9	Jonas H Madsen	Kath M Nelson + hus	Rel	Dec 4 16	Dec 6 16	E 33 ft W 93 ft NE 1/4
6 0 0 7 1 8 0	Max K Meyer	Same	Rel	Dec 4 16	Dec 6 16	W 60 ft NE 1/4
6 0 0 7 9 3 4	Agnes Palhaar	Francis E Meyer	Rel	Nov 24 16	Dec 7 16	E 50 ft of NW 1/4
6 2 6 6 6 9 4	E T + J Co	Marie S Birchard-hus	Rel	Oct 4 17	Oct 8 17	NE 1/4 (E 153 ft) for st
6 2 2 6 3 2 3	Ellen Swanson	John Warrington of	Rel	Nov 6 17	Nov 8 17	NW 1/4 (E 50 ft)
6 5 5 6 6 2 2	Ernest M Kimball	Helen H Jaeger	W.D.	June 10 19	June 24 19	SE 1/4 B 1/4 (E 153 ft measured from center of st)
6 5 6 0 9 7 0	Helen H Jaeger-hus	E T + J Co	J.D.	June 10 19	June 27 19	same
6 1 1 5 4 2 1	Caroline E Pierce et al	Paige J Keeney of Laura K	W.D.	Sep 8 19	Sep 8 19	E 60 ft SW 1/4 B 1/4
6 6 7 6 4 4 0	Chgo Trust Co	Caroline E Pierce et al	Rel	Sep 8 19	Nov 20 19	W 65 ft of SW 1/4
6 7 7 5 3 9 9	John Warrington of	J Ward Butler of Bezie	W.D.	Mar 27 20	Mar 29 20	NW 1/4 B 1/4 (E 50 ft)
6 7 7 5 4 0 0	J Ward Butler of	E T + J Co	J.D.	Mar 27 20	Mar 29 20	same
6 9 4 6 4 1 3	E T + J Co	Andrew D Foster	Rel	Sep 20 20	Sept 22 20	NE 1/4 1/4 (E 153 ft)
7 2 9 8 3 2 6	Marie S Birchard-hus	Park A Garw of Lullala	W.D.	Sep 8 21	Oct 17 21	NE 1/4 E 93 ft B 1/4
7 2 9 8 3 2 7	Park A Garw of	E T + J Co	J.D.	Sep 8 21	Oct 17 21	same
7 2 9 9 3 7 6	E T + J Co	Helen H Jaeger-hus	Rel	June 9 21	Oct 18 21	SE 1/4 B 1/4 (E 153 ft meas from edge of st)
7 4 6 2 5 6 5	Same	Park A Garw of	Rel	Apr 10 22	Apr 14 22	NE 1/4 (E 93 ft)
7 5 2 2 1 7 5	Park A Garw of	Dudley K French	W.D.	Apr 10 22	May 31 22	15 ft NE 1/4 (E 153 ft)
7 5 9 3 9 8 0	Same	Robt F Linn jr of Munnis	W.D.	July 29 22	July 31 22	NE 1/4 (E 153 ft) (E 15 ft) of st
8 2 0 8 1 5 0	Robt F Linn jr of	Oscar H Hangan	J.D.	Dec 3 23	Dec 4 23	same
8 3 2 5 1 0 0	Helen H Jaeger-hus	First Tr & Bank	J.D.	Mar 14 24	Mar 20 24	SE 1/4 B 1/4 (E 153 ft meas from center of st)
6 0 5 8 5 m L	Wm A Beaudry & Agnes	Robt F Linn jr			July 22 24	NE 1/4 (E 153 ft) (E 15 ft) of st
8 8 6 1 9 2 9	J Ward Butler of	Northern Trust Co	J.D.	Apr 13 25	Apr 14 25	NW 1/4 (E 50 ft) (E 55 ft)
8 8 9 6 1 5 2	E T + J Co	J Ward Butler of	J.D.	May 1 25	May 4 25	NW 1/4 B 1/4 (E 50 ft)
9 0 9 5 9 5 0	J Ward Butler of	Jos Walker jr of Margarita	W.D.	Nov 10 25	Nov 13 25	E 53 ft NW 1/4 (E 50 ft)
9 0 9 5 9 5 1	Jos Walker jr of	E T + J Co	J.D.	Nov 10 25	Nov 13 25	same
9 1 8 7 1 3 8	Caroline E Pierce	Wm H Pierce	O.C.	Feb 23 26	Feb 23 26	W 127 ft SW 1/4
9 2 0 6 5 3 5	E T + J Co	Jos Walker jr	Rel	Mar 13 26	Mar 15 26	E 53 ft of NW 1/4 (E 50 ft)
9 3 4 0 2 9 2	Katherine M Nelson-hus	Carlton Proxity	J.D.	July 6 26	July 15 26	W 46 ft NE 1/4
9 3 7 4 5 1 0	Wm H Pierce	Edw J Leonard et al	W.D.	Aug 6 26	Aug 17 26	E 50 ft of W 127 ft of SW 1/4
9 3 7 4 5 1 1	Edw J Leonard of	State Bank & Tr Co	J.D.	Aug 11 26	Aug 17 26	same
9 3 7 4 5 1 2	Hollis J Gleason of et al	E T + J Co	J.D.	Aug 11 26	Aug 17 26	same

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94 618 0 63	Gas A Russell	Katherine Mc-Nelo Nelson	Rel 5987932	Oct 23 26	Nov 16 26	W 93 ft E 1/2 N 1/2
95 19 0 58	John T Walker Jr of	Chas R Lutheland	W/D	Jan 6 27	Jan 11 27	553 ft NW 1/4 Sec 50 ft of
	Katherine M Nelson	(N)	Inv		Feb 4 27	W 93 ft N E 1/4
95 48 7 84	Edw C Leonard etal	C T + J Co	J/D	Jan 26 27	Feb 11 27	W 46 1/2 ft W 93 1/2 ft N E 1/4
95 48 7 35	Same	Same	J/D	Jan 26 27	Feb 11 27	247 ft W 93 1/2 ft N E 1/4
95 53 0 65	Same	Body Trust Co	J/D	Jan 19 27	Feb 17 27	same
95 86 7 50	C T + J Co	Edw T Leonard of Margt	Rel 9548734	Mar 16 27	Mar 21 27	1/2 ft of W 46 1/2 ft of W 93 1/2 ft N E 1/4
95 97 9 40	Nelo Nelson	Same etal	W/D	Jan 18 27	Mar 30 27	W 93 ft N E 1/4
95 97 9 41	Edw T Leonard etal	Bailton Pronty	J/D	Jan 18 27	Mar 30 27	W 46 ft N E 1/4
95 97 9 42	Same	Thomas Winfield Shackery Jr	W/D	Jan 19 27	Mar 30 27	247 ft W 93 ft N E 1/4
95 98 9 46	Same	Body Tr Co	J/D	Jan 19 27	Mar 31 27	246 1/2 ft W 93 ft N E 1/4
96 02 6 89	Chas R Lutheland of	C T + J Co	J/D	Mar 29 27	Apr 4 27	same as Dec 9519 058
96 17 5 21	C T + J Co	Edward Leonard etal	Rel 9548737	Apr 8 27	Apr 16 27	2 1/2 ft of W 46 1/2 ft of W 93 1/2 ft N E 1/4
96 33 0 09	Edw T Leonard of	George D Full of Margt	W/D	Apr 25 27	Apr 29 27	250 ft of W 127 ft of SW 1/4
96 35 0 48	Body Trust Co	Edw T Leonard etal	Rel 9552065	Apr 11 27	May 2 27	247 ft W 93 1/2 ft N E 1/4
96 44 0 06	Bailton Pronty	Katherine M Nelson + hus	Rel 7340292	Feb 15 27	May 9 27	W 46 ft N E 1/4
99 14 5 19	G Ward Butler of	{ Robt F Linn Jr + Benjamin F Linn Jr }	W/D	Jan 21 28	Feb 1 28	NW 1/4 - 14 Cont 5 ft + 6 ft of 53 ft
99 14 5 20	Robt F Linn Jr etal	C T + J Co	J/D	Jan 21 28	Feb 1 28	same
99 24 8 28	C T + J Co	Hollis G. Gleason of etal	Rel 9379112	Feb 8 28	Feb 11 28	250 ft of W 127 ft of SW 1/4
100 02 0 61	Edw T Leonard etal	Edw Grube of etal	W/D	Dec 6 27	Apr 26 28	W 46 ft of N E 1/4 B 14 (cont for ft)
101 93 6 35	Alfred Tindell	Hy R. Hale	J/D	Dec 20 28	Oct 31 28	53 ft W of rd of 55 ft
102 13 6 01	State Bk of Chgo	Robt F Linn Jr of Mimmie	Extra 8308150	Nov 14 28	Nov 22 28	N E 1/4 Cont W 93 1/2 ft 2 1/2 ft 15 ft
102 90 3 24	Ed Grube of	C T + J Co	J/D	Feb 5 29	Feb 31 29	W 46 1/2 ft W 93 1/2 ft N E 1/4 B 14
103 50 6 46	Same	Same	J/D	Feb 5 29	Apr 25 29	same
103 53 6 68	C T + J Co	Edward T Leonard etal	Rel 9548734	Apr 24 29	Apr 29 29	same
103 73 2 38	Rudley K French of	Natl Bank of Republic	J/D	May 6 29	May 16 29	2 E 1/4 of B 14
103 87 0 34	Natl Bk of Republic of Chgo	Rudley Kimball French of	Rel 5687998	Apr 22 29	June 1 29	233 ft of E 1/4 B 14
167 627	much of mfg Co etal	Edw Grube		Oct 31 29		W 45 ft of W 93 1/2 ft
1052 52 86	Helen Hobart Jaeger + hus	Max K Meyer	J/D	Nov 1 29	Nov 6 29	2 E 1/4 B 14 (cont 15 ft)
1052 9 3 73	Thomas W Shackery Jr of	C T + J Co	J/D	Nov 7 29	Nov 12 29	247 ft of W 93 1/2 ft N E 1/4 B 14 (cont)
1054 2 1 98	C T + J Co	Ed T Leonard etal	Rel 9548735	Nov 23 29	Nov 27 29	247 ft W 93 1/2 ft N E 1/4 B 14
1054 2 1 99	Thos W Shackery Jr of	C T + J Co	J/D 10529393	Nov 7 29	Nov 27 29	247 ft W 93 ft N E 1/4 B 14 (cont so much of as follows in etc in N side of rd)
1059 2 2 37	Parke J Keeney of	First Union T + S Bk.	J/D	Feb 3 30	Feb 11 30	260 ft of W 1/4
1059 9 3 91	C Chgo Trust Co	Caroline E Pierce etal	Rel 5285398	Mar 12 25	Feb 21 30	same
1060 3 0 05	C T + J Co	Thos W Shackery Jr of	Rel 10529393	Feb 26 30	Feb 27 30	247 ft W 93 ft N E 1/4 B 14 (cont so much of as follows in etc in N side of rd)
1061 1 9 81	Caroline E Pierce etal	Parke J Keeney of Laura	W/D 615421	Apr 8 19	Mar 12 30	260 ft of W 1/4
1063 4 3 77	Northen Trust Co	Robt F Linn Jr etal	Extra 5861999	Mar 22 30	Apr 11 30	NW 1/4 B 14 (cont 250 ft + 55 ft)
1063 4 4 18	Wm H Pierce of	C T + J Co in 248 41	Inv 3	Apr 7 30	Apr 11 30	2 W 1/4 (cont E 110 ft)
1087 6 8 22	Helen H Jaeger + hus	Farmers T + S Bk.	J/D	Mar 21 31	Apr 7 31	2 E 1/4 B 14 (cont 153 ft)
1087 6 8 23	Same	Max K Meyer	J/D	Apr 1 31	Apr 7 31	same
1088 3 5 15	Max K Meyer	Helen Hobart Jaeger + hus	Rel 10525286	Apr 4 31	Apr 17 31	same

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10 88 35 16	1st Union I. & S. Bk.	Helen Herbert Jaeger hmo	Rel 3335 100	Apr 15 31	Apr 17 31	S E 1/4 B 14 (E 153 ft)
10 93 01 3	Geo W Full. of	E T & J Co	JLD	June 30 31	July 1 31	E 50 ft of W 127 ft of S W 1/4
10 95 26 41	State Bank & Co	Edw J Leonard etal	Rel 7377 811	Aug 11 31	Aug 11 31	same
11 0 44 51 8	Life Ins Co of Nev	Thos W Thackeray jr	Extr 959294	Dec 16 31	Feb 10 32	E 46 1/2 ft of N 93 ft of E 1/4
12 6 2 98 2 6	Walter S Johnson	Robt F Linn jr etal	Bill		Jan 30 33	N E 1/4 Sec W 93.13 ft. by 15 ft by 1314 ft
11 2 1 0 8 2 7	Thos W Thackeray jr	Georgiana Thackeray	Q.C.	Mar 15 33	Mar 16 33	E 46 1/2 ft of W 93 ft of E 1/4
11 2 5 1 48 8	M in C B 262 982 C.	Walter S Johnson	Sale	June 14 33	June 23 33	same as Dec B 262 982 C
11 2 9 49 2 0	329 490 Francis E Meyers Chas A Tibbals jr.	(W) E T & J Co	Inv JLD		July 12 33 Oct 6 33	E 50 ft NW 1/4 of Blk 14
11 3 1 7 0 3 7	Natl Bk of Republic	Chas A Tibbals etal	Rel 5627 113	Nov 16 33	Nov 17 33	Pt of S E 1/4 B 14. D. of beg at pt in etc to Hawthorne et. 93 ft W of intersection of etc of etc with etc line of Myrtle etc. the N part with etc line of Myrtle etc to N line of S E 1/4 B 14 etc W on the Paul with etc of Hawthorne et 60 ft the part with etc line of Myrtle etc to etc line of Hawthorne etc then Saly etc line of Hawthorne etc to S. B.
34 8 8 8	Joseph Meyers etal	Mary C Des Autels etal	Bill		Jan 4 34	E 50 ft of NW 1/4 B 14
11 4 6 7 7 5 3	M in C B 262 982	Walter S Johnson	W	Sep 31 34	Sep 30 34	N E 1/4 Sec W 93.13 ft by 15 ft by 1314 ft
11 5 5 1 0 7 0	State Bank & Co	Helen Richardson	W	Jan 15 35	Jan 21 35	E 50 ft of NW 1/4
11 6 6 8 9 9 1	Northern Ins Co	J Ward Butler etal	Rel 5861 999	Aug 21 35	Aug 23 35	E 65 ft of NW 1/4 of E 50 ft of S 55 ft
11 6 6 8 9 9 2	Benj H Law of	Cordelia Danforth Goodhue	W D	Aug 21 35	Aug 23 35	NW 1/4 of E 50 ft of S 53 ft. of W 77 ft
11 6 6 9 5 7 8	E T & J Co	Robt F Linn jr etal	Rel 9914 520	Aug 21 35	Aug 26 35	same
11 6 8 0 5 1 5	No Trust Co	J Ward Butler etal	Rel 5861 999	Sep 13 35	Sep 18 35	same as Dec 5861 999
11 7 1 2 1 2 2	Village of W. Winnetka		Sale	Nov 15 35	Nov 19 35	(E 50 ft) W 127 ft of S W 1/4
11 7 1 3 1 8 3	Same		Sale	Nov 15 35	Nov 19 35	W 77 ft of S W 1/4
11 7 6 3 5 7 9	Parke J Keeney of	Marian Keeney	Q.C.	Feb 15 36	Feb 20 36	E 60 ft S W 1/4 B 14
11 7 6 3 5 8 0	Marian Keeney	Thomas & Fitzgerald jr	Wm J	Feb 14 36	Feb 20 36	same
11 7 6 5 7 9 8	Benj H Law of	Gertrude K. Reade	W D	Feb 24 36	Feb 25 36	W 72 ft of NW 1/4 (E 53 ft)
11 7 8 6 6 0 4	1st Natl Bk.	Helen Jaeger	Extr 1057 1822	Mar 31 36	Apr 3 36	S E 1/4 (E 153 ft)
11 7 9 8 3 6 5	Northern I. S. Co.	J W Butler etal	Rel 5861 999	Apr 13 36	Apr 25 36	W 72 ft NW 1/4 (E 53 ft)
11 8 2 6 9 0 1	Geo W Full of	Northern Mutual Life Ins Co	Mtge	May 22 36	June 5 36	E 50 ft W 127 ft S W 1/4
11 8 5 9 6 2 4	Edw Grupe of	Nels Nelson of Era	Q.C.	Nov 16 35	Aug 1 36	W 46 ft of N E 1/4
11 8 6 5 6 8 6	E T & J Co	Geo W Full of	Rel 1093 013	Aug 11 36	Aug 13 36	E 50 ft W 127 ft of S W 1/4
11 8 7 6 9 3 1	Same	Edw Grupe of	Rel 1027 0324	Sep 3 36	Sep 5 36	W 46 ft W 93 ft of N E 1/4
11 8 7 5 9 3 2	Nels Nelson	Edward J Leonard etal	Rel 1083 0246	Sep 2 36	Sep 5 36	W 46 ft of N E 1/4
11 8 8 2 6 0 9	Henny P Karstens	Chas A Tibbals jr	Extr 9597 241	Aug 31 36	Sep 21 36	same as Dec 1122 4990
3 6 6 1 4 0 9 8	People of the State	Martin L. Adams etal	Extr 1122 4990		Dec 14 36	W 46 ft of W 93 ft of N E 1/4
11 9 3 2 3 1 9	Georgina Thackeray etal	Prudential Ins Co of A	Mtge	Jan 6 37	Jan 7 37	E 47 ft W 93 ft of N E 1/4 etc etc together with easement over the E 4 ft of W 46 ft. over W 1/4 of S E 1/4 of W 93 ft. of S W 1/4 B 14
11 9 4 0 7 4 6	Coody Ins Co	Edward J Leonard etal	Rel 9597 241	Jan 22 37	Jan 26 37	E 46 ft W 93 ft N E 1/4
11 9 6 7 0 6 6	Chas R Southland of	E T & J Co	Rel 1059 2237	Mar 17 37	Mar 22 37	S 53 ft of NW 1/4 E 50 ft of B 14
11 9 7 1 9 4 4	1st Natl Bk.	Parke J Keeney	Extr 1059 2237	Feb 5 37	Mar 31 37	E 60 ft of S W 1/4
11 9 7 7 0 6 6	E T & J Co	Chas Southland	Rel 9602 689	Apr 5 37	Apr 8 37	S 53 ft NW E 50 ft

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				MO	DAY	MO	DAY	
11990944	Village Winnetka		Sale	May	1 37	May	4 37	W 77 ft of SW 1/4 B 14
11990945	Same		Sale	May	1 37	May	4 37	(E 60 ft) W 127 ft of SW 1/4
12036007	Thos Shackery jr	Burton L. Wolff of Winnetka	WD	Aug	2 37	Aug	3 37	same as Dec 1054 2192
12050535	May K Meyer	Helen H Jaeger + hus	Rel	Sep	1 37	Sep	7 37	SE 1/4 B 14 (E 153 ft)
12072822	Helen Richardson	Winnetka T & Bk	TD	Nov	2 37	Nov	6 37	E 50 ft NW 1/4
12085563	Helen H Jaeger + hus	Earl G Mc Abey jr	O.C.	Nov	22 37	Nov	22 37	SE 1/4 (E 6 153 ft)
12085564	Earl G Mc Abey	Ralph M Jaeger of Winnetka	O.C.	Nov	22 37	Nov	22 37	same
12215869	Nels Nelson of	Harold Lockett of Louisa Ia	WD	Aug	24 38	Sep	27 38	W 46 ft of SE 1/4
12222293	Village of Winnetka		Sale	Sep	26 38	Oct	13 38	W 77 ft SW 1/4
12222303	Same		Sale	Sep	26 38	Oct	13 38	(E 60 ft) W 127 ft SW 1/4
12264729	Helen H Jaeger + hus	C T & Co	TD	Jan	21 39	Jan	25 39	SE 1/4 B 14 (E 153 ft) meas from ch bu of st.
12271058	C T & Co	Helen H Jaeger + hus	Rel	Feb	10 39	Feb	14 39	same
12414524	village of Winnetka		Sale	Dec	1 39	Dec	26 39	24 E 50 ft x W 127 ft SW 1/4
12849696	First Natl Bk	Parke J Keoney of Evanston	WD	Jan	30 42	Mar	3 42	E 60 ft of SW 1/4
12880997	Ludley R French of	C A Tibbals jr	WD	June	15 22	Apr	24 42	* 15 ft (of E 60 ft x 15 1/2 ft) of NE 1/4 (E 73.13 ft) of SW 1/4 (E 153 ft) for st on N & E sides (E 153 ft) subject to easement
12884122	Chas A Tibbals jr	C T & Co	TD	Apr	25 42	Apr	30 42	same as Dec 11294990
12902325	C T & Co	Chas A Tibbals	R	May	24 42	June	2 42	Also same as Dec 12880997 for 20 x 70 ft
12975243	Walter S. Johnson	Rayford A. Toft	O.C.	Oct	6 42	Oct	19 42	NE 1/4 (E 73.13 ft) + (E 153 ft) of SW 1/4
12975244	Rayford A. Toft	Walter S. Johnson et al, jts	O.C.	Oct	7 42	Oct	19 42	same
12986486	Winnetka T & Bk	Helen H Richardson	Rel	Nov	2 42	Nov	9 42	E 50 ft of NW 1/4 B 14
13031610	Prudential Ins. Co.	Georgina Shackery + hus	R	Jan	11 43	Feb	17 43	E 47 ft W 93 ft NW 1/4
13124685	Ralph W. B. Peade	Anne L. Fries	O.C.	Aug	9 43	Aug	16 43	W 72 ft (E 153 ft)
13124686	Anne L. Fries	Ralph W. B. Peade	O.C.	Aug	9 43	Aug	16 43	same
13158328	C T & Co	Chas L. Southland	R	Oct	11 43	Oct	14 43	SE 1/4 of NW 1/4 E 650 ft
13163424	Ralph M. Jaeger + hus	Harriet B. Metcalf	WD	Oct	19 43	Oct	21 43	SE 1/4 B 14 (E 153 ft) meas from ch bu of st.
13285854	C T & Co	Helen H Jaeger + hus	R	May	11 44	May	18 44	same
13302103	Geo. D. Full + hus	Trust Co. 7 41 26	TD	June	5 44	June	14 44	E 50 ft of W 127 ft of SW 1/4
13302746	Thos C Fitzgerald	Randolph Rohrer	D	June	3 44	June	15 44	E 60 ft SW 1/4 B 14
13329532	Randolph Rohrer	Norman Brash	TD	July	29 44	July	31 44	same
13329532/381	Wm Henry Biene	(D)	TD			11-20-44	SW 1/4 (E 110 ft) B 14	
13643082	C T & Co. Fr. 24841	Lawrence T. McKinna	R	10 10 45	10 26 45			SW 1/4 (E 110 ft) + (E 139.27 ft) of W 127 ft of E 112 ft.
13643082	Lawrence T. McKinna	1st Natl Bk of Evanston	TD	10 20 45	10 26 45			same
13652917	W. Hook Richardson	Winnetka T & Bk	TD	11 1 45	11 5 45			E 50 ft of NW 1/4
13671639	Winnetka T & Bk	Helen Hook Richardson	R	11 27 45	12 4 45			same
13685359	Helen H. Richardson	Barrett Rogers + Harriet B. Toft	D	12 15 45	12 27 45			E 50 ft NW 1/4
13685360	Winnetka T & Bk	Helen H Richardson + hus	R	12 22 45	12 27 45			same
13688697	1st Natl Bk of Evanston	Clyde E Beavert + hus	D	12 17 45	1 3 46			same as 13643082
13688698	Clyde E Beavert + hus	1st Natl Bk of Evanston	TD	1 28 45	1 3 46			same
13688699	same	same	TD	1 28 45	1 3 46			same

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DOCUMENT	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
13692534	Edith J. Fox	Edith J. Fox	D	12 10 45	1 8 46	8139.27 ft of W 1/2 of E 112 ft of S 1/4 of B-14
13695533	Chas Sutherland & wife	Roland W Pfingenberg	OC	1 10 46	1 12 46	8110 ft of E 1/2 of B-14
13695534	Roland W Pfingenberg	Chas R Sutherland	OC	1 10 46	1 12 46	253 ft of W 1/4 (ex 2.50 ft)
13729791	Edith J. Fox	Trust Co	OC	2 21 46	2 2 46	same
13758190	Tr Co Chgo 5148	Edith J. Fox	OC	3 27 46	4 3 46	8139.27 ft of W 1/2 of E 112 ft of S 1/4 of B-14 (ex 2.50 ft)
13777891	Wm J. Fox	Edith J. Fox	OC	2 14 45	4 15 46	139.27 ft of W 1/2 of E 112 ft of S 1/4 of B-14 (ex 2.50 ft)
13791888	Edith J. Fox	Tr Co Chgo 5148	DM	2 21 46	4 30 46	same 13692534
13787889	Tr Co Chgo 426	Jean Roggenbuck	D	3 26 46	4 30 46	650 ft of W 1/2 of S 1/4 of B-14 (ex 2.50 ft)
13781890	Jean Roggenbuck	Tr Co Chgo 5148	DM	3 26 46	4 30 46	same
13835904	Northwestern Mutual	Alice M Sutherland	OC	4 13 46	7 3 46	same
13876647	Alice M Sutherland	Edw C House	D	8 21 46	8 23 46	853 ft of NW 1/4 (ex 2.50 ft of B-14)
13876648	Edw C House	Alice M Sutherland	D	8 21 46	8 23 46	same
13974522	Barnett Roggenbuck	Forrest A Eason	D	1 10 47	1 13 47	850 ft of NW 1/4 of B-14
13977636	Forrest Eason	Chgo 5148	TD	1 15 47	1 17 47	same
14000128	1st Natl Bk of Chgo	Herman Brash	Extra	2 15 47	2 21 47	860 ft of S 1/4 of B-14
14153143	Clyde E Peaster	N.W. University	TD	9 20 47	2 25 47	SW 1/4 (ex E 110 ft + ex 2.50 ft of W 1/2 of E 112 ft)
14172445	Trust Seal St L	Clyde E Peaster	D	10 10 47	10 31 47	same
14309500	B. L. Wolff	Jock Rose	W.D.	4 22 48	5 7 48	847 ft of W 93 ft of NE 1/4
14309501	Jock Rose	C T & T Co	T.D.	4 22 48	5 7 48	same
14457682	Chas Amatore	Chas A Tibbals Jr	TD	12 9 48	12 28 48	2 1/2 ft of S 1/4 B-14 by W 1/2
14469502	Chas A Tibbals	Chas A Tibbals Jr	R	12 27 48	12 29 48	same 13884122
14527215	C T & T Co	Chas Amatore Tibbals	R	4 1 49	4 6 49	same as 14457682
14617347	Eva May Johnson	Robt W. Smyth	W.D.	8 1 49	8 23 49	NE 1/4 (ex W 93.13 ft) of B-14 (ex 5.10 ft)
14650163	Tr. Co of Chgo	Robt W. Smyth	D	9 23 49	10 10 49	850 ft of W 1/2 of S 1/4 of B-14 also 5139.27 ft of W 2 of E 112 ft of S 1/4 of B-14 (ex 2.50 ft of B-14)
14672684	C-2 + 2. Co	Tr. Co of Chgo	R	11 3 49	11 10 49	same as 13758190
14859856	Clyde E. Peaster	Northwestern Univ	TD	7 18 50	7 25 50	SW 1/4 (ex E 110 ft + ex 2.50 ft of W 1/2 of E 112 ft of S 1/4 of B-14)
14876265	Northwestern Univ	Clyde E. Peaster	R	8 8 50	8 15 50	as above 14153143
14944775	Trust Natl Bk	Park J. Kuncy	R	11 2 50	11 6 50	860 ft of S 1/4 B-14
14965245	Harold J. Smig	Bell & Co	W.D.	11 22 50	12 4 50	NE 1/4 (ex W 93.13 ft) of B-14
14984207	Bell & Co	H. J. Smig	OC	11 20 50	1 3 51	same
15017789	B. J. Co.	Forrest A Eason	R	2 21 51	2 26 51	850 ft of NW 1/4 B-14
15325477	Forrest A Eason	Geo. Engelbaler	W.D.	4 15 52	4 23 52	same
15325478	Geo Engelbaler	C T & T Co	TD	4 15 52	4 23 52	same
15441745	Ralph Reade	Burtram Kribben	W.D.	9 9 52	9 22 52	W 72 ft of NW 1/4 (ex 853 ft)
15441746	Burtram Kribben	C T & T Co	TD	9 16 52	9 22 52	same
15452177	Ralph W Reade	Burtram D Kribben	W.D.	9 9 52	10 3 52	same
15454103	Harold Lockett	Don K Alfred	W.D.	9 10 52	10 7 52	W 46 ft of NE 1/4 of B-14
15454104	Don K Alfred	Prudential Ins. Co	MTG	10 2 52	10 7 52	same

Block 14

DOCUMENT	GRANTOR	GRANTEE	INST	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
15528153	Don K. Alford & Prudential Ins Co	Prudential Ins Co	W	11 8 53	1 19 53	W 46 ft of NE 1/4 of B14
15545201	Prudential Ins Co	Prudential Ins Co	W	13 53	2 13 53	Same as 155454104
16272707	Lester Bigelow	Wilmette St Bk	W	6 15 55	6 17 55	That pt of sec also 15 ft (ext 60 ft of 85 ft NE 1/4)
16245112	Mary T Mc Connachy	Lester Bigelow	W	6 14 55	6 18 55	Same
16393072	C-T-T Co	Jack Rose Ltd	R	10 13 55	10 18 55	E 7 ft of W 1/2 of NE 1/4 of B14
16508483	Dump	Geo J. Engelthal	R	2 20 56	3 15 56	W 1/2 of NW 1/4 B14
16530104	Bestram D Krubben	C-T-T Co	T D	3 26 56	3 28 56	W 27 1/2 of NW 1/4 (4 553) B14
16543325	C-T-T Co	Bestram D Krubben	R	4 4 56	4 9 56	W 92 ft of NW 1/4 (ext 53 ft)
16641015	Jack Rose	C-T-T Co	R	15 9 56	7 17 56	W 1/2 of NW 1/4 of B14 (ext 14 ft of NW 1/4)
16678716	Wm H Flowers	Wm H Flowers	W	8 16 56	8 22 56	That pt of NW 1/4 also 3 15 ft of E 60 ft of 55 ft of NW 1/4
16694568	Dorothy C Bigelow	Wm H Flowers	W	8 15 56	9 11 56	Same
16701928	Wilmette State Bk	Lester Bigelow	R D	9 7 56	9 19 56	That pt of NW 1/4
16725790	Norman Brock	Marian Keeney	D	10 15 56	10 15 56	E 60 ft of SW 1/4 of B14
16809142	Alice M Sutherland	Edward C. Hoase	W	12 24 56	1 24 57	Same as 138 76648
16822113	Clyde E. Reuter	Cleveland A. Thomas	W	5 10 57	6 4 57	W 20 1/4 of E 1/2 of NW 1/4 of B14 (ext 14 ft of NW 1/4)
16922114	Cleveland A. Thomas	1st Nat Bk of Ohio	W	5 10 57	6 4 57	Same
16926310	Cleveland A. Thomas	Francis W. Parker	W	5 31 57	6 10 57	Same
16932130	Northwestern Ohio	Clyde E. Reuter	R	5 31 57	6 17 57	Same as 144 839856
16959253	George J. Engelthal	Grace C. McQueen	W	4 3 57	7 16 57	E 50 ft NW 1/4 B14
16959254	Robert A. McQueen	Home Life Ins Co	W	4 3 57	7 16 57	Same
16981551	Marian Keeney	Thos E. Reuter	W	8 3 57	8 9 57	E 60 ft of SW 1/4 B14
16981552	Thos E. Reuter	1st Nat Bk of Ohio	T D	8 6 57	8 9 57	Same
17489449	Don K. Alford	John A. Collins	W	3 24 59	3 25 59	W 46 ft of NE 1/4 of NW 1/4 of B14 (ext 14 ft of NW 1/4)
17578570	Bestram D Krubben	E-T-T Co	T D	6 20 59	6 24 59	NW 1/4 of E 1/2 of NW 1/4 of B14
17591787	Hubert M. Warren	C-T-T Co	T D	6 29 59	7 8 59	W 72 1/2 ft of NW 1/4 (2553.0 ft)
17599538	Bestram D Krubben	Wm H Flowers	W	6 27 59	7 16 59	Same
17607528	C-T-T Co	B.D. Krubben	R	7 4 59	7 23 59	Same
17613520	Candelin D. Goodhue	Bestram D Krubben	W	6 19 59	7 29 59	pt of B14 by sec 7B
17733994	Geo H. Pritsker	Francis Parker	R	12 11 59	12 11 59	E 1/2 of E 1/2 of NW 1/4 of B14
17801385	Jack Rose	Ruth C. Rose	R	3 8 60	3 10 60	E 47 1/2 of W 1/2 of B14
17885516	C-T-T Co	Jack Rose	R	6 17 60	6 20 60	Same
1818371	Dudley K. French	(R)	W	1 10 61	1 10 61	That pt of SE 1/4
18091685	Adell Taylor	Chas F. S. & F	W	2 16 61	2 23 61	3 15 ft of NE 1/4 of NW 1/4 of B14 (ext 14 ft of NW 1/4)
18108509	1st Nat Bk	Adell Taylor	T D	3 1 61	3 14 61	That pt of NW 1/4
18108210	1st Nat Bk	Same	T D	3 1 61	3 14 61	Same
18171558	Wm. Flowers	Thos. Connolly & Mary	W	5 2 61	5 25 61	20 ft of NW 1/4 of NW 1/4 of B14
18171559	Thos. Connolly	1st Nat Bk	W	5 8 61	5 25 61	Same
18197944	1st Nat Bk	Wm. Flowers	R	6 16 61	6 26 61	Same
18518286	John Collins	C-T-T Co	T D	6 10 62	6 28 62	NW 1/4 of B14
18533572	Ruth C. Rose	Wm. Flowers	R	7 5 62	7 16 62	SW 1/4 of E 1/2 of NW 1/4 of B14 (ext 14 ft of NW 1/4)

(over)

Block 14

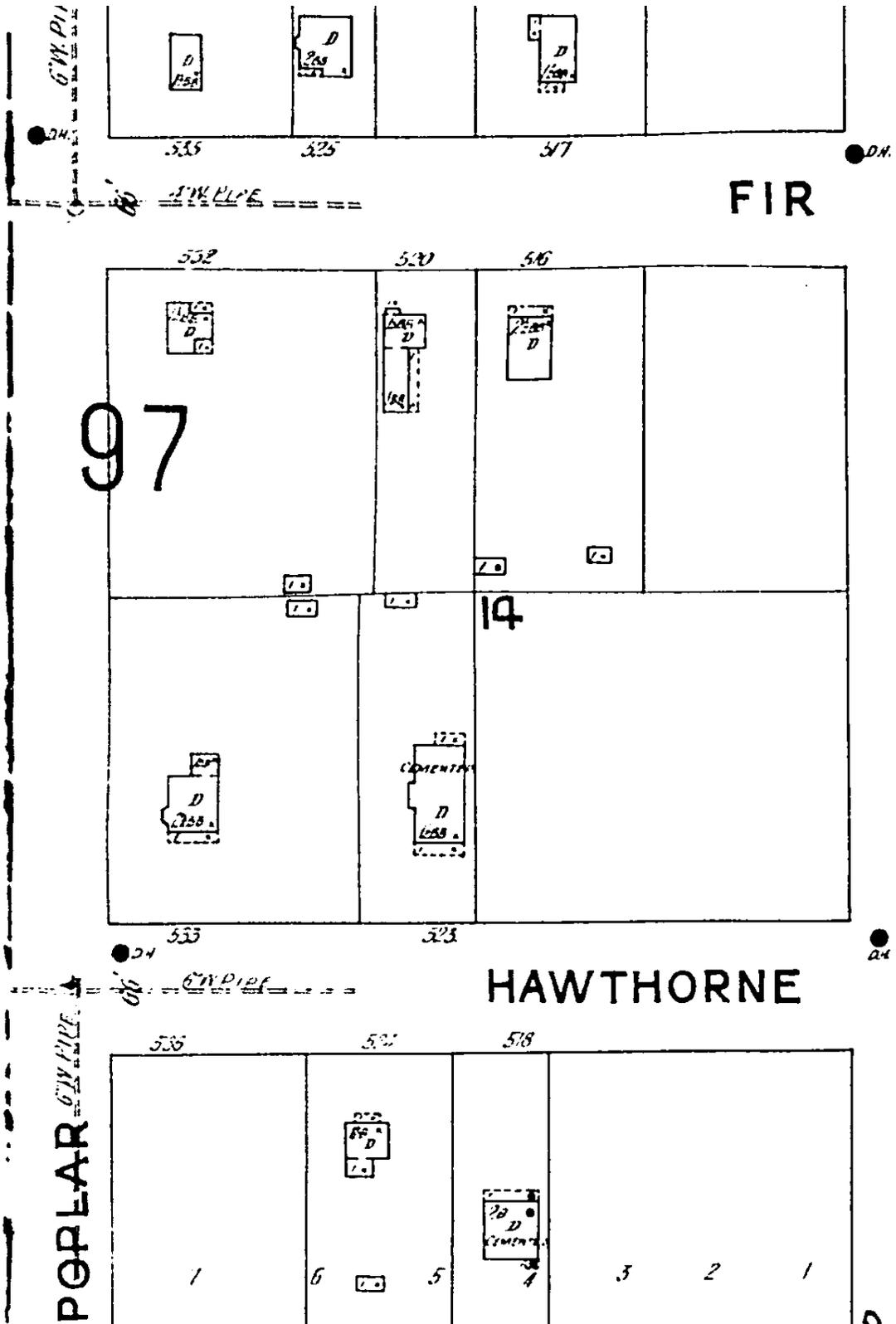
DOCUMENT	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION	
18552536	Robt Johnson & wife	OT & T	T.D.	8 1 62	8 7 62	SE 1/4 B14	
18575508	Constitutional Assoc	Leak K Alford & wife	Rel	8 2 62	8 29 62	W 46 ft NE 1/4 B14 (ex 4)	
18577627	C A Thomas	R D Brava	WD	7 5 62	8 30 62	Same as Dec. 18577627	
18573498	Harrist Metcalf	Robt Woolson & wife	WD	7 31 62	8 27 62	SE 1/4 of B 14 (ex E 153 ft)	
18586050	Mt. Fed Soc	Cleveland P. Thomas	Rel	9 4 62	9 11 62	3 1/4 x 2 1/2 110' alley ft S139.27' W 2' of E 1/2 Mathews	
18588154	John Collins & wife	C T & T Co	T.D.	6 20 62	9 12 62	W 46 ft of NW 1/4 B14 - same as	
18681868	John Collins & wife	C T & T Co	T.D.	12 17 62	12 26 62	same	
18791430	Bell Saw. Loan	Herald Dwyer & wife	K	5 3 63	5 8 63	not BK	
18817681	Robert G. Barr & wife	Elizabeth W. Hinman	WD	1496245	3 1 63	6 6 63	5 1/4 (ex 110 ft alley) & E x S 139 27 ft of NW 1/4 of E 112 ft
19280726	Jamie H. Redson & wife	C. T. & T. Co	T.D.	10 17 64	10 21 64	W 46 ft of NE 1/4 2 Parcel	
19294464	J. J. Collins & wife	J. H. Redson & wife	WD	11 15 64	11 15 64	W 46 ft of NE 1/4 of B14 Parcel 1 (encumbered for debt) Parcel 2	
19303688	C T & T Co	John J. Collins	Rel	1815168	11 12 64	11 12 64	same
19415319	W P Krebs & wife	Wagner & Kramer Inc	nty	3 11 65	3 24 65	W 73' of NW 1/4 (ex 553')	
19425210	Dwyer & Wagner	Victor L. P. Jones & Co	nty	4 1 65	4 5 65	same	
19425211	Belcher & Wagner	Wm P. Krebs	WD	3 10 65	4 6 65	same	
19431589	C T & T Co	D M. Wagner & wife	R	4 7 65	4 12 65	same	
20247585	Ed Fosse	lot F. D. R. Co	nty	8 25 67	8 31 67	253' NW 1/4 E 1/2 50'	
20253940	Joe H. Redson & wife	Ames Hall Bk	Dist	8 15 67	9 8 67	W 46 NE 1/4	
20295058	E C Haase & wife	E S Fosse & P	WD	8 26 67	10 18 67	5 53' of NW 1/4 (ex 550')	
20550714	B H. Dwyer & wife	C T & T Co	T.D.	7 12 67	7 15 67	E 50 ft of NW 1/4 B14	
20560699	Robt G. McLaughlin	Home Life Ins	R	7 16 68	7 24 68	same	
20849579	J H. Fall & wife	1st Nat Bk of Chicago	T.D.	7 10 69	7 14 69	53 ft of NW 1/4 (ex 55 ft)	
20915528	E Fosse	J. H. Fall & wife	WD	7 10 69	7 30 69	same	
20930857	W P Krebs	E Fosse & wife	Rel	8 5 69	8 14 69	same	
21577073	Chgo 7 1st Bk	Chgo 7 1st Bk	Rel	7 15 71	8 9 71	W 46' N 1/4 (ex 4 ft) + same	
21586195	Ames Nat Bk	C H. Staton & wife	D	7 15 71	8 16 71	same	
21636145	C T & T Co	J. Redson	R	9 21 71	9 24 71	same	
21869837	T Connolly Jr	M Connolly	Rel	8 4 72	4 17 72	part SE 1/4 1/2 of NW 1/4	
21999390	R Miller & wife	Chgo Fed S + L	nty	7 26 72	8 2 72	W 46' of NE 1/4 B14 (ex pt) - same	
22026309	1st Nat Bk of Chgo	T. Foster & wife	D	8 11 72	8 24 72	E 60' of SW 1/4 B14	
22038303	Claude & Turo	Richard Miller	WD	9 1 72	9 5 72	part NW 1/4 NW 1/4 B14 (ex pt)	
22054588	Chgo Fed S + L	C H. Staton & wife	Rel	9 8 72	9 19 72	same	
22254358	D Fullerton	Northern Co	T.D.	3 7 73	3 19 73	SE 1/4 B14 ✓	
22330180	Fronk Vollberg	Doris Fullerton	D	5 11 73	5 18 73	same ✓	
22345073	1st F. S. L. A	T.D. Connolly & wife	R	5 18 73	6 1 73	same	
710 19856	Thomas H. Connolly	Mary & Connolly	same	—	4 3 72	SW 1/4 SEC 21	
22451711	R Miller & wife	J. Ransford & wife	WD	8 22 73	8 23 73	W 46 ft NE 1/4 B14	
22780945	C T & T Co	Ana & McLaughlin, wife	Rel	7 12 74	7 11 74	E 50' of NW 1/4	
22789426	C T & T Co	Betham Krubben & wife	Rel	7 19 74	7 22 74	NW 1/4 (ex W 50' and S 53' and W 72')	
22873461	1st N. B. Evanston	Joe. Fall III & wife	Rel	8 30 74	8 30 74	5 53' of NW 1/4 (ex 550')	

Forward To Page 402
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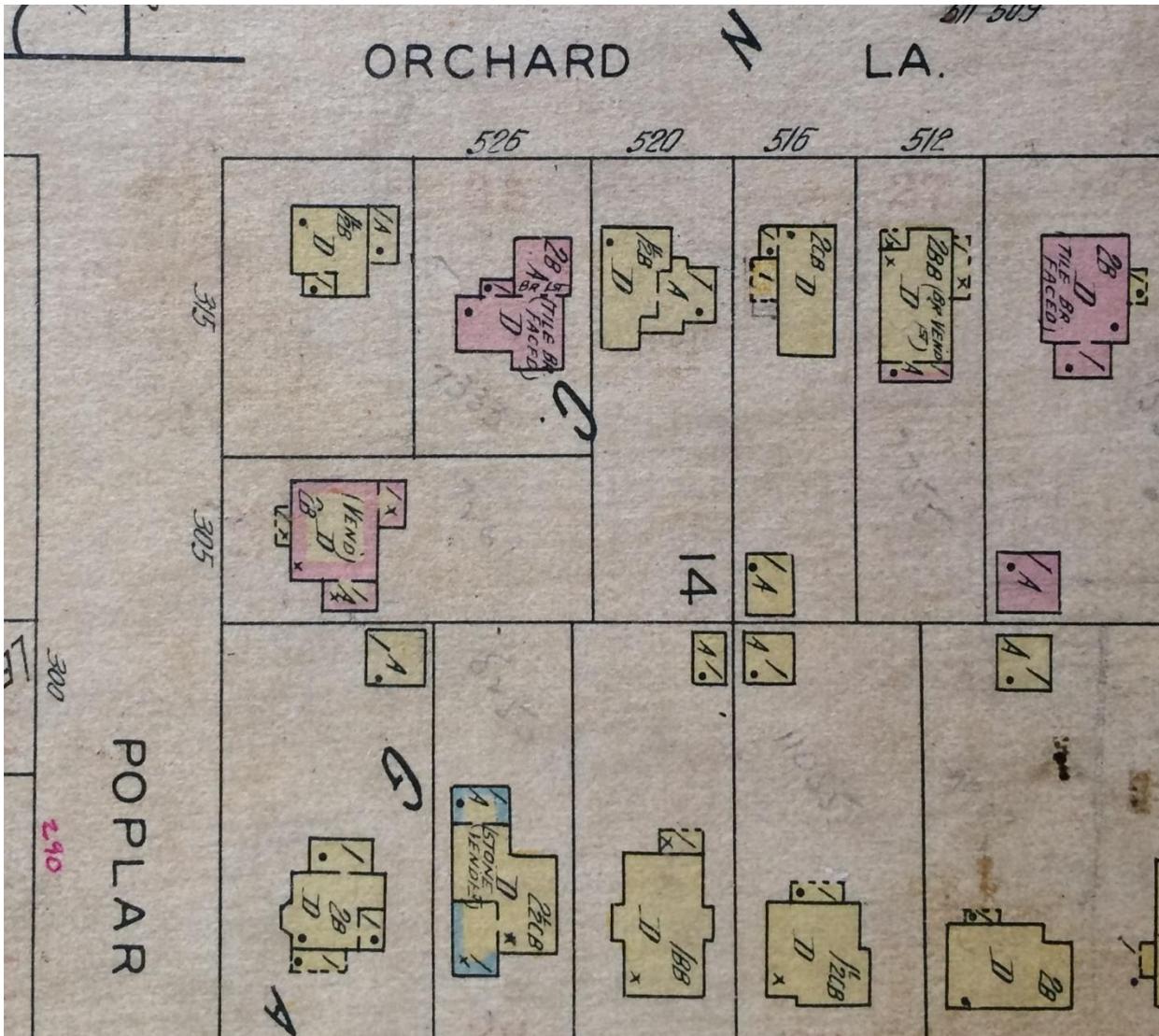
Block 14

GARLAND'S ADD TO WINNETKA

DOCUMENT	PARCEL	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
22833482		Jos. Fall III w/	1st N.B. Evanston	TD	8/15/74	8/30/74	553' of NW 1/4 (Ex E. 50')
23132693		Molly D. Foster		ASSN	6/30/75	6/30/75	E. 60 ft of SW 1/4 of BK 14
23164286		G. CHAET, w/f	Bell FSLA	MTG	7/22/75	7/25/75	PTS. OF BLK 14
23193910		Robert Walsh	Gerald Chaet	WD	7/22/75	8/20/75	E 30' of W 1/2 of SW 1/4 of 14 + 3139.27' of 1/2 of NW 1/4 SW 1/4
23764546	X	E.W. Hinman	J.D. Hinman w/	QC	12/30/76	12/30/76	PT of B 14
24445780		CT & T	R. C. Woodson w/	R	3/11/78	3/15/78	SE 1/4 of B 14
24570485	+	D. Fullerton w/	H. J. B. Winnetka	D-9	7/12/78	8/7/78	SE 1/4 of 14 ✓
24641450		G. CHAET w/f	D.A. Henke	QC	8/25/78	9/25/78	SW 1/4 of 14
24641491		D.A. HENKE	M. CHAET	QC	8/25/78	9/25/78	SAME
24974088		G. Chaet w/	Northwest Comm BK	TD	5/15/79	5/20/79	E 50' of NW 1/4 SW 1/4 of 14
25142385		H. F. Fall	H. F. Fall	W/D	9/5/79	9/12/79	14
25138903	-	J. J. Ransford	Winnetka BK	D/T	9/5/79	11/79	14
25700279		CHICAGO FSLA	A. TAYLOR w/f	R	11/7/80	12/10/80	PT of SE 1/4 of 14
25796084	P.1	R.A. HERRINGS w/f	HARRIS BK.	MTG	2/23/81	2/25/81	W. 46' OF N.E. 1/4 OF BK 14
25796084	P.2	SAME	SAME	MTG	2/23/81	2/25/81	EASEMENT TO BENEFIT P.1
25801198		Harris T. S. Bl.	R. Herrings w/	R	3/5/81	3/11/81	W. 1/2 of NW 1/4 (Ex pt.)
25829917	-	J. G. RANSFORD DR w/f	D. Newport w/f	W/CO	3/4/81	4/2/81	SAME
25928463		No. West Comm BK	H. Chaet w/	R	6/24/81	7/7/81	PT of B 14
25928464		R. Chaet w/f	No. West BK	T/D	6/25/81	7/7/81	Same
25928465		C. Chaet w/f	Same	T/D	6/25/81	7/7/81	Same
26400972	-	D. Newport w/	D. Newport w/	QC	11/2/82	11/5/82	W 46' of NE 1/4 of B 14 (Ex pt.)
26454750	-	D. NEWPORT w/f	RIVER FOREST ST. BK	MTG	12/30/82	1/3/83	SAME
26615965		G. Chaet w/f	C.I.T. Fin. Ser.	MTG	5/11/83	5/23/83	pt. of B 14
26639968		N.W. Commerce Bk	G. Chaet w/	R	5/24/83	6/13/83	pt of BK 14
26639969		SAME	SAME	R	5/24/83	6/13/83	SAME
26648794		W Krebs w/	1st Nat Bk Winnetka	D/T	6/6/83	6/20/83	W 72' of NW 1/4 (Ex 53') of 14
27126119		WINNETKA BANK	T. FRITTS w/f	R	6/9/84	6/12/84	314, 5
27125580		T. FRITTS w/f	1st Nat Bank of WTKA	MTG	6/4/84	6/12/84	3105
27186428		G. McGuigan	D Longo w/	WD	7/20/84	7/25/84	1/4 of 14
27256200	R	D Longo w/	Citicorp Home O. INC	MTG	7/20/84	7/25/84	SAME
27299942		G. CHAET w/f	C.I.T. FIN. SER. BK	MTG	9/13/84	9/17/84	PT. OF 14
85075623		Soviel Actna Life	Soviel W. Krebs w/	R	9/27/84	10/18/84	same
				R	5/22/85	6/25/85	W 72' of NW 1/4 (Ex 553')



Sanborn Fire Insurance Map, 1914. Note that property was addressed as 532 Fir (later changed to Orchard Lane). House is T-shaped with porches at the northeast and southeast corners.



Sanborn Fire Insurance Map, 1938. Note that property is addressed as 315 Poplar. Alterations since 1914 Sanborn include entry addition at Poplar, garage addition to the east, infill of northeast porch and infill and extension of southeast porch.

rites tomorrow for Frank Alles, veteran of 1864

Funeral services for Frank Alles, a civil war veteran, will be held at 10 a. m. tomorrow in St. Joseph's church, Wilmette. Mr. Alles died Tuesday night in his home at 1614 Wilmette avenue, Wilmette, after a long illness. He was 93 years old.

Mr. Alles enlisted in 1864 when he was 17, after walking into Chicago from his home in Winnetka. He served with the 39th Illinois infantry at Strawberry Plains and Richmond, Va., was in the siege of Petersburg, Va., and was nearly killed by an exploding shell at Appomattox Court-house.

Surviving are three daughters, Mary, Mrs. Helen Fischer, and Mrs. Anna Meierhoff, and a son, George. Mr. Alles was a member of John A. Logan post, No. 540, G. A. R.

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Frank Morgan Rice Dies:

Frank Alles in the Illinois, Deaths and Stillbirths Index, 1916-1947

Name:	Frank Alles
Birth Date:	abt 1847
Death Date:	30 Jul 1940
Death Place:	Wilmette, Cook, Illinois
Death Age:	93
Gender:	Male
Father Name:	Jacob Alles
Mother Name:	Catherine Smith
Spouse Name:	Catherine Alles
FHL Film Number:	1832000

Source Information

Ancestry.com. *Illinois, Deaths and Stillbirths Index, 1916-1947* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Original data:

"Illinois Deaths and Stillbirths, 1916-1947." Index. FamilySearch, Salt Lake City, Utah, 2010. Index entries derived from digital copies of original records.

Description

This database contains an index of details extracted from state deaths and stillbirths records. [Learn more..](#)

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Frank Alles

in the Cook County, Illinois, Marriages Index, 1871-1920



Index-only record

[Add alternate information](#)

[Report issue](#)

Name:	Frank Alles
Gender:	Male
Marriage Type:	Marriage
Marriage Date:	10 Nov 1874
Marriage Place:	Chicago, Cook, Illinois
Spouse Name:	Katharina Schaffer
Spouse Gender:	Female
FHL Film Number:	1030089

SAVE & CREATE TREE ▾

Source Information

Ancestry.com. *Cook County, Illinois, Marriages Index, 1871-1920* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Original data:

"Illinois, Cook County Marriages, 1871-1920." Index. FamilySearch, Salt Lake City, Utah, 2010. Illinois Department of Public Health records. "Marriage Records, 1871-present." Division of Vital Records, Springfield, Illinois.

Description

This database contains an index of details extracted from Cook County, Illinois, marriage records. [Learn more...](#)

Suggested Records ?

- [1910 United States Federal Census](#)
Frank Alson Allis
- [1880 United States Federal Census](#)
Frank Allis
- [1930 United States Federal Census](#)
Frank A Alles
- [1940 United States Federal Census](#)
Frank A Albes
- [Illinois, Deaths and Stillbirths Index, 1916-1947](#)
Frank Alles
- [1920 United States Federal Census](#)
Frank A Alles

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Write a comment.

Make a Connection

[Find others](#) who are researching Frank Alles in Public Member Trees



Frank Alson Allis

in the 1910 United States Federal Census



VIEW

View blank form

Add alternate information

Report issue

Name:	Frank Alson Allis [Frank Alson Alles]				
Age in 1910:	63				
Birth Year:	abt 1847				
Birthplace:	Illinois				
Home in 1910:	New Trier, Cook, Illinois				
Street:	Wilmette Ave				
House Number:	1614				
Race:	White				
Gender:	Male				
Relation to Head of House:	Head				
Marital Status:	Married				
Spouse's Name:	Catharine Allis				
Father's Birthplace:	Germany				
Mother's Birthplace:	Germany				
Native Tongue:	English				
Occupation:	Laborer				
Industry:	Green Houses				
Employer, Employee or Other:	Wage Earner				
Home Owned or Rented:	Own				
Home Free or Mortgaged:	Mortgaged				
Farm or House:	House				
Able to Read:	Yes				
Able to Write:	Yes				
Years Married:	35				
Number of Children Born:	10				
Number of Children Living:	6				
Neighbors:	View others on page				
Household Members:	<table border="1"> <thead> <tr> <th>Name</th> <th>Age</th> </tr> </thead> <tbody> <tr> <td>Frank Alson Allis</td> <td>63</td> </tr> </tbody> </table>	Name	Age	Frank Alson Allis	63
Name	Age				
Frank Alson Allis	63				



Provided in association with National Archives and Records Administration

Suggested Records

- [1940 United States Federal Census](#)
[Frank A Albes](#)
- [U.S., Social Security Applications and Claims Index, 1936-2007](#)
[Frank A Alles](#)
- [1930 United States Federal Census](#)
[Frank A Alles](#)
- [1880 United States Federal Census](#)
[Frank Allis](#)
- [California, Voter Registers, 1866-1898](#)
[Frank Alson Allis](#)
- [1900 United States Federal Census](#)
[Frank A Allen](#)

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Catharine Allis	56
John F Allis	27
Frank Peter Allis	22
George John Allis	20
Mary Allis	24

SAVE & CREATE TREE ▼

Source Citation

Year: 1910; Census Place: New Trier, Cook, Illinois; Roll: T624_239; Page: 8B; Enumeration District: 1565; FHL microfilm: 1374252

Source Information

Ancestry.com. *1910 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.

Original data: Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. For details on the contents of the film numbers, visit the following NARA web page: [NARA](#).

Description

This database is an index to the head of households enumerated in the 1910 United States Federal Census, the Thirteenth Census of the United States. In addition, each indexed name is linked to actual images of the 1910 Federal Census. The information recorded in the census includes: name, relationship to head of family, age at last birthday, sex, color or race, whether single, married, widowed, or divorced, birthplace, birthplace of father and mother, and more. [Learn more...](#)

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